



UPDATED
Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, April 29, 2024
Immediately upon adjournment of 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 this URL to join. <https://us02web.zoom.us/j/85632990739>

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Webinar ID: 856 3299 0739

International numbers available: <https://us02web.zoom.us/j/kd3leUy5Vx>

Name

Absent

Commissioner Andrew Davis, Chair

☐

Commissioner Melissa Bynum

☐

Commissioner Gayle Townsend

☐

Commissioner Christian Ramirez

☐

Commissioner Dr. Evelyn Hill

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- I. Call to Order/Roll Call**
- II. Revisions to April 29, 2024 Agenda**
- III. Approval of standing committee minutes from March 6, 2023.**

IV. Committee Agenda

Item No. 1 - LAND BANK OPTIONS

Synopsis: The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Land Bank Manager.

Please visit the site to review the applications below.

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

14 Single Family Homes

6 Multi Family Units

1 Commercial

Tracking #: 2153

Item No. 2 - LAND BANK PROPERTY TRANSFERS

Synopsis: The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Land Bank Manager.

Please visit the site to review the applications below.

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

1 Transfer from UG to Land Bank

Tracking #: 2154

Item No. 3 - LAND BANK POLICY UPDATE

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

- Gardens
- Yard Extensions
- Holds

For Information Only

Tracking #: 2155

Item No. 4 – PRESENTATION: FOOD TRUCK POLICY (ADDED PER AGENDA UPDATE)

Synopsis: A presentation regarding options to address concerns surrounding the UG food truck policies (Sections 32-188 Mobile Vending on Public Roads and 27-620 Mobile Vending on Private Property), submitted by Ross Stewart, Senior Counsel.

For Information Only

Tracking #2197

V. Public Agenda

VI. Adjourn

**AGENDA UPDATE
NEIGHBORHOOD & COMMUNITY DEVELOPMENT
STANDING COMMITTEE MEETING
MONDAY, APRIL 29, 2024**

IV. COMMITTEE AGENDA

ADDING NEW ITEMS

Item No. 4 – PRESENTATION: FOOD TRUCK POLICY

Synopsis: A presentation regarding options to address concerns surrounding the UG food truck policies (Sections 32-188 Mobile Vending on Public Roads and 27-620 Mobile Vending on Private Property), submitted by Ross Stewart, Senior Counsel.

For Information only.

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, March 6, 2023**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, March 6, 2023, at 7:05 p.m., remotely via Zoom and on-site. The following members were present: Chairman McKiernan; Commissioner Stites, Burroughs, Townsend, Bynum. Commissioner Davis was absent. The following officials were also in attendance: Gunnar Hand, Director of Planning and Urban Design, Jud Knapp, Land Bank Manager; and Monica Sparks, Deputy UG Clerk.

Chairman McKiernan said I'd like to announce that due to continuing COVID-19, some committee members, staff, and the public are attending remotely via Zoom as well as those of us who are on-site. All participants who are joining by phone or by Zoom should mute their devices when not speaking to avoid background noise.

During the meeting, please make sure you announce yourself by name and title when you speak so that the public that is observing knows who is speaking. This is critical given the number of remote participants and is still the current guidance from the Kansas Attorney General.

The public is allowed to participate by Zoom. They're also allowed to submit comments by email prior to the meeting. Those comments will be included in the record of the meeting. The public also has an opportunity to provide comments via Zoom and from here in the 5th floor conference room at 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 asked if there were any revisions to tonight's agenda. **Monica Sparks**, Deputy UG Clerk, said yes Commissioner, there was a blue sheet issue that removed from item Number One, Land Bank options, application A6. That item has been removed from the agenda.

Chairman McKiernan said thank you very much. Blue sheet removing A6, no other revisions to the agenda. That then takes us to our first set of business which is approval of our standing committee minutes from the May 9, 2022, meeting.

Approval of standing minutes from May 9, 2022. **On motion of Commissioner Burroughs, seconded by Commissioner Townsend, the minutes were approved.** Roll call was taken and there were five “Ayes,” Stites, Townsend, Burroughs, McKiernan, Bynum.

Committee Agenda

Item No. 1 - 212302...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/>

Jud Knapp, Land Bank Manager, said thank you, Commissioner, tonight I have some more items I got removed. A1, A2, and A5 have all been removed, that leaves us with Three and Four can be voted on as a block. **Chairman McKiernan** said so we could just stop for just a second, so we have A1- North 38th, A2, and A5 have all been removed and those were at the request of the applicant? **Mr. Knapp** said yes, some of them. **Chairman McKiernan** said okay, so those have all been removed. That leaves then A3, A4, A7, A8, and A9. Go ahead Mr. Knapp, thank you.

Mr. Knapp said thank you, alright, so I’m going to try to group Three and Four together. Seven is a little different so we can take that one by itself. Then Eight and Nine are different too, but I think I could do a good job explaining it so we don’t have questions. So, let’s give it a shot here.

- A. Single Family Homes – 16 Homes
- 3. Steven Kinney – 1 home
1640 S. Valley St. – 143116

Mr. Knapp said A3 is at 1640 South Valley Street. You may recognize this name, we’ve seen it two other times. **Chairman McKiernan** said I’m going to stop you for just one minute please. I

did look down and see that Commissioner Stites has raised his hand online and I want to double check and see if there's anything that we should talk about right now.

Commissioner Stites said I appreciate that sir. I just wanted to ask, I know that we had requested at the last meeting that we would have somebody from Planning either accessible or in person at the meeting. Where were we at on that for if we had any potential questions. **Chairman McKiernan** said we do have Gunnar Hand, Director of Urban Planning is a panelist on Zoom with us and I would assume would be available to answer any questions that we would have. **Commissioner Stites** said I appreciate them listening and taking our request and thank you Gunnar for being here.

Mr. Knapp said alright, I'm Jud Knapp the Land Bank Manager. A3 is at 1640 South Valley Street. You may recognize this name. We've seen it a few times before. They actually have two options that are approved, but the lots just didn't work out for them. So, now they're going to move to this new lot to see if they can make this one work. The reason why they want to move here is because it's closer to family and there's also several Land Bank lots around it that their other family members could also build around them. It is zoned correctly. I received no staff comments or Land Bank Advisory Board comments on this application. So, I will move to A4.

4. Sasche Robinson – 1 home
4029 Orville Ave. – 912712

Mr. Knapp said A4 is at 4029 Orville Avenue, this is a little bigger lot than we're used to seeing here in the Land Bank. It's at two acres, but there's no sewer in this area. So, it has to be that big so we can make it a buildable lot. The applicant has been looking for a home but they just can't find a home that will fit their needs, so they decided to build one. This application meets zoning and I've received no staff comments on this application or Land Bank Advisory Board comments. So Commissioner that concludes items Three and Four. **Chairman McKiernan** said thank you, Mr. Knapp. Do any of the members of the committee have any comments or questions regarding either of these two applications? **Chairman McKiernan** said, Commissioner Bynum.

Commissioner Bynum said thank you. I am curious when we click the link to your new online portal where the applications are, which is excellent. So, I know on A3 you said you didn't receive any comments per policy, from the Land Bank Advisory Group or who was the other entity that looks at them? **Mr. Knapp** said staff. **Commissioner Bynum** said thank you. So, is that true for A4 also? **Mr. Knapp** said yes that is true for A4. Actually, I only received one comment from the Land Bank Advisory Board and that's at The River's Edge East Subdivision one. **Commissioner Bynum** said I guess when we get to that I'll look and see because what I thought I was seeing when I was scrolling through all of the applications was I just wasn't seeing any comments at all and I just wondered if maybe I wasn't utilizing your link properly. **Mr. Knapp** said you are utilizing it correctly. There wasn't many comments this month and the comment from the Land Bank Advisory Board came in at 2:00 P.M. this afternoon. **Commissioner Bynum** said don't they usually say like thumbs up or down support or oppose? **Mr. Knapp** said I usually only get comments when they oppose it. **Commissioner Bynum** said okay, thank you.

Chairman McKiernan said thank you, Commissioner, any other comments or questions from the committee? I see no one online so I'll just ask the Clerk if we received any written correspondence regarding either of these applications. **Ms. Sparks** said no comments were received.

Chairman McKiernan said thank you, I'll ask if there's anyone online that would like to comment on either of these applications. **Ms. Sparks** said no hands are raised. **Chairman McKiernan** said thank you. I'll ask if there's anyone here in the room who would like to comment on either of these applications, and there isn't, and so is there a motion for these two applications.

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

- 7. Ashley Scott – 5 or 6 homes
- 5551 Leavenworth Rd. – 037513
- 5563 Leavenworth Rd. – 037516
- 3003 N. 56th St. – 037511

Mr. Knapp said alright Commissioner, so that takes us to A7. A7 is at 5551 Leavenworth Road. This is a bigger parcel. It's 2.4 acres and has 170 feet of frontage. What makes this application a

little unique is that a new UG employee has applied for this lot. They have tried to find a house in Wyandotte County, but they haven't found one that actually meets their needs or that they like. So, instead of just building them a house, they want to maybe build five or six homes for others that are having the same problem that they are.

So, these homes will be container homes, but the home will not look like a container. They will have a full basement under them, and they are partnering with a company in KCMO that has built containers already. They will have to replat this lot because five to six parcels will not fit on that lot so they will have to replat it. **Chairman McKiernan** said thank you, Mr. Knapp.

Commissioner Bynum said thank you, so this would be an example of why I'm glad Gunnar Hand is here because I don't know if container homes are allowed by Code yet in Wyandotte County or KCKS. **Gunnar Hand, Director of Planning and Urban Design**, said that is actually more appropriately a building permit question, but they are allowed.

