



Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, September 9, 2024
Immediately upon adjournment of earlier committee

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/81255618708>

Webinar ID: 812 5561 8708

Or One tap mobile:

+12532050468,81255618708# US

+12532158782,81255618708# US (Tacoma)

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

+1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 669 444 9171 US, +1 669 900 9128 US (San Jose), +1 719 359 4580 US, +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 360 209 5623 US, +1 386 347 5053 US, +1 507 473 4847 US, +1 564 217 2000 US, +1 646 558 8656 US (New York), +1 646 931 3860 US, +1 689 278 1000 US

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

International numbers available: <https://us02web.zoom.us/j/81255618708>

Name

Absent

Commissioner Andrew Davis, Chair

☐

Commissioner Melissa Bynum

☐

Commissioner Gayle Townsend

☐

Commissioner Christian Ramirez

☐

Commissioner Dr. Evelyn Hill

☐

- I. Call to Order/Roll Call**
- II. Revisions to September 9, 2024 Agenda**
- III. Approval of standing committee minutes from May 8, and June 5, 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>

A. Single Family Homes 10 Homes

Tracking #: 21348

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>

2 Yard Extensions

Tracking #: 21349

Item No. 3 - PRESENTATION: LAND BANK POLICY UPDATE

Synopsis: Presentation on Land Bank policy updates given by Unified Government staff and Groundworks NRG Policy Proposals.

For information only

Tracking #: 21364

V. Public Agenda

VI. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, May 8, 2023**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, May 8, 2023, at 8:12 p.m., remotely via Zoom and on-site. The following members were present: Chairman McKiernan; Stites, Burroughs, Townsend, Davis, Bynum. The following officials were also in attendance: Jud Knapp, Land Bank Manager; Monica L. Sparks, Deputy UG Clerk; Terri Kimble, U.G. Clerk's Office; Kallie McLaughlin, Planning and Urban Design; and Wendy Green, Assistant Counsel.

Chairman McKiernan said I want to again announce that due to COVID-19, some committee members, staff and public are attending remotely via Zoom in addition to those of us who are here on site. We ask that any participants joining us by phone or by Zoom, please mute your devices when not speaking, so that we can avoid background noise here in the room.

For everybody, during the meeting, please make sure you announce yourself by name and title every time you speak so that the public that is observing knows who is speaking. This is critical given the number of remote participants in most of our meetings and is current guidance from the Kansas Attorney General.

The public is allowed to submit comments for consideration by this committee prior to the meeting. The public is also allowed to participate via Zoom and/or join us here in the fifth floor conference room to give their comment. With all of that said, we'd like to welcome everyone to this meeting of the Neighborhood and Community Development standing committee. I'd ask the Clerk to call roll, please.

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

Chairman McKiernan said we have three different master items here on our agenda tonight. The first one is the biggest one that is—I'm sorry, I've totally skipped over. Oh, that's right. That's why I skipped it. We don't have any minutes to approve. Second guessing myself after I get started. So

that does take us directly to the Committee Agenda. I'm going to turn it over to Mr. Jud Knapp, who is our Land Bank Manager to guide us through the Land Bank option applications in Item #1.

Committee Agenda

Item No. 1 - 212430...LAND BANK OPTION APPLICATIONS

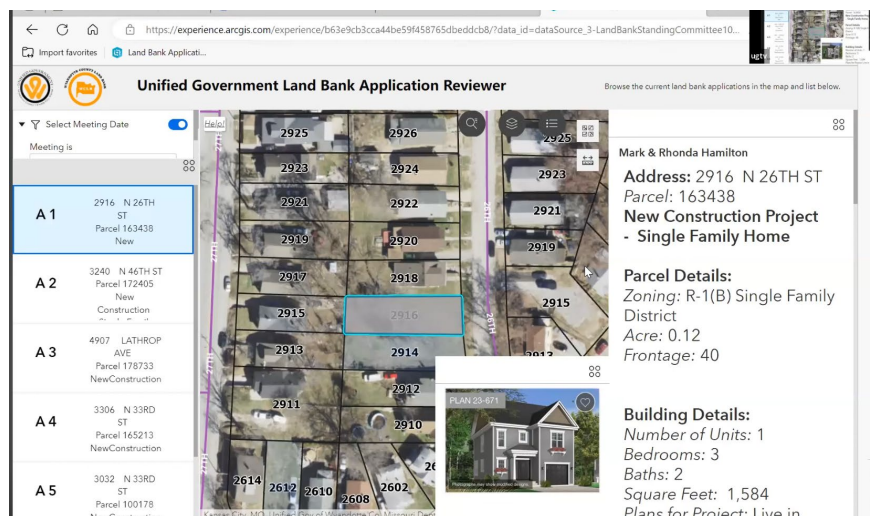
Synopsis: Request consideration of the following Land Bank option applications, submitted by Jud Knapp, Land Bank Manager. Please visit the new site to review the applications below.