Commissioner Bynum said thank you very much. I guess the bigger issue is it's an interesting parcel if you look at it, and yes vacant, but deep, and so we'd be looking at access. There's a lot to consider there and I think maybe one of the conversations that has been had at this Committee level in the past is kind of a combination of we don't decide any of that at this level. However, there's a lot to consider for a project like that and I understand at this level our job would be to convey the Land Bank option, but I think it's also helpful to let an applicant know and by the way you're also going to need to do B, C, D, E, and F. Congrats on getting the Land Bank lot, but you're nowhere near done and I just didn't know Gunnar if you wanted to speak to any of that or not, thank you. **Mr. Knapp** said Commissioner I can answer some of those questions for you. **Chairman McKiernan** said I thought Mr. Hand back just for one second.

Mr. Hand said well, first and foremost, the applicant is a Planning employee, so I think they know what they need to do.

Secondly, I would just say we've talked through this at the staff review meeting with Mr. Knapp and I believe that he's conveyed that there are multiple, to your point Commissioner Bynum, there are multiple avenues to make this project work. It could be a rezoning; it could be a re-plat. They've said that they want to build a private road to connect the five parcels. So, if they can muster that amount of public improvements and the money to do so then that would be one way forward.

Chairman McKiernan said Mr. Knapp just to confirm, when an applicant comes in and they have challenges like this, you do inform them that this is the option but that they still need to work through every other piece of the process. **Mr. Knapp** said, yes Commissioner, we have a staff meeting, and the comments I get from staff on how to get this project built as I share with them, as kind of a road map to how to get this approved. **Chairman McKiernan** said perfect, thank you so much. I have Commissioner Townsend online.

Commissioner Townsend said thank you Mr. Chair. First of all, I'd like to see the depiction of the home put back up. I couldn't see it very well on the screen. I understand that it's supposed to be, I guess the container will be a base for lack of a better term, but you can't tell it's a container because these have not been favored by this Commission before. So, I'd like to see the depiction if you can put that up.

The other question I had was these are five or six and homes there are three lots involved. How soon do they expect to complete all these homes. We've run into into this situation before as well. Over what period of time do they expect to complete all these homes on the three lots?

Mr. Knapp said alright Commissioner, they plan to start building next year so they have a year of planning for the build. So, hopefully, we'll see construction next year. **Commissioner Townsend** said they would do all five or six at one time, it's not a drag-out kind of thing. We've had some requests where the persons wanted to lock up the land, but they didn't intend to build for, or they were going to build in phases. So, all five or six of these homes would be built at one time? **Mr. Knapp** said yes that is my understanding Commissioner.

Commissioner Townsend said does the applicant have any previous experience with the home builds? Are they the developers? They're actually developers or they're working with the developer. **Mr. Knapp** said they do not have any experience in building, but they have researched container homes for 10 years now and they have partnered with a company that has built a container home in KCMO.

Commissioner Townsend said is that on the screen, I can't see the depiction. **Mr. Knapp** said I made the depiction bigger on our screen here. **Commissioner Townsend** said I don't see it all. Oh, okay, thank you, that's better. Any other views or that's the only view? **Mr. Knapp** said that's the only view I have loaded up there. **Commissioner Townsend** said that's the view they submitted. **Mr. Knapp** said that is correct.

Chairman McKiernan said thank you Commissioner. Any other comments or questions from the committee? Seeing none, we'll just ask if we received any correspondence regarding this application. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'll ask if there's anyone online who would like to comment on this particular application. **Ms. Sparks** said no hands are raised. **Chairman McKiernan** said great and there is no one here in the conference room, so I will no longer ask if there are people here who want to comment on these and so we have A7 on Leavenworth Road and North 56th Street. Is there a motion?

Action: Commissioner Bynum made a motion, seconded by Commissioner Townsend, to approve as submitted. Roll call was taken and there were five "Ayes," Bynum, Stites, McKiernan, Townsend, and Burroughs.

8. Joel Rodriguez – 1 home
1620 S 16th St. – 143218
1630 S 16th St. - 143220

Mr. Knapp said I'm going to try and do A8 and A9 together. Alright, so this is at 1620 South 16th Street. You see that our Land Bank lots are separated by a privately owned lot. That lot is wanting to be sold to the applicant and then take our two Land Bank lots to build one home. This is a very steep grade here and the Land Bank actually has these as unbuildable due to the slope of these lots. I did go get a Google Street view of this. You can see the rise, it's a pretty steep hill and that's why we put it as unbuildable and that's why we included both lots in this application to build one home. The applicant would have to combine these lots together.

Chairman McKiernan said now let's clarify this Mr. Knapp. Those two lots that are being requested are separated by a third lot, 1626. The applicant would acquire 1626? **Mr. Knapp** said that is correct. **Chairman McKiernan** said then split those, then combine and split those three into two? Is that correct? **Mr. Knapp** said no all three into one. **Chairman McKiernan** said okay, thank you. Alright, any other questions from the Committee?

9. Leslie Gooley – 5 homes
3049 N Getty St – 293018
3053 N Getty St – 293019
3052 N Getty St – 293020
3048 N Getty St – 293021

3044 N Getty St – 293022

Mr. Knapp said alright, so that moves us to A9, this is at 3049 North Getty Street. They're requesting five lots to build five homes in The River's Edge subdivision. Their design matches what CHWC is currently building in that neighborhood, CHWC has, they're currently building six homes now and they have twelve under option. So, when those first six are completed the next six come open. So, with these five applications here, there are two lots left in the subdivision after this application. Commissioner, I believe that sums up my presentation on that one.

Chairman McKiernan said okay, any comments or questions from the Committee? We do have LaVert Murray here with us this evening and so if you would go ahead and share whatever you have.

LaVert Murray, Economic Development Advisor to the Mayor; said thank you, Commissioner, I just wanted to share and because I know I've pointed it out to Mr. Knapp. When the River's Edge East subdivision was started 15 or so years ago, these lots were acquired and platted at that time and placed in the Land Bank for safekeeping until the subdivision could be built out. So, I just wanted to point out, and of course, CHWC is the preferred developer to finish out River's Edge East. So, the plan is coming together as it was originally intended.

Chairman McKiernan said thank you, Mr. Murray, Mr. Knapp were there discussions had with Community Housing in Wyandotte County about these applications? **Mr. Knapp** said yes, there was. I emailed them and told them about the applications because then in CHWC's original application, they did not apply for these five lots that are here. I sent it to them and they didn't have any problem with it. They actually requested another lot that's in the subdivision, not these five but this is to the south of here that we might be seeing shortly. **Chairman McKiernan** said so CHWC was okay with a different developer taking these final five at the cul-de-sac and the north end is that correct? **Mr. Knapp** said that is correct.

Chairman McKiernan said okay, thank you, any other comments or questions from the committee? I see Commissioner Townsend online, please.

Commissioner Townsend said in light of the fact that CHWC is the preferred developer doesn't have any problem with it, with different requester coming in, it would be great to try to see as many of these lots develop as possible. As Mr. Murray said, there's been a lot of vacant

property over there for a long time. I had a co-worker who used to live over there. They were nice homes. There were just so many vacancies. So this would be an opportunity to move more development along. The question I have, again, is does the requester intend to do these in a series or serially or all at one time? Do we know that Mr. Knapp? **Mr. Knapp** said Commissioner, I believe they want to do it all at one time. No, they haven't indicated they want like a stepped option like CHWC currently has.

I do have to say that I did miss the Land Bank Advisory comment on this one. It was conductive soil analysis or lead and asbestos. I got this comment today at 2:00 p.m. today, I didn't have time to research it but I mean our grounds-filled person, our Economic Development Department is not there anymore. Then they also had a rent question of how much the rent would be because they plan to rent these homes and the rent is \$1,200 a month.

Commissioner Bynum said Chair, can I ask a question about that? Do you mind, the comment was it populated in this link? **Chairman McKiernan** said it's in there. **Commissioner Bynum** said I again, I can't see it so I'll- you can show me later. I'm like where are these comments?

Chairman McKiernan said if you go to A9, and then on the right-hand side, scroll that column down almost to where the picture is. You'll see Land Bank comments, then staff comments are blank, and then there's the Advisory Board comments. **Commissioner Bynum** said I was in the wrong spot, thank you. **Mr. Knapp** said Commissioner this comment did come in at 2:00 p.m. today, so if you didn't refresh your page, you would see the old page without it. **Commissioner Bynum** said okay, that's what I wondered, but it's real-time? **Mr. Knapp** said yes. **Commissioner Bynum** said okay. **Mr. Knapp** said you just have to refresh your page. **Commissioner Bynum** said okay, thank you.

Chairman McKiernan said, Commissioner Townsend did you have anything else that you wanted to discuss on these? **Commissioner Townsend** said yes, I did Mr. Chairman, thank you. Mr. Knapp are the other homes that CHWC plans to develop are these for outright sale or lease? **Mr. Knapp** said I can't recall what the CHWC properties were. **Commissioner Townsend** said do we know if currently those are a mixture of a normal owner occupied or lease rentals? **Mr. Knapp** said there is some discussion going on beside me in the CHWC usually sells their homes. **Commissioner Townsend** said alright, thank you.

Chairman McKiernan said I would agree with that. The times that they have had very specific lease to own, they've been very explicit about that at the time that they requested the application or requested the options, made the application, and I don't recall that they did on this one.

Alright, seeing no other comments or questions from the committee, I'll just ask the Clerk if we received any written correspondence on either A8 or A9. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said thank you, I'll ask if there's anyone online who would like to comment on A8 or A9. **Ms. Sparks** said no hands are raised. **Chairman McKiernan** said thank you so much, is there a motion on these two items?