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

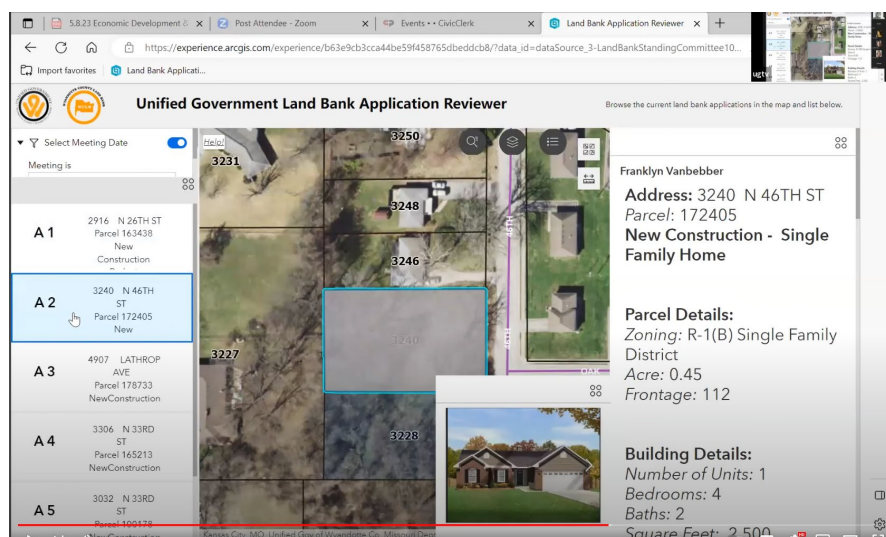
A. Single Family Homes – 15 Homes

1. Mark & Rhonda Hamilton – 1 home
2916 N 26th St – 163438
2. Maria Hill – 1 home
3240 N 46th St – 06634
3. JBLOC LLC - 1 home
4907 Lathrop Ave - 178733
4. Jorge Alfaro – 1 home
3306 N 33rd St – 165213
5. Omar Jurado – 1 home
3032 N 33rd St – 1 home
6. Miguel Cortes – 1 home
1116 Washington Blvd. - 080158
7. Dania Pilar – 1 home
930 Central Ave - 069286
8. DreSean Johnson – 1 home
3040 N 27th St – 116502
9. David Bean – 1 home
257 S Mill St – 122060
10. Georgia Dubois – 1 home
1112 Ruby Ave – 143024
1108 Ruby Ave - 143025
1104 Ruby Ave - 143026

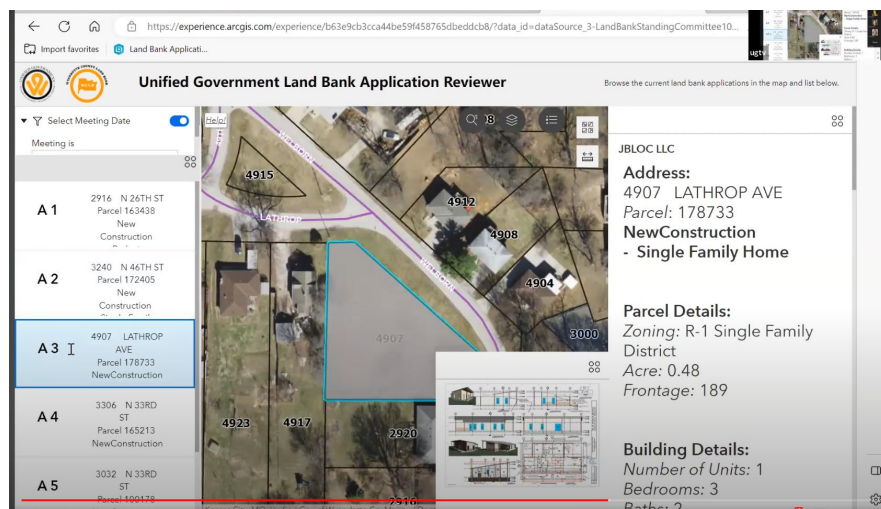
Jud Knapp, Land Bank Manager, said for tonight, I think we could go through A1-A9 without stopping, but if you have any questions just let me know. Then, A10 through 12 have a few issues. Then we go to A13, A14, and 15 are the same property.



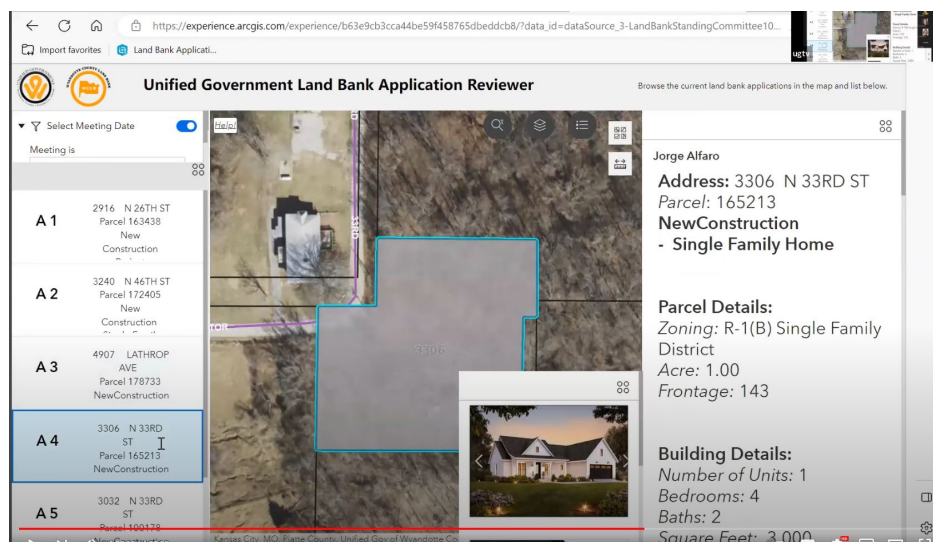
First one, A1 is at 2916 North 26th Street, the applicant actually lives just to the north on the adjoining property at 2918. They want to build a home there for their daughter and her family so they can live close to each other. Staff didn't have any comments with this one. It meets zoning.



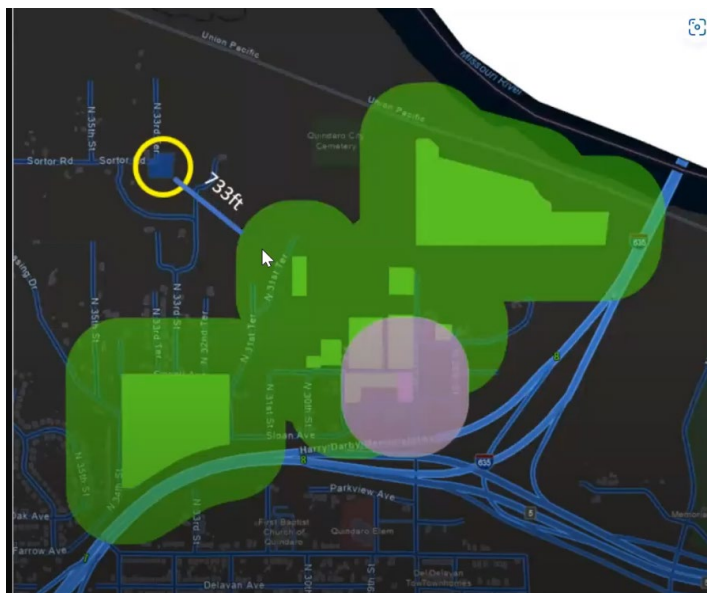
That takes us to A2 and that's 3240 North 46th Street. This is another—he is a builder and he wants to build his own house. He always wanted to design and build his own home. Staff didn't have any questions with this one and it is zoned correctly.



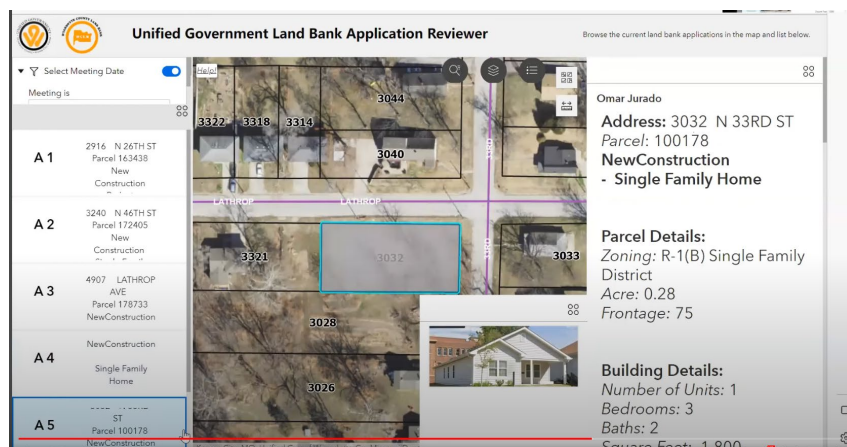
A3 is at 4907 Lathrop Avenue. This is with JBLOC LLC. This is a proven Land Bank contractor. They've done several rehabs for us in the past and they want to get into building homes, but their lender wants them to build one first before they get more. This is kind of like their test to see if it will work. So if this one works, they're going to come back with more. They plan to rent this one or sell it, depending on the market. The picture doesn't have a garage since this is R-1 single family. I have told the applicant that and they are getting plans that have a garage now.