Action: Commissioner Burroughs made a motion, seconded by Commissioner

Townsend, to approve as submitted. Roll call was taken and there were five "Ayes," Bynum, Stites, McKiernan, Townsend, and Burroughs.

B. Multi-Family -6 Units

1. Andrew Tanner – 2 Units
1428 N 59th St – 004205
2. Dennis Mendoza – 4 units
5542 Freeman Ave - 003706

Mr. Knapp said alright so now that takes us to the B category, the multi-family. We have six units total. I'm going to try and do B1 and B2 together.

B1 is at 1428 North 59th Street, this one was held over from last month for me not knowing what the one-third rule was, but I got it figured out and since it's already that long, that rule doesn't exist for this one so that won't affect the build unless they move parcel lines around. When they did that, that would set the one-third rule into effect.

So, they just want to build a duplex. It is currently zoned correctly for a duplex. Hopefully that this project is the first of many, so they wanted to try and see if they can do it and if they're successful at it. They do have building experience, they have been doing remodels for 20-plus years. So, that's B1.

B2 is at 5542 Freeman Avenue, this is for a four-plex. This four-plex looks just like the properties that are in the surrounding area. It does meet the zoning that's there and I've received

no staff comments or the Land Bank Advisory Board comments on this item. So, that concludes items B1 and B2 Commissioner.

Chairman McKiernan said thank you, Mr. Knapp. Do any members of the committee have comments or questions regarding these two applications and I'm guessing that B1 may be one of the reasons that Mr. Hand has joined us tonight, If I had to guess.

I don't see any hands online, I don't see any hands here in the room. I'll ask the Clerk if we received any correspondence regarding either of these applications. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'll ask if there's anyone online who'd like to comment on either of these applications, North 59th or Freeman Avenue. **Ms. Sparks** said no hands are raised. **Chairman McKiernan** said seeing no hands, I'll ask if there is a motion on these two items.

Action: Commissioner Townsend made a motion, seconded by Commissioner Stites, to approve B1 and B2 as submitted. Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan.

C. Commercial – 1

1. Shonda Gonzales – Retail center to sell modular homes
6133 Leavenworth Rd. – 000334

Mr. Knapp said C1 is a commercial build. The applicant builds modular homes. The idea here is for them to build one of their modular homes to use as a showroom. It's kind of an example of what they can build on this lot. I did meet with staff on this one, it is zoned C1 and they said that a home can meet the C zero requirements, so this does meet Zoning. They would figure out the parking requirements with the DRC review. That completes my presentation, Commissioner. **Chairman McKiernan** said thank you, Mr. Knapp, is there anyone on the committee that has comments or questions regarding this application?

Commissioner Burroughs said Mr. Knapp, is that on the north side of Leavenworth Road? **Mr. Knapp** said it is on the south side of Leavenworth Road. I'll zoom out a little bit so we can see it a little bit. **Commissioner Burroughs** said that's it, thank you.

Commissioner Bynum said thanks, that's kind of a ditch but I guess they know that. So, I don't care if they fill it with dirt and build something nice there. You didn't hear from the

Leavenworth Road Association at all? I see there's no comments. **Mr. Knapp** said I did not, and they did get notice. They get sent the same application that we're looking at now. **Commissioner Bynum** said okay, thank you. **Chairman McKiernan** said it always is interesting to have in-district Commissioners or at large Commissioners who know the area because looking at this I would have never known it was a ditch.

Chairman McKiernan said anyone else with questions or comments on this application. I don't see any other committee members with hands up, so we'll ask the Clerk if there are any written comments received regarding this. **Ms. Sparks** said no comments were received.

Chairman McKiernan said I'll ask if there's anyone attending online who'd like to comment on Item C1, Leavenworth Road. **Ms. Sparks** said no hands are raised.

Action: Commissioner Bynum made a motion, seconded by Commissioner Burroughs, to approve C1 as submitted. Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan.

- D. Garage- 3
 - 1. Jorge Martinez
2937 Stewart Avenue – 101648
 - 2. Luis Sanchez
2229 Richomond Ave – 068889
 - 3. David Bean – 122060
257 S Mill St - 122060

Mr. Knapp said section D is garages. The staff comments are all the same for all of them. These lots would be better used for infield development so they're not recommending approval of these four garages.

The first one is at 2937 Stewart Avenue. The applicant actually lives in the Land Bank rehab house that has already been deeded over. But with this application, they already have a garage in their backyard, so they would have to tear that down and then build another garage here and since they don't have alley access the access would have to come off the front of the property.

D2 is at 2229 Richmond Avenue. This is for another garage so he could park his cars off the street, and I'm not 100% sure that these are garages over here, but there is an alley so it would have to have alley access so the garage would have to point towards the alley.

Let's go to D3, D3 is at 257 S. Mill Street. The owner is at 263, just south of this lot. They plan to build a two-car garage with like an accessory dwelling unit above it. Staff still said this lot could be better used for a house. So, Commissioner that concludes Items D1 through D3.

Chairman McKiernan said I do see that we have what appears to be two of the applicants with us online. If you would hang on just a moment, I'm going to first see if there are any opening comments or questions from the Committee. I don't see any questions or comments being indicated by the Committee and so what I am going to do is on D1, I believe I saw that Mr. Martinez was present with us. There he is. Mr. Martinez, we've unmuted your microphone. If you would unmute at home, and you can take a couple of minutes to just outline your request your application for the Committee.

Jorge Martinez said yes, thank you, so I'm planning on building a two-car garage. Right now I don't have a garage on my property. So that's one of the reasons that I decided to build a garage. I have remodeled houses before so I have a lot of experience on building houses. So, I think it would be a great project for me. **Chairman McKiernan** said thank you, Mr. Martinez, if any of the Committee ends up having questions for you, if you could just go ahead and mute your microphone on your end and just stand by. **Mr. Martinez** said thank you.

Chairman McKiernan said then I do believe on D3, Mr. Bean has joined us. Mr. Bean, we have unmuted you on our end. If you would just go ahead and present to the Committee, please.

David Bean said perfect I purchased my house here at 263 South Mill in August, knowing the lot next to me was basically being used to dump trash. I knew that, but in the summer it didn't look too bad because it's all overgrown and as soon as everything started dying, you just see all the construction debris that's back there, tires that have been dumped and people still regularly dump there. I've seen cars changing their oil in the lot. I've seen cars being painted over there. People have parked their trucks and drank beers and throw their beer cans into the empty lot and it's just generally being used by the community as a dump.

It also, when it rains, you can see the parking lot to the north, the All Saints parking lot, it channels all of it's water to the bottom left corner of it and it drains, and then the lot becomes a swamp. So, I would like this to cease to exist. I don't want to live next to an active dump. There's also just-it's overgrown, it's getting a bit out of control. So, one, I would like to clean it up and not to have that be next to me, and two, I realistically want a garage kind of like Mr. Martinez said. I

have like a little shed garage by my house, you can't put cars in or out of, and I just have the little drive that goes in. So, I would like to have something where I could keep cars and then if I'm building a garage I would definitely build something above it as well because it would be nice to have more space for friends and family when they're in town. My sisters live in Springfield and are back and forth a lot, so be nice to have something else here also.

Chairman McKiernan said thank you, Mr. Bean do I understand you live at 263? **Mr. Bean** said yep, I live directly south of it. **Chairman McKiernan** said perfect, thank you very much. If like Mr. Martinez, if you would just hang on for just a second, we'll see if we have any comments or questions from the Committee. With that, do I have any comments or questions from the Committee on these applications?

Commissioner Bynum said I've got a question. Sir, on 2937 Stewart, first of all, I looked it up on Google Maps and if I'm understanding your home to be 2939, it looks really nice, and then 2937 is the empty lot beside you. My question is, is there room behind your home for the garage that you would like? So, it's a deep lot. Is there a garage there? Is that right? **Mr. Knapp** said yes but there's no alley access. **Commissioner Bynum** said no alley access, so he would have to push his driveway through to the back basically. **Mr. Knapp** said it looks like if he wants to have a driveway to the back he has to go on the Land Bank lot. **Commissioner Bynum** said well I mean, if you look there's some kind of drive along the side of, I mean it's very very narrow, but there is a paved area along the side of 2939 when I'm looking at it on Google Maps, looking at the actual photograph. But that would have to extend to the back is what you're saying if you were able to do something on the backside. **Mr. Knapp** said yes Commissioner. **Commissioner Bynum** said okay, I mean the struggle Chair, is per policy as it stands right now buildable lots are held for building projects.

Chairman McKiernan said I will tell you that I'm looking forward to having the policy review completed because I'll tell you right now I have no problem with any of these three applications, because I had no problems with any of these three.

Commissioner Townsend said well, I feel as you Commissioner that the review and redo of the policy might be appropriate and maybe the thing to do is to hold these aside because one of the things that I am struggling with is the fact that at the last meeting, we heard similar requests from

people in similar situations, exact same recommendation by staff, and out of a matter of fairness, those people we turned down were no more or less deserving than the people who are here now with the same application. The land is vacant.

Maybe the thing to do is to hold off on all these garage requests until the review of the policy is complete, just out of matter of fairness with these. Ultimately, we may not have a problem with it but I don't see any difference between the needs of or the desires of the applicants who came last month and were denied on similar circumstances and these with all due respect to all of them. I appreciate that they want to do something, but these are buildable lots and maybe in a year someone who will actually build a structure, a livable structure, a house could come. So, it was just my comments on it.

Chairman McKiernan said thank you, Commissioner, while I do agree that it would be great to, and I have no problem with putting these on hold, but this brings up an issue, and Commissioner you looked at the lot, and I forget the address but we considered it a month or two ago.

The lot that Mr. Bean describes, I'm very familiar with that lot and it is just as bad as he describes it. So, if we don't transfer that Land Bank parcel to him for the purpose of cleaning it up then it's incumbent upon the Unified Government to clean that up so that it does not become a blight on- the neighborhood in which it sits. So, if we're going to clean up our lots that are creating life then good, let's hold these, but otherwise, I'm just inclined, anyway. **Commissioner Townsend** said well I recall the situation that you're talking about Commissioner, and I think we contracted to do that. There were some trees there. The applicant, Mr. Bean, did mention some other problems. I didn't exactly hear the same tree, but he did enumerate other problems, and it goes to what you said. I would be in favor of doing the same thing again in the name of consistency, getting our people out there to clean up. Now, there's not going to be a 24/7 monitoring if people are trespassing. That's another issue. I think Mr. Bean mentioned that people come there and drink beer or something else so, that's a different nut to crack, but in terms of the clean-up, yeah treat like with like as we've done in the past.

Chairman McKiernan said so, Commissioner Townsend if I were to put words in your mouth, do I hear a motion that these three applications simply be held until such time as the Land Bank policy and procedure review is completed and that they be then considered after that

completion and that- **Commissioner Townsend** said you could stop right there, I thought that was good. **Chairman McKiernan** said alright.

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

Wendy Green, Senior Counsel, Legal Department, the only problem is that our rules say that we can only hold something over until the next meeting of the next month. **Commissioner Townsend** said okay then I move that we hold these over to the meeting of the next month of this committee. **Chairman McKiernan** said thank you, Commissioner, I see Commissioner Stites.

Commissioner Stites said I mean, I too agree with I have no issue with these and I’m happy that folks are wanting to clean up vacant lots and build garages and make their property more enjoyable and long-term residents. But, here’s my only issue, what do we do with the ones last meeting that we didn’t say let’s hold them over until the next meeting? I mean we’ve, I just don’t know that we’re able to, I don’t know, I just want to make sure that it’s fair to everyone and that it’s we’re doing something different this time than we did the last meeting It’s got to be consistent or we’re,-I don’t know,-I don’t know how quickly this review is going to take place or will those other applicants be contacted and say hey now we’ve made a change and reapply. How would that look? I just want to clarify.

Chairman McKiernan said I’m going to guess that nobody is lining up and beating down Mr. Knapp’s door for these parcels this month or last, but that is a great question you bring up, **Commissioner Townsend** said well that is exactly the concern that I expressed earlier and that’s consistency by this Committee with situations that are similarly situated. So, if you recall that we did hold over for several months, one month at a time, some are all of the ones that we ending up denying last month. So, it is not inconsistent really to do the same here, even if ultimately that means we keep rolling it over for a while. So that would be more consistent, other than just an outright denial. I don’t see the inconsistency, which should be considered whether we’re treating it similarly situated individuals the same.

Commissioner Stites said yep, I agree. I just wonder how many times we continue to kick the can. I don’t know if there’s any kind of indication as to when this process may be over with the review,-or I don’t know I’m not on that, so I’m not sure.

Commissioner Bynum said I don't think it's going to be a fast process, I think it's going to take a minimum of multiple months, and I think we have to decide for ourselves and in general the way we conduct business regardless of whether it's Land Bank or Economic Development policy or what have you. Do we want to follow our policies or not? I think we can hear some conversational agreement that in this case and others that we've seen we like what these individual applicants are going to do and we want to support that, therefore we're comfortable violating our policy. That just feels dangerous to me. I kind of want to do it also, but it feels dangerous to me because then what about the other sets of policies that we have adopted as a Commission and it makes me nervous.

I'm sorry to say I do not think the Land Bank policy review is going to bring us back resolution quickly. I'm looking at Wendy Green because I just don't think that's going to happen, and not that it's not worthy. The conversations are worthy, just making a general statement about choices we make about following our policies. **Chairman McKiernan** said thank you Commissioner. I do completely understand where you're coming from on that and with that in mind, I would ask Mr. Knapp to stop bringing us applications that do not meet our current policy until such time as that policy has been updated and those properties do meet it. These three right, should not have been on the agenda tonight because they don't follow our policy given what Commissioner Bynum just said so, if that's going to be our position I would ask you to just put a hold on any application that does not meet current policy until such time as it's updated.

Commissioner Townsend said well I think you just did Mr. Chairman, what probably Mr.-Knapp has been wanting us as a body to do and give him more expressed direction with regard to that. So, I agree and stated earlier that consistency was the thing that I am concerned with the treating applicants the same way in similar situations. So again, if we put this on hold that doesn't forbid us from making something more definitive later. We don't have to solve all the world's questions tonight. That was consistent with the way we treated the others before. Of course, the other is to just say no so I would think we could just rest on it and I would support the motion on these three and just bring it back next month and go from there. Sometimes it takes more than one month to see and ruminate over something. **Chairman McKiernan** said thank you, Commissioner, So your motion stands to hold these for a period of thirty days. **Commissioner Townsend** said right.

Chairman McKiernan said I do see that Mr. Bean has asked permission to address the Committee, I will grant that. **Mr. Bean** said so if this is going to be a long-drawn-out process, is somebody going to come clean it up? There's also, I heard her say something about the trees, there are three gigantic sycamore trees that are not in great shape, and they drop stuff constantly. The city has not trimmed them or taken care of them in years. Right down the street, one of them dropped, another one of these American Sycamores dropped a huge limb in the road this morning, so everybody was driving around it before it got cleared out. So, like there's just a lot of things that if I'm not able to take ownership I would like to see happen here. I understand the process and that it's unlikely that I have the opportunity to do anything about it anytime soon. But, is that something that I heard happened in the previous meeting that would happen again here? **Chairman McKiernan** said yes sir. I'm going to ask Mr. Knapp to follow up with you to put you in contact with the relevant people or agencies within the Unified Government who could take care of getting that cleaned up.

Mr. Bean said okay, one last thing, so if I'm building, like for me to build this ADU, it cost me \$200-\$250,000. That was about my budget for this was \$250,000. What's the difference between a container home and a garage that has a two-bedroom apartment above it? I just, in the single housing stuff I saw the container home thing, I thought that was really interesting. I just don't see how they're very different in the end. I think mine probably is more expensive in the end and probably has a higher property value and tax value. **Chairman McKiernan** said I appreciate your question Mr. Bean and what I'm going to do is ask our director of Urban Planning, Mr. Gunnar Hand, if he can just give us some insight on your question.

Gunnar Hand, Director of Planning and Design, said as it relates to the project on Mill Street, if the property were deeded over or an option granted to the applicant, they would then combine the lots. That law, because it has an existing single-family home on it, and because our Code currently does not allow accessory dwelling units unless they opt into a new construction east of 635 as per the narrow lot design guidelines. The short of it is, you can't build an ADU, you could only build a garage. That is very different than a single-family home, regardless of the construction typology. **Chairman McKiernan** said thank you, Mr. Hand, so do I understand you to say that this application was effectively not valid on its face because of the ADU. **Mr. Hand** said if the proposal is to build a second dwelling unit above a garage, yes, you cannot do that as per our Zoning Code currently. **Chairman McKiernan** said so, that is again something that I

would hope that we get better at counseling applicants before they get to this point, but I guess our rationale here would be that that is what the option process is about and that the applicant, in this case, would have learned that fact sometime in the next year. I do appreciate the information on that.

Do any other members of the Committee have any other comments? We still do have a motion; I believe it was Commissioner Townsend to hold these three for a period of 30 days.

Commissioner Stites said, so I guess I would like to know what we think this is going to change in 30 days by holding this over? **Chairman McKiernan** said I mean by ordinance, it's the only option we have. I think Commissioner Bynum has pretty much laid it out that she is not confident that this will be a fast process, and given the amount of time that's already been devoted to the review of the policies and procedures. I think it will definitely not be a fast process. I saw a hand from Commissioner Townsend.

Commissioner Stites said I agree, that's why I'm questioning the rationale, I understand what Commissioner Townsend's trying to do, and I get that, but I just don't think by saying to get it off our plate tonight, that moving it to our 30 days, when we realistically, according to Commissioner Bynum, there's not going to be anything resolved in 30 days and we're going to see this again in 30 days and it's going to be on our agenda. I think that we need to be consistent in what we've done in the past and deny the application until we get our house in order. **Chairman McKiernan** said thank you, Commissioner Stites.

Commissioner Townsend said well I started off saying consistency was the goal so, but again we took some of these things under advisement to answer some questions. It seems like the longer this conversation's gone on some of those questions have been answered. I did not understand in the initial presentation from Mr. Bean, these were brought as garages. As I was listening to that I thought that information could come back in another month, but considering Mr. Hand's presence, so I'm just going to withdraw my motion, as a matter of consistency move to deny the applications and that is my current motion.

Chairman McKiernan said thank you, there is a motion and a second to deny D1, D2, and D3. Commissioner Bynum?

Action: Commissioner Townsend made a motion, seconded by Commissioner Stites, to deny D1, D2, and D3 as submitted. Roll call was taken and there were five “Ayes,” Stites, Davis, Townsend, Burroughs, McKiernan.

Commissioner Bynum said thank you and thank you for tolerating my questions. So memory, Commissioner Burroughs from last month, that is what we did with the similar applications we denied them. I couldn’t remember last month, so that’s what happened last month, and so that would be consistent. Now, the second question is these lots would stay in the Land Bank and at some point in the future all three of these applicants could come back, for example, as we make our way through whatever policy revisions we’re going to make, then the applicants could return? **Chairman McKiernan** said that is correct. **Commissioner Bynum** said okay, thank you. **Mr. Knapp** said Commissioner, I do have everyone’s contact information from like the past two years. **Commissioner Bynum** said thank you.. **Chairman McKiernan** said thank you and Mr. Knapp you will follow up on South Mill Street? **Mr. Knapp** said yes sir.