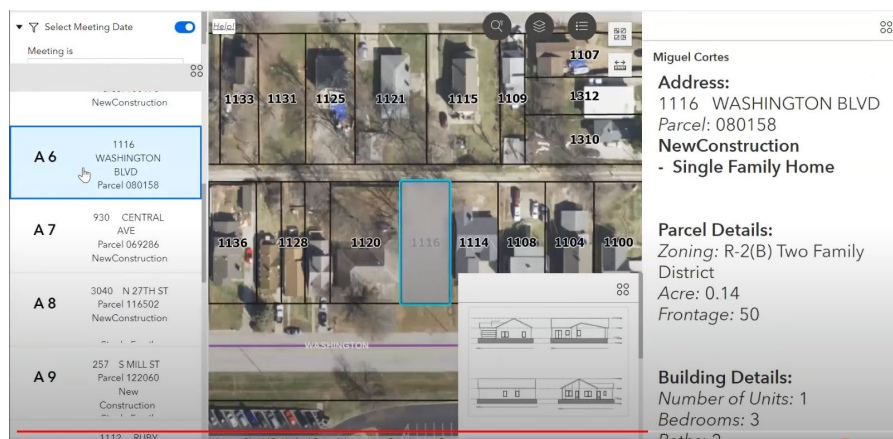
A4 is at 3306 North 33rd Street. They want to build a home that they can live in. This is not the first time we've seen this one, it's actually the third time we've seen this lot. The last one was a failed option that just didn't work out.



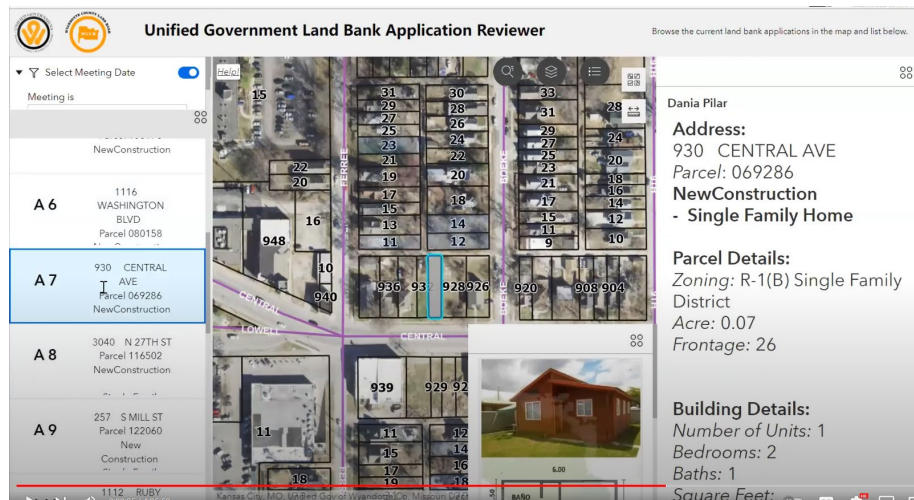
But from our last conversation, this property is 733 feet away from the Quindaro Ruins site. So I just want to—it's outside of any historical environs.



Then A5 is at 3032 North 33rd Street. They want to build a home that they can live in. Staff and Zoning didn't have a problem with this one either.



A6 is 1116 Washington Boulevard. The person that's building this is a framer and they're trying to build their own home. They build homes for other people, so they're trying to build one here. The same plan here is the same one that we'll see in A15 for RA Engineering, it's the same exact plan. We did get a comment from the Land Bank Advisory Board. On this one it says, could we hold this application until the neighbors have been notified? This is in the Strugglers Hill neighborhood. I emailed Strugglers Hill and I did get a response from them to say that they received what I sent them and I also sent an email to Groundworks because it's in their area.



A7 is they want to build a home to live in. This one's on 930 Central Avenue. It's for a smaller home. It's only like 600 square feet. So that would require a variance through Planning and that would require another public meeting, but it does meet zoning for R-1(B).

Unified Government Land Bank Application Reviewer

Select Meeting Date: Meeting is []

NewConstruction

A 6	1116 WASHINGTON BLVD Parcel 080158
A 7	930 CENTRAL AVE Parcel 069286 NewConstruction
A 8	3040 N 27TH ST Parcel 116502 NewConstruction
A 9	257 S MILL ST Parcel 122060 New Construction
...	1112 RUBY

Parcel Details:
 Address: 3040 N 27TH ST
 Parcel: 116502
 NewConstruction
 - Single Family Home

Parcel Details:
 Zoning: R-1(B) Single Family District
 Acre: 0.12
 Frontage: 43

Building Details:
 Number of Units: 1
 Bedrooms: 3
 Baths: 2
 Square Feet: 1,456

A8 is 3040 North 27th Street. This applicant doesn't want to live in this one, but he wants to rebuild his community by building homes. He grew up here and so he wants to give back by building homes that will help his community. During the staff review it had no issues.