D. Garage – 3

1. Jorge Martinez
2937 Stewart Ave – 101648
2. Luis Sanchez
2229 Richmond Ave – 068889
3. David Bean
257 S Mill St – 122060

Item No. 2 – 212303...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 application below:

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

PT Property Transfers

1. City of Edwardsville
1729 Edwardsville Dr. – 186411
2. City of Edwardsville
1955 S 98th St – 939808

Mr. Knapp said alright so, that takes us to item number two that the Property Transfers and they're both for the City of Edwardsville. The first one, PT1 is at 1729 Edwardsville Drive, it's an unbuildable lot. Just to the north of this property is a cemetery and they plan to combine, take the 10-foot unbuildable lot, and combine it with the cemetery and they're going to replat the whole thing and give public right away access to the cemetery. So, our little lot is way up here.

Then PT2 is also for the City of Edwardsville. I'm going to zoom into this one. I have to stress this is not the entire lot this is only the first 10 feet of it. Zoom out a little bit more, you can see some of the lines here. We're just going to extend this parcel line here for a future sewer project. So it's not the whole lot. So, Commission that completes my items.

Action: Commissioner Burroughs made a motion, seconded by Commissioner Bynum.

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

Chairman McKiernan said thank you, that takes us to the end of our agenda. The only thing left is a motion to adjourn. **Commissioner Bynum** said thank you, I have clarification, we had a blue sheet, and then we had two or three items that were verbally pulled. Is that right? So the verbal ones that you pulled were because the applicant chose. I just want to make sure I'm understanding what's happening here. **Mr. Knapp** said yes, it's both. A1 is because the person didn't have a rental license. They told us they had a rental property next to them as we were with the staff review they said they don't have a rental license so it kind of pulled that one until they follow our rules before they can get it from us.

A2 was they were changing their plans. They want both lots sitting there and not just one. They want to build a big house or two houses so I'm going to work with them this month and hopefully come back next month with what they want to do.

Commissioner Bynum said seems like there was one more. **Mr. Knapp** said A5 was removed because they haven't talked to the neighborhood group, the OCP neighborhood group yet. **Commissioner Bynum** said okay, so they weren't really ready to be on the agenda? Would that be fair? **Mr. Knapp** said they were not. **Commissioner Bynum** said that's okay, and then the blue sheet won the removal of that item is for why? Item A6.

Mr. Knapp said A6 is in an area that was deemed that there could be a possible redevelopment of a bigger development for that block. This is the only Land Bank property that we own on that block. so Mr. LaVert Murray told me that it might be a bigger development, and they want to hold it for that. **Commissioner Bynum** said okay and this gentleman that's made an application? **Mr. Knapp** said he's aware of it. He was aware of it like a week and a half ago. He's coming back next month for an additional lot, so it didn't scare him away. **Commissioner Bynum** said something different. **Mr. Knapp** said he is not upset about this, so he's good. We'll see his name next month. **Commissioner Bynum** said okay, thanks very much.

Chairman McKiernan said for Commissioner Bynum's benefit, it's not unusual for Mr. Knapp to inform us at the beginning of a meeting that applicants have withdrawn, changed their mind, put it off, whatever it might be. So, we will occasionally have items that start out on the agenda that disappear. Alright, with that I don't see any other questions. Is there a motion to adjourn?

PUBLIC AGENDA

No items for discussion.

ADJOURN

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Bynum, to adjourn.** Roll call was taken and there were five "Ayes," Bynum, Stites, McKiernan, Townsend, and Burroughs.

Chairman McKiernan adjourned the meeting at 8:20 p.m.

JG



Report to

MEETING DATE	PRESENTER	DEPARTMENT
	Jud Knapp, Acting Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #		
LAND BANK OPTIONS		
BACKGROUND		
The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Land Bank Manager. Please visit the site to review the applications below. https://gisapp.wycokck.org/Landbank.html 14 Single Family Homes 6 Multi Family Units 1 Commercial		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
NCD Memo Land Bank Options 04.29.24		

Approved by Mayor and/or Chair and Administrator to add to agenda.

[Signature] 4/16/2024
[Signature] 4/16/2024



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: April 10, 2024

SUBJECT: Option applications for consideration

The following **option application(s)** are being presented at the 04/29/2024 meeting:

Please visit the new site to review the applications below

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

A. Single Family Homes – 14 Homes

1. RA Engineering Corp – 1 home
 - i. 1322 N 8th ST – 081987
2. RA Engineering Corp – 1 home
 - i. 2527 N Hallock St – 292430
3. Cookie Francene Sutton – 1 home
 - i. 3601 Locust Ave – 079642
4. Francene Sutton, FMJ Properties, LLC - 2 homes
 - i. 3613 Lust Dr – 079417
5. Ryan Barr – 1 home
 - i. 1856 S St. Paul St – 154937
6. Ryan Barr – 1 home
 - i. 2252 S Ferree St – 126619
7. Conard Miller, Jr – 1 home
 - i. 709 Garfield Ave – 095200
8. Kachet M Peterkin – 1 home
 - i. 1114 S 39th St – 170561
9. David Wennerstrom – 1 home
 - i. 1900 N 62nd Pl – 207504
10. Melissa Black – 1 home
 - i. 4743 Parkview Ave – 916927
 - ii. 4739 Parkview Ave – 916926
 - iii. 4735 Parkview Ave – 916925
 - iv. 4729 Parkview Ave – 916924
11. Jeree Dickens – 1 home
 - i. 2062 N Thompson St – 109729

12. Hope Meador – 1 home
 - i. 3109 S 34th St – 150301
13. Luis Rocha – 1 home
 - i. 715 N 12th St – 080830

B. Multi Family – 6 units

1. RA Engineering Corp – 2 Units
 - i. 528 Center St – 154848
 - ii. 526 Center St – 154849
 - iii. 524 Center St – 154850
 - iv. 528 Center St – 154851
 - v. 1525 S 7th St Appr – 154847
 - vi. 1526 S 7th St Appr – 154846
 - vii. 1528 S 7th St Appr – 154845
2. Michael Portsche – 2 units
 - i. 2308 S 8th ST – 137284
3. Sanaz Mohammadrabie – 2 units
 - i. 946 Shawnee Ave – 073025
 - ii. 948 Shawnee Ave – 073097

C. Commercial – 2

1. Carlos Bravo
 - i. 2202 Quindaro Blvd - 162107

Tracking ID: 2154



Report to

MEETING DATE	PRESENTER	DEPARTMENT
	Jud Knapp, Acting Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #		
LAND BANK PROPERTY TRANSFERS		
BACKGROUND		
The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Land Bank Manager. Please visit the site to review the applications below. https://gisapp.wycokck.org/Landbank.html		
1 Transfer from UG to Land Bank		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
NCD Memo Land Bank Property Transfers 04.29.24		

Approved by Mayor and/or Chair and Administrator to add to agenda.

4/16/2024



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: Full Commission
FROM: Jud Knapp, Land Bank Manager
DATE: April 10, 2024
SUBJECT: Property Transfers applications for consideration

The following **property transfers application(s)** will be presented at the 03/04/24 standing committee meeting:

Please visit the new site to review the applications below
<https://gisapp.wycokck.org/Landbank.html>

PT – Property Transfers

1. UG to Land Bank - 1
 - i. 819 Troup Ave – 095102
 - ii. This request is for Wall-Ties & Forms INC to add to their approved multi family project.

Tracking ID: 2155

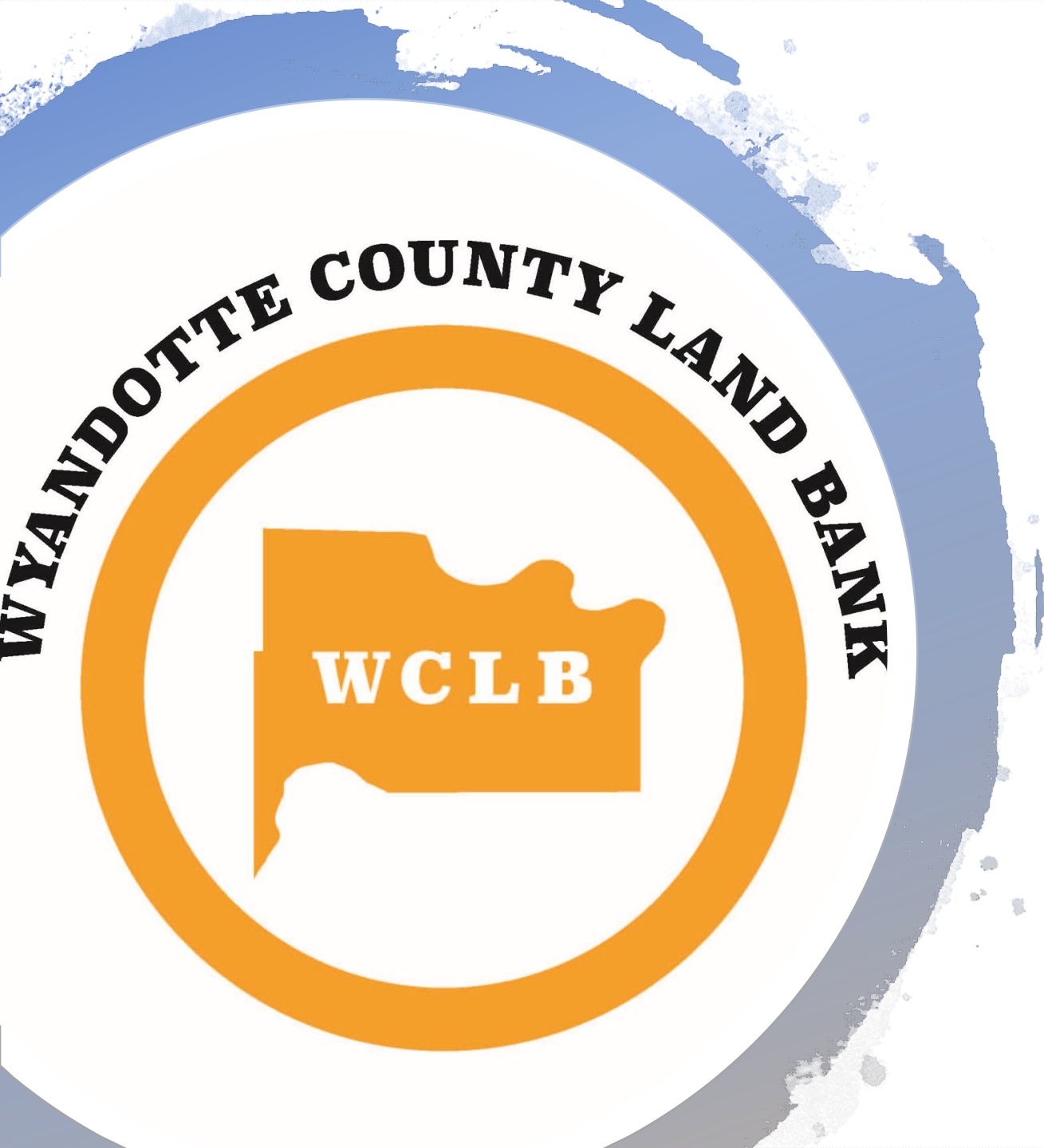


Report to

MEETING DATE	PRESENTER	DEPARTMENT
	Jud Knapp, Acting Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #		
LAND BANK POLICY UPDATE		
BACKGROUND		
Request consideration of the following Land Bank policy updates, submitted by Jud Knapp, Land Bank Manager.		
• Gardens • Yard Extensions • Holds		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		

Approved by Mayor and/or Chair and Administrator to add to agenda.

[Signature] 4/16/2024
[Signature] 4/16/2024



LET'S TALK

Land Bank

Monday April 29th

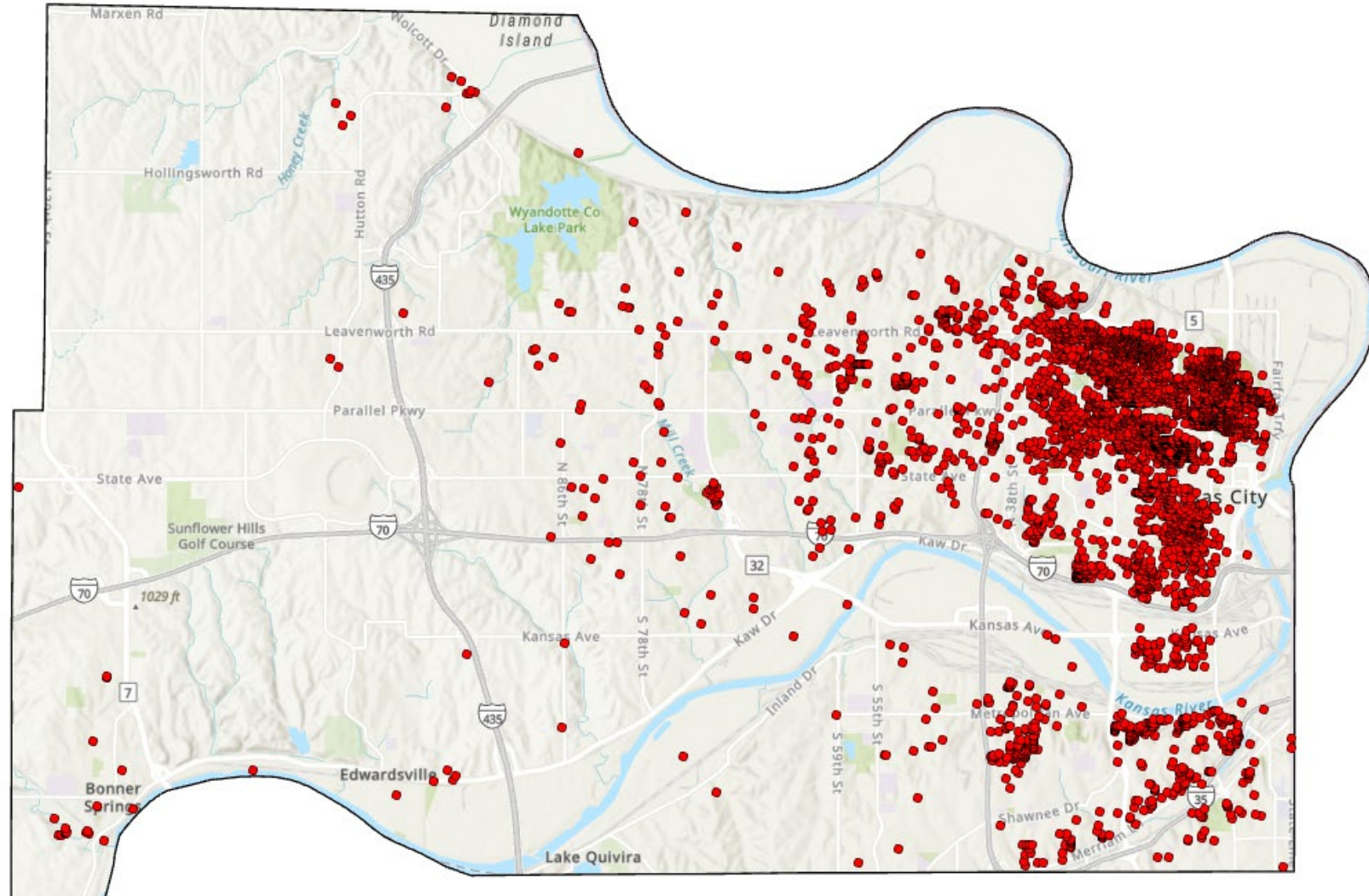
- Recap
- Gardens
- Yard Extensions
- Holds



LAND BANK PARCELS

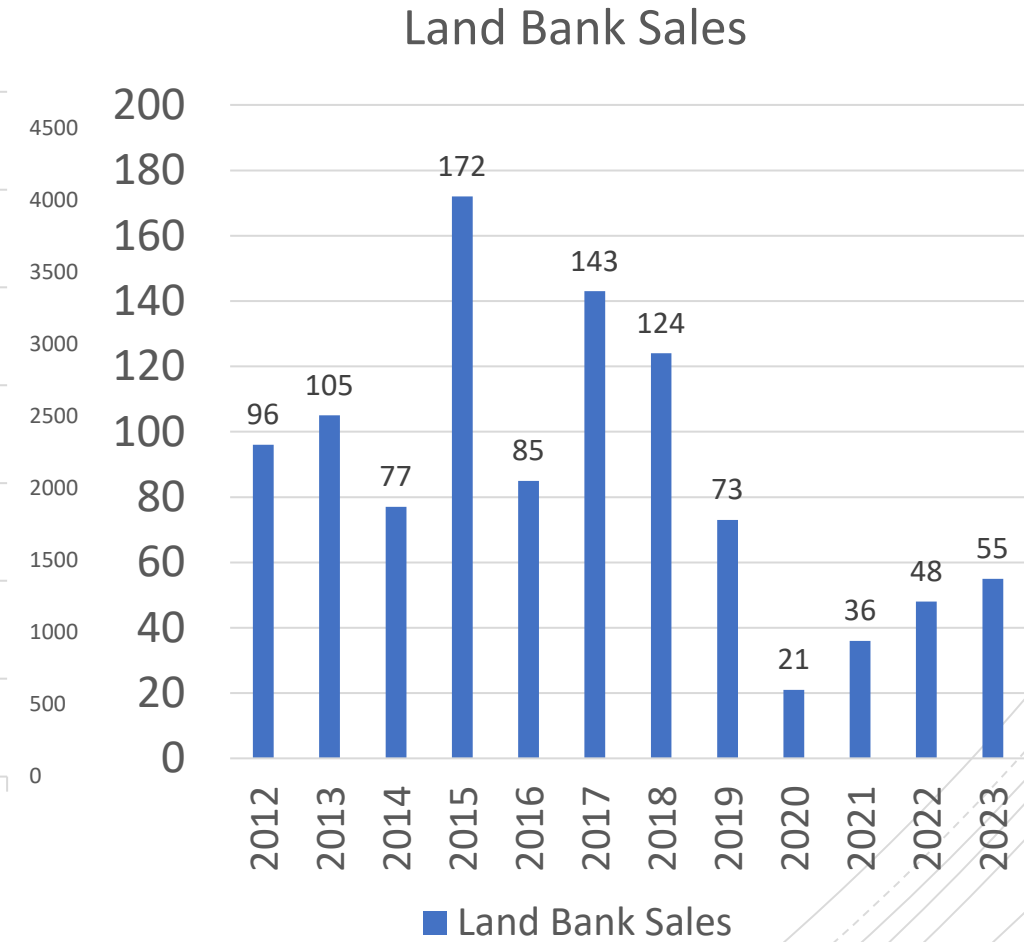
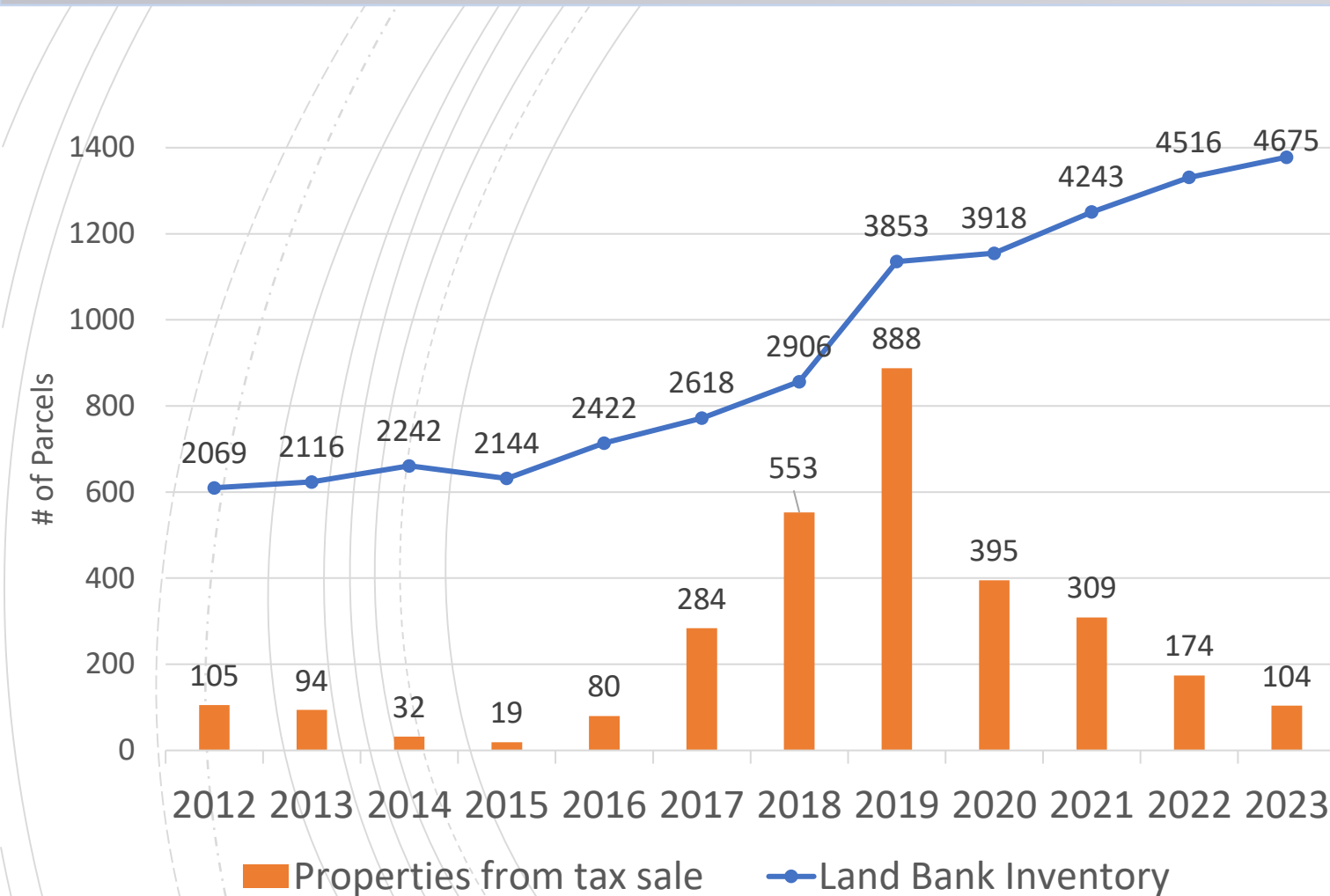