Unified Government Land Bank Application Reviewer

Select Meeting Date: Meeting is []

NewConstruction

A 6	1116 WASHINGTON BLVD Parcel 080158
A 7	930 CENTRAL AVE Parcel 069286 NewConstruction
A 8	3040 N 27TH ST Parcel 116502 NewConstruction
A 9	257 S MILL ST Parcel 122060 New Construction
...	1112 RUBY

Parcel Details:
 Address: 257 S MILL ST
 Parcel: 122060
 New Construction - Single Family Home

Parcel Details:
 Zoning: R-1(B) Single Family District
 Acre: 0.24
 Frontage: 80

Building Details:
 Number of Units: 1
 Bedrooms: 3
 Baths: 2
 Square Feet: 1,200

A9 is at 257 South Mill Street, I believe we saw this one last month or the month before that. The applicant initially came forward with a garage, but it was denied. So now he's coming back and says I want to build a home there. He does own 263, the adjoining lot. This is to the south of it. The picture there is actually the front of his house that he currently has, and he wants to make the house look like that on the front so it matches the neighborhood.

Unified Government Land Bank Application Reviewer

Browse the current land bank applications in the map and list below.

Select Meeting Date: Meeting is: NewConstruction

A 6 1116 WASHINGTON BLVD Parcel 080158

A 7 930 CENTRAL AVE Parcel 069286 NewConstruction

A 8 3040 N 27TH ST Parcel 116502 NewConstruction

A 9 257 S MILL ST Parcel 122060 New Construction

David Bean
Address: 257 S MILL ST
Parcel: 122060
New Construction - Single Family Home

Parcel Details:
Zoning: R-1(B) Single Family District
Acre: 0.24
Frontage: 80

Building Details:
Number of Units: 1
Bedrooms: 3
Baths: 2
Square Feet: 1,200

But since there's like a grade change in this house, the back of the house, he kind of wants like the garage under it with like a deck and a patio to deal with that elevation change. Been working with Public Works on this one. There are some stormwater issues. There's some runoff from this parking lot that's coming down the alley. Public Works is aware of it. The applicant is also aware of it. So I just make sure that they know that there could be some stormwater issues with this parcel.

Unified Government Land Bank Application Reviewer

Browse the current land bank applications in the map and list below.

Select Meeting Date: Meeting is

A 7	930 CENTRAL AVE Parcel 069286 NewConstruction
A 8	3040 N 27TH ST Parcel 116502 NewConstruction
A 9	Construction Single Family Home
A10	1112 RUBY AVE Parcel 143024 NewConstruction
A11	23 S 18TH ST Parcel 103737 NewConstruction

Georgia Dubois
Address: 1112 RUBY AVE
Parcel: 143024 143025 143026
NewConstruction
- Single Family Home

Parcel Details:
Zoning: R-1(B) Single Family District
Acre: 0.53
Frontage:

Building Details:
Number of Units: 1
Bedrooms: 2
Baths: 1

A10 is where we get into a little bit different ones. This is for three parcels to build one home. This land on Ruby is very steep, very hilly, but there is a house down here that's built on that hill. So it is possible, but it will be a very challenging build. They want to build a house at 1112 Ruby, and then use the other parcels as a garden and a homestead. They do have a very future plan of building a home at 1104 for their parents to live right alongside them, but that plan was a little too far out there to include that in this. The Land Bank Advisory Board had a comment, they're requesting a hold on this application until the garden policy can be finalized through the Land Bank Policy Review. We also got one survey in support of this project to give three parcels to this applicant. That was that was about it.

Chairman McKiernan said Mr. Knapp has presented A1 through A10 for our consideration. Now I will go back and ask if any members of the Commission have any comments or questions about any of these items.

Commissioner Townsend said I do have questions on a couple of them.

The first one, Mr. Knapp, dealt with the address of 3306 North 33rd. Is this near the Quindaro Ruins you said? **Mr. Knapp** said yes, it is near, but it's like 700 and something feet away. 733 feet away from the environs of the Quindaro Ruins. The environs are 200 feet, so it's pretty far away and we've approved this lot before to have a single-family home built on it. **Commissioner Townsend** said so we approved this lot before and what happened to the lot? **Mr. Knapp** said the applicant didn't build their home. **Commissioner Townsend** said that was over a year ago, then. **Mr. Knapp** said that is correct. **Commissioner Townsend** said because my ears perked up when I heard the Historical Environs Area. That answered that question.

The address of 1116 Washington Boulevard, what again was the notice issue here? **Mr. Knapp** said the Land Bank Advisory Board had a comment that said, can we hold this property until I give notice to the neighbors? It's not what I currently do, but I currently give notice to the neighborhood group and the Groundworks, the NBR. So I do give notice to those two, but just not the neighbors. **Commissioner Townsend** said is there a neighborhood group operating in that area? **Mr. Knapp** said yes, Strugglers Hill, and I did get a confirmation email back from the president that they did receive it. He didn't give me any comments, he just said received. **Commissioner Townsend** said as I understand that is the job of the neighborhood groups and the NBR is to get that but—**Mr. Knapp** said when I came into this role that's what I've been told who I give notice to and why, so they could reach out to the neighbors. **Commissioner Townsend** said so the neighborhood group did get it. **Mr. Knapp** said yes.

Commissioner Townsend said with the three lots on Ruby, the first one, 1112, is going to be the site of the home and the other two are going to be used how? They're just going to be used—the

immediate request is for them to be used as what? **Mr. Knapp** said they want to put a garden on it. They kind of want to do, like, I think homesteading would be a little overstated, but they just kind of want to grow their own food on their property and have like a farm.

Commissioner Townsend said okay, I have a question here I'm trying to formulate. I guess my concern is, even though this is—I guess these would be adjacent properties. Are we really—what has been our procedure or position with that kind of use? I know we did away with the garages for right now. But, that will be the question I would have. **Mr. Knapp** said Commissioner, we haven't really—if this was a normal lot that was an easy build, it would be like one lot for a house. If it was a 25 foot lot and there's a 25 foot next to it, we'd join two together to make a 50 foot lot to make it easier to build, but because these lots are on such a slope and such a hill these lots are almost unbuildable. It's because of that I lumped all three together.

Chairman McKiernan said any other comments or questions from the committee? I'm just going to say, before we get to that, I do want to note that Mr. Bean is online with us, and I thank you for your persistence in submitting another application for that lot on South Mill Street. I am very familiar with that lot and I'm going to be happy to see it improved. I also want to say hello, and thank you to Kallie McLaughlin, who's joined us, and I assume she's our Planning Representative this evening. **Mr. Knapp** said yes, Commissioner.

Chairman McKiernan said alright. Thank you, Kallie, for being with us. What I'll do before I ask for a motion is ask if we got any correspondence related to—and again, we're considering items A1 through A10. Correct, Mr. Knapp? **Mr. Knapp** said yes, Commissioner. **Chairman McKiernan** said so I'll ask the Clerk if we received any correspondence regarding any of the items

A1 through A10. **Monica L. Sparks, Deputy Clerk**, said no comments received. **Chairman McKiernan** said I'll ask if anyone who is joining us on Zoom would like to make a comment on any of the items A1 through A10. If you'd like to, you can go ahead and raise your hand. I will recognize Ms. Elnora Jefferson, who has raised her hand. We'll go ahead and promote her so that she can speak. Ms. Jefferson, if you would just for the record, give us your name and city of residence for the record and then we look forward to your comment. We are still muted. I don't know whose end that is on. Looks like we lost—unless she came over to the panelist's side. It appears that we lost Ms. Jefferson. We will wait for her to reconnect. In the meantime, I see a William Dubois, who is online, I hope I pronounced that last name correctly. If you would, please give us your name and city of residence for the record and then you'll have up to three minutes to make your comment.

William DuBois, Kansas City, Missouri, said I'm actually here on behalf of my sister who's the applicant for the Ruby Avenue address. She is traveling and unfortunately scheduled on a pre-planned trip and was not able to be here, but I have some general understanding and knowledge of the site and application. If there were any questions, I would be happy to at least attempt to answer those. **Chairman McKiernan** said for the committee, are there any questions that Mr. Dubois could answer? We thank you for joining us here tonight. I don't see anyone indicating that they have questions or need further clarification, so thank you very much for being with us.

Commissioner Burroughs said Jud, did you state that on number 10 that the two lots behind them, they've asked for a hold for the additional two lots because of the garden? **Mr. Knapp** said no. The applicant requested three lots to build one home on. The hold came from the Land Bank

Advisory Board comment that we should hold this request until the Land Bank Policy Review Committee comes back with their garden recommendations. **Commissioner Burroughs** said do we have any idea when that may come forward, to reschedule or take it off hold? I mean, Mr. Chairman, I'm just—if the committee has asked us to put a hold on until we get a review, I don't want to create something going forward that we're not ready to deal with as we move forward.

Wendy Green, Assistant Counsel, said I don't believe it was the Land Bank Policy Committee that asked for the hold, it was the Land Bank Advisory Board that asked for the hold. If I remember correctly, I think they also wanted that third lot because in the future, they intend to construct another house on that property for family members, but it's a little ways down the road. So they're not including that second house in the proposal as of right now, but they do intend eventually to put another house on those three lots.

The Advisory Board, I believe, stated that he provides notices to the neighborhood groups—oh, no, that was a different issue. But the garden policy, if we give them this lot, the garden policy doesn't really affect this particular issue. I believe hopefully we'll be ready by this fall to provide—I mean, actually probably even earlier than that to provide you all with a draft for consideration. So, I don't think that the garden policy has much of an effect on this particular application.

Commissioner Burroughs said well, great, thank you. I guess the question is, it's not necessary that we approve all three lots or it is necessary that we approve all three lots knowing that the garden issue is an issue? **Ms. Green** said I think that question would be up to the applicant, if they're willing to just take one lot or if it's a deal breaker if they don't get all three.