Land Bank Parcels
4,675





NUMBER OF PARCELS TRANSFERRED INTO THE LAND BANK BY TAX SALES





APRIL 1ST STANDING COMMITTEE RECAP POLICY CHANGES

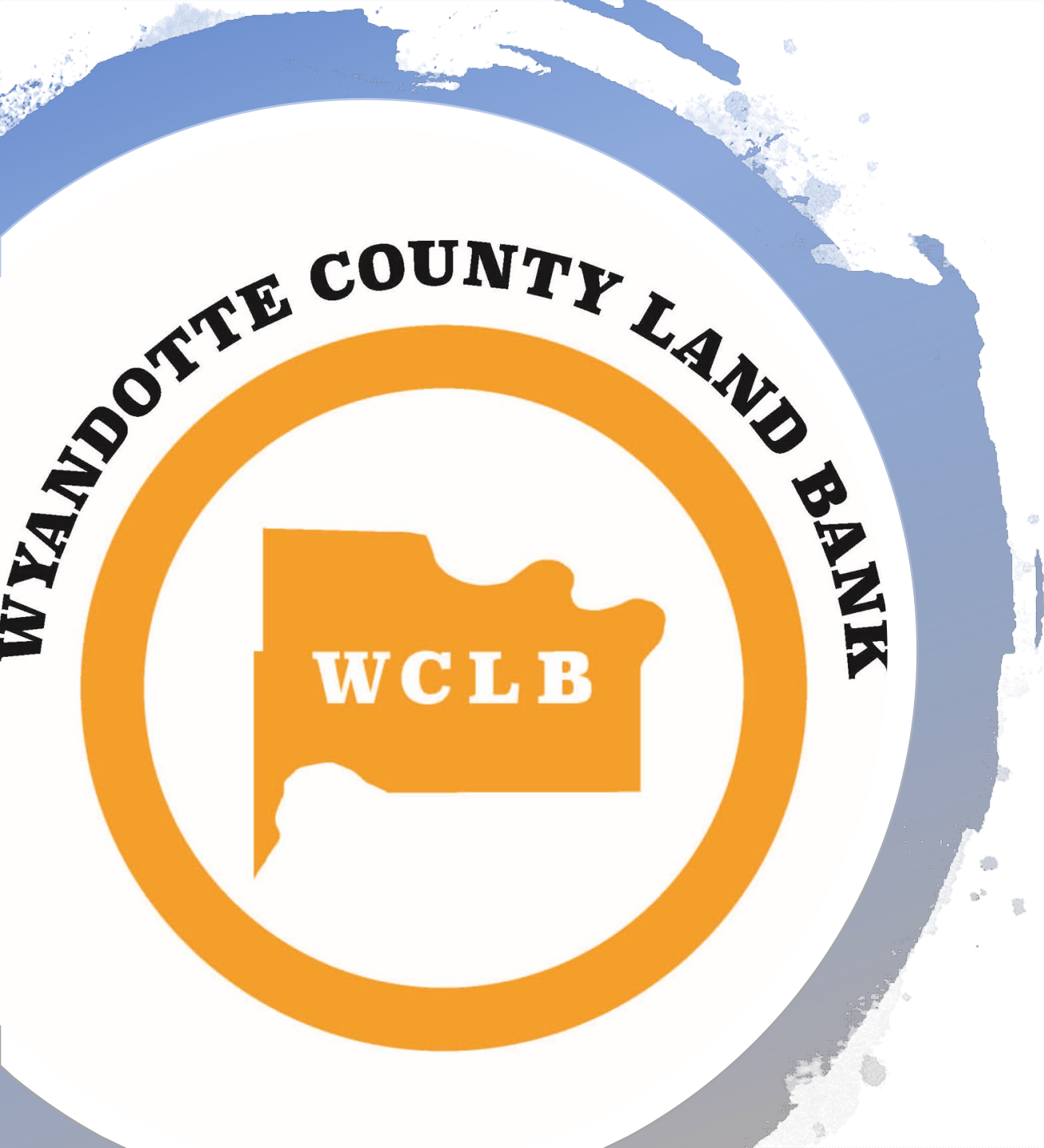


Option

- Agreement Start Date
- 45 Days to Sign
- Extensions

Land Bank Advisory Board

- An additional member which shall be the registered Neighborhood Association President within the NBR area containing the most WCLB parcels, who shall be chosen by the representatives from the Executive Board of the Livable Neighborhoods Task Force.



Gardens

- Current Policy
- Community Feedback
- Revised Policy

GARDENS CURRENT POLICY

Gardens



*Must be affiliated
with a larger
gardening group*

Individual Garden

- Temporary (Lease program was discontinued 2020)
- Land remains available for development

Community Gardens

- Prioritizes Nonprofit organizations
- Lots can't be used for animals or livestock
- Land is leased



GARDENS DEFINITIONS



Victory Garden

- Small
- Adjacent to home

Community Garden

- Garden clubs
- Collective of Neighbors

Urban Farms

- Business
- Green houses



GARDENS COMMUNITY FEEDBACK



SHOULD LAND BANK PARCELS BE USED FOR GARDENS?

74% agree that Land Bank lots should be used for gardens:

- Increasing agricultural zoning; create permanent, four-season farmers market
- Urban farm education; redefining what blight/vacant lots look like
- Waive connection fees for urban farms (income producing); carbon tax credits for gardens/farms (green/ecological preservation)
- Require business plans in the approval process; provide 2-year trail period
- Utilize urban farms to address "food deserts"



GARDENS TRADE-OFFS



Pros

- Don't have to maintain
- Vacant lots are being used
- Lots used to grow food in a "food desert"

Cons

- Could become an eyesore
- Tax revenue vs new home
- Water connections



GARDENS REVISED POLICY



Victory Garden

- Same as a yard extension

Community Garden

- Yes

Urban Farms

- Yes

Sale price - \$0.10 per square foot
Residential - \$0.10 per square foot
Commercial - \$0.25 per square foot
Industrial - ?