Chairman McKiernan said excuse me, and then, Jud, keep me up to date. Are those the three that Mr. Dubois is here to speak on? **Mr. Knapp** said yes. **Chairman McKiernan** said in that case, Mr. Dubois, we do have you still talking as permitted, if you could unmute. And if you have any comments related to the question that Commissioner Burroughs raised regarding the three lots basically now and/or later.

Mr. Dubois said well, also not being my sister, I don't want to state anything definitively one way or the other. I know that she's very determined and she really likes the property from the standpoint of—I've actually been out there as well, so the neighborhood kind of views out. Also, acknowledging the grade difficulty there, she's determined to build one house first. And, you know, learn—well not, hopefully, there's not much learning there, but take those experiences and use it on that future house with the challenges, not build everything at once and bite off more than is realistic at the first time.

But, that being said, these three parcels are obviously kind of linked together and contiguous and would be great for building multiple houses on, and so that's how she'd use it. I know that there's challenges with the grade, but actually if you go back, there were previous domiciles on the properties. It looks like at least one burned though and was demolished, probably as a safety hazard. So, they are buildable and there were multiple houses there.

But, as far as it being a deal breaker, I know that there's a lot of hope that all three will be granted with the idea that there will be multiple houses in the future, but only one now. All that is a lot to say that when it comes down to it, I think a continuance would be preferred rather than granting just one parcel. **Chairman McKiernan** said Commissioner Burroughs, do you have any follow up with that? **Commissioner Burroughs** said no, Mr. Chairman, I'm good.

Chairman McKiernan said thank you very much. I do also have two other hands raised. Mr. Bean has raised his hand. If we could promote him, permit talking, and if you would give us your name and city of residence for the record, you'll have up to three minutes to make your comment.

David Bean, Kansas City Kansas, said I just want to quickly thank Mr. Knapp for helping me sort out the details and the Commission for viewing my proposal a second time. Mr. Knapp helped me figure out what I needed to put in there and corrected some of the things so I could do it better. Also, Livable Neighborhoods helped out a ton since the last meeting. They got like six different groups within KCK to come together and sorted out that lot of land next to me. If anybody lives or works near downtown Kansas City, Kansas, you should drive by if you've seen it before. It is a world different. So thank you, Minah, at Livable Neighborhoods. Thank you, Commission for seeing this again. Thank you, Mr. Knapp. That's it. **Chairman McKiernan** said we'll just finish up the thank yous by thanking you again for taking proactive action to help the neighborhood there. We do appreciate that.

Kallie McLaughlin, Planning and Urban Design, said I just had a couple of comments here. One goes back to A9, since this neighborhood is kind of—it's not necessarily a narrow lot design guide neighborhood, but I think it would behoove the applicant to speak with me about a narrow lot design for this property, especially with that rear garage entranceway. There are some benefits to doing that I think he would be interested in. I just wish that, if he's interested, to know that he can reach out to me and speak with us after the meeting, if so approved.

But mostly I wanted to make comment on A10 about 1112 Ruby Avenue, back to the three lots here. I have worked with this applicant probably I would say about 30 hours of time on this

project with her. Again, not to speak totally on her—you know, the way her brother said, since she's not here I don't want to speak totally on her behalf, but she is planning on doing a little bit more than just herself. She does want to live here long term with her family. Right now, she's planning on building the house to live with her family and move them into the property and then as she kind of recuperates from that financial part, build the second house that she indicated, but with their family dynamic, she wants to be very close to them. So that's part of the reason she's wanting to do one house at 1104, one house at 1112.

I would say that it is pretty key that she wants to be able to do gardening and landscaping and some degree of homesteading on here. We have sent soil samples off to the Conservation District. We've reviewed pages and pages of urban farming laws. She does have another property that she would want to use as a backup, however, it'd be the same situation where she's asking for multiple properties or multiple parcels to do the same purpose. She just preferred the neighborhood of this one. She liked the hillside view. She liked the location. She has met with neighbors.

Just take that for what you will, but I will say that she has spent significant effort with myself and Building Inspection, and just reviewing all of her options and she's put quite a bit of effort into this. So, whether that goes into the whole everything or not as if we hold it over, but I would say it would probably affect her decision if she wanted to build maybe in the county or not if she knew that she was going to run into not getting more than one parcel to be able to do this activity.

Chairman McKiernan said thank you very much, Ms. McLaughlin, appreciate that. Mr. Bean, I think she has identified herself as a potential additional resource for you on your lot, and so if you wish you can follow up with her.

Commissioner Bynum said on A10, 1112 Ruby with the three parcels. I appreciate the work of our Land Bank Advisory Board, but in this case, I see the three parcels as different from what the Land Bank Policy Review Committee is considering with regard to gardens. I would be certainly supportive of the three parcels for the applicant. If they want to grow some food, then go for it. I'm growing food at my house right now. Well, I'm not, but someone else who lives there is. I mean, you know, I'm into it. **Chairman McKiernan** said so you are the happy recipient of food grown on your property. **Commissioner Bynum** said that's absolutely correct. I just think this is different from what we are contemplating as part of our policy.