GARDENS OWNERSHIP OPTIONS

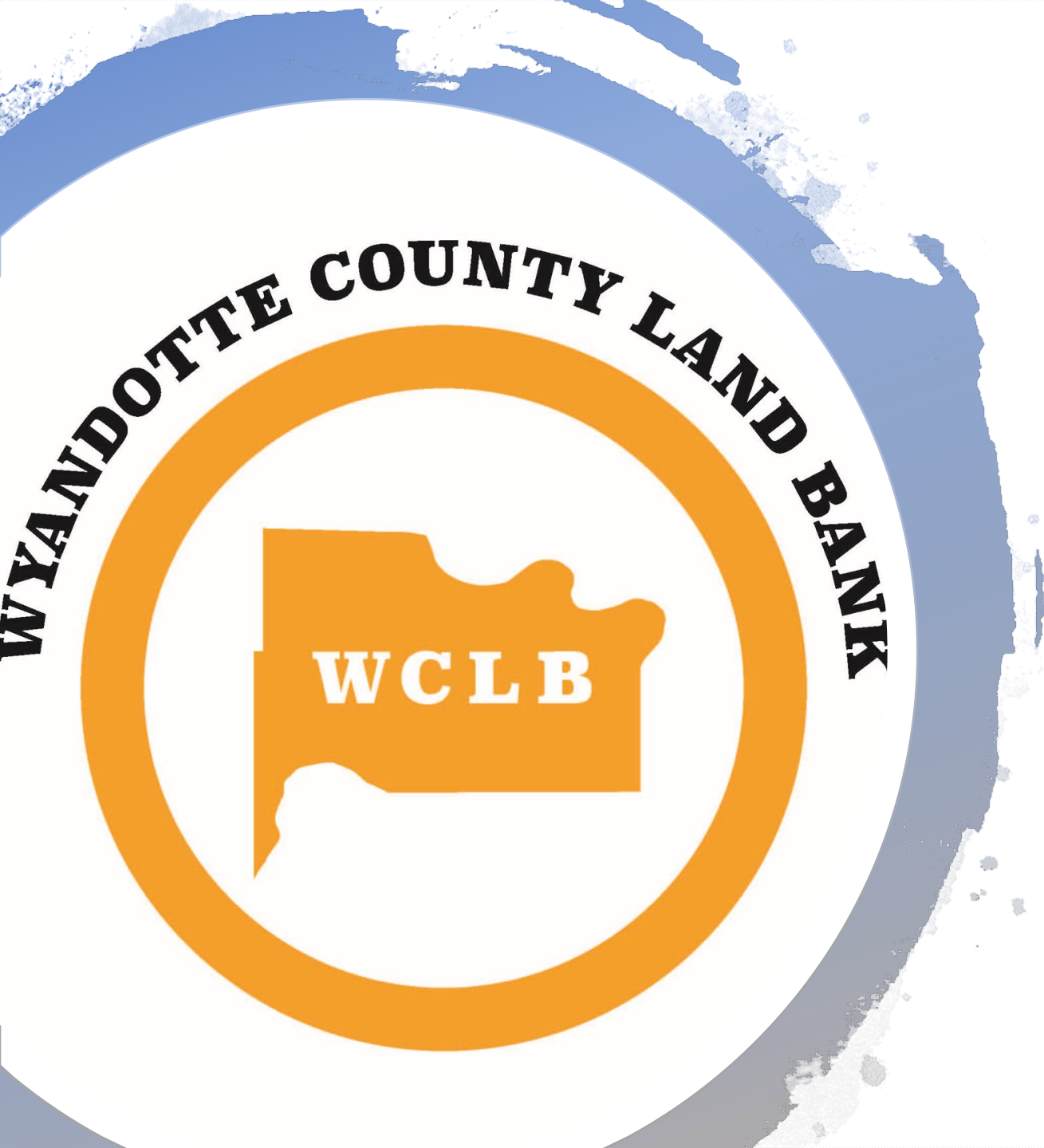


Transfer at approval

- Transfer ownership once approved
- Let codes enforce blight issues
- No additional staff time

Option

- 1 year option
- If code violation received don't transfer ownership
- Additional staff time for tracking



Yard Extensions

- Current Policy
- Community Feedback
- Proposed Policy Changes



PROPOSED POLICY CHANGES

YARD EXTENSIONS



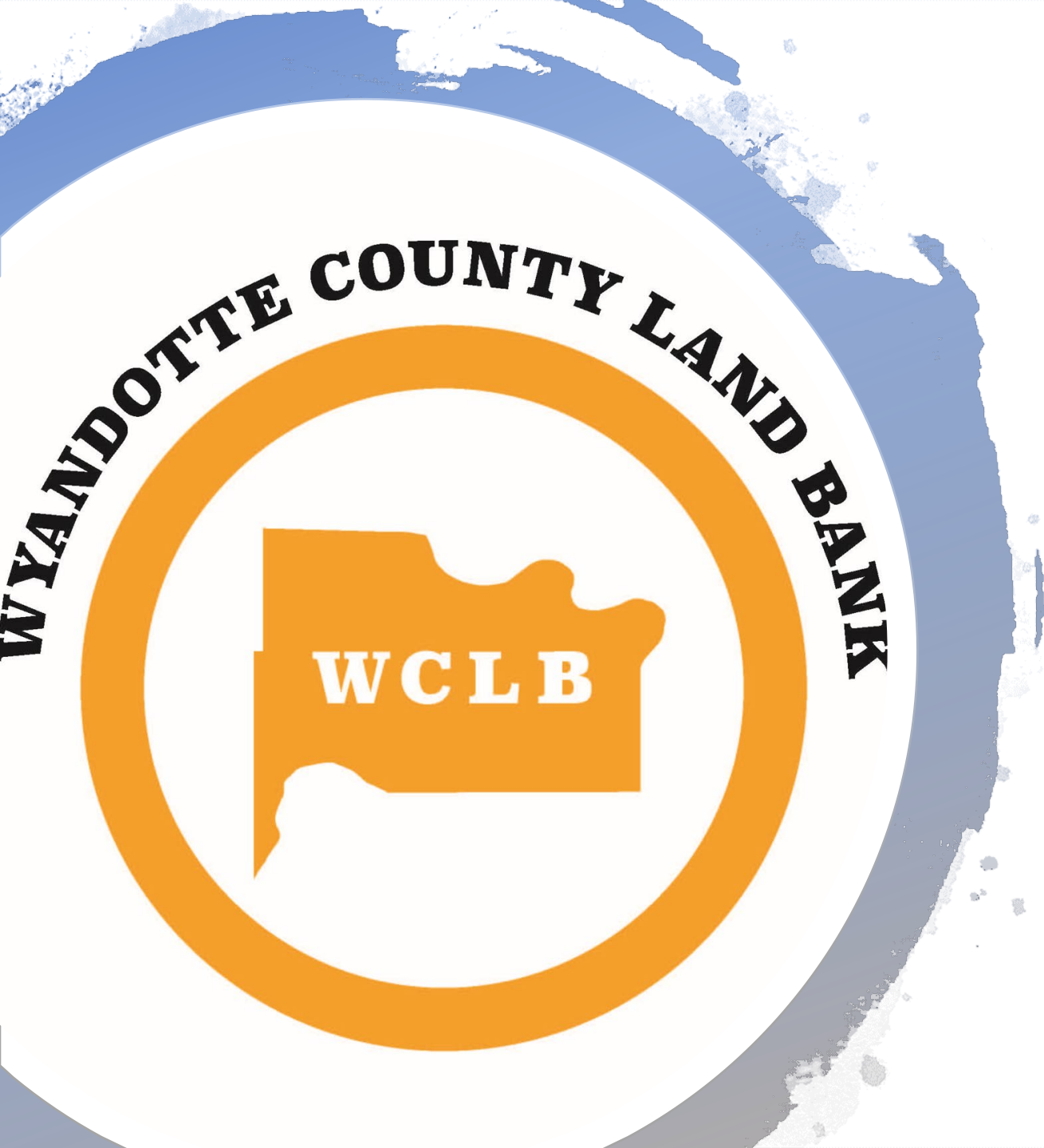
- Included commercial lots
- Can include undevelopable properties behind home (6.3)
 - Property lines have to be abutting (not across a street or alley)

Pricing (6.4)

- Residential - \$0.10 per square foot
- Commercial - \$0.25 per square foot
- Industrial - ?

Residential Price Breakdown

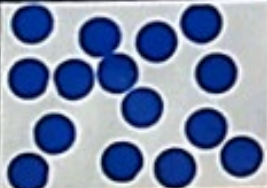
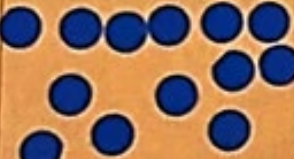
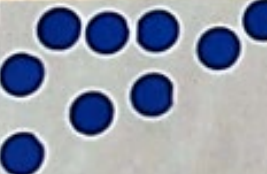
Purchase Price	Count	% of lots
\$0 to \$250	198	4%
\$251 to \$500	1838	40%
\$501 to \$750	1273	28%
\$751 to \$1,000	440	10%
\$1,000 to \$1,250	239	5%
\$1,251 and Greater	606	13%



Hold for Development

HOLD FOR DEVELOPMENT

- **Staff Recommendation** - Holding property for a 3rd party is prohibited (5.7)
- **Mayor** – Holds are allowed for future developments

DEVELOPMENT OPTION	AGREE	DISAGREE	RANKING
Hold for development			
Yard extensions			
Garages			
New home			



HOLD FOR DEVELOPMENT TRADE-OFFS



Pros

- Land Assembly
- Control over development
- Stabilization of neighborhoods

Cons

- Maintenance costs
- Limited Development
- Speculation



Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	Ross Stewart rstewart@wycokck.org X5077	Legal
AGENDA ITEM #IV.4.		
PRESENTATION: FOOD TRUCK POLICY		
BACKGROUND		
A presentation regarding options to address concerns surrounding the UG food truck policies (Sections 32-188 Mobile Vending on Public Roads and 27-620 Mobile Vending on Private Property), submitted by Ross Stewart, Senior Counsel. <i>For Information Only</i>		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
4.29.24		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		

Approved by Mayor and/or Chair and Administrator to add to agenda.