Commissioner Townsend said what I'd like to do is start with Item A10 and make a motion based on lot of things we've heard. One thing that is been repeatedly stated, we can't speak for the applicant. There's nobody on board who can right now. And it may be, you know, germane to whether we do all three lots or just the 1112 Ruby. So, based on that I would like to move just to hold this item over to the next meeting of this committee, and hopefully the applicant will be in attendance and she can answer those questions.

Action: **Commissioner Townsend made a motion to hold over A10 until the next meeting.**

Chairman McKiernan said there's been a motion to hold A10 over until the next meeting. Is there a second? That motion does not move forward. There is no second.

I do notice that Ms. Elnora Jefferson is back on as an attendee, although I don't see her hand up. Ms. Jefferson, if you'd still would like to offer some comment. I'll offer you that opportunity now. Looks like we've got you promoted. Beautiful, you're unmuted.

Elnora Jefferson, Kansas City, Kansas, said the comment that I have is on A5. I've spoken with the neighborhood association of Gerding Gardens a couple of times since the Land Bank Advisory Board has met. Unfortunately, she was unaware of this application. And I know that Mr. Knapp does a phenomenal job of involving neighborhoods and letting us all know, but for some reason this one was missed. In saying that, he's asked that that be held over and that connection be made between the applicant and the President of Gerding Gardens.

Chairman McKiernan said thank you, Ms. Jefferson, the committee can consider your request. I don't see any other hands raised. Mr. Bean, your hand is up again. As an applicant, I will give you another opportunity to speak although, ordinarily we don't.

Mr. Bean said sorry, I just missed the name of the woman who said she could help me, I'm definitely open for help. **Chairman McKiernan** said that's Kallie. K-a-l-l-i-e. I'm broadcasting this to every everybody, Kallie. And she is McLaughlin, m-c-l-a-u-g-h-l-i-n. I believe she is in Planning and Urban Development. And there's Kallie with her hand up, Kallie, if you want to go ahead and clarify anything. **Ms. McLaughlin** said sure, I'll give you my office number. I don't care, everybody can have it, everybody can reach me. 573-5762 and I can give you the details on that kind of program for you. **Chairman McKiernan** said 573-5762. We'll get you two connected and this will be a beautiful thing on South Mill Street

Commissioner Stites said Jud, would you give us the details again on A5? Was that—just give me the details again. **Mr. Knapp** said sure, this applicant wants to build a home that they live in. **Commissioner Stites** said they want to live in. That's what I wanted to know. **Mr. Knapp** said it's the only application they're requesting, so they're just building this one.

Commissioner Stites said and that's what we're targeting, is for people to build homes. It's encouraging that most of these, if not all, are east of 635 where we've identified that housing is needed, but they are wanting to live, not rent, to occupy the home.

Action: **Commissioner Stites made a motion to approve all applications A1-A10.**

Commissioner Townsend said thank you hoping that my fellow commissioner would be amenable to amending his motion. I think there was one, A5. Well, I'm glad and want to see

building there too, but I think that's the one that that Ms. Jefferson had indicated the neighborhood group had not gotten notice of, is that correct? **Mr. Knapp** said that's what Ms. Jefferson said, yes. But it is in the neighborhood group, and they did get an email. **Commissioner Townsend** said which group is that? **Mr. Knapp** said Garden something? **Someone** said something inaudible. **Mr. Knapp** said thank you. **Commissioner Townsend** said do we have evidence that an email was sent out or something to the neighborhood group? **Mr. Knapp** said I can get it on my other computer, but I can't get it right now. **Commissioner Townsend** said but I mean, you do have something that shows something was sent out? **Mr. Knapp** said yes, Commissioner. **Commissioner Townsend** said okay. Alright, I withdraw that. Thank you.

Chairman McKiernan said so we had a motion to approve A1 through A10 as submitted, is there a second? There is no second, that motion does not move forward. Is there another motion to take action on these properties as submitted to us? **Commissioner Townsend** said I would make a motion to accept the applications for A1 through A9 and then a separate vote could be had on 10.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to approve A1-A9.**

Commissioner Stites said what does that do for A10? **Chairman McKiernan** said that will be the subject of a motion to be delivered in just a moment.

Roll call was taken and there were five "Ayes," Bynum, Davis, Townsend, Burroughs, McKiernan; and one "no", Stites.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Stites, to approve A10.** Roll call was taken and there were five "Ayes," Bynum, Stites, Davis, Burroughs, McKiernan; and one "no", Townsend.

Chairman McKiernan said if anyone online or anyone with us today has an agenda and if you are considering or if you are associated with applications A1 through A10 action has been taken on all of those. You can follow up with Mr. Knapp at a later date for the next step in the process, Mr. Knapp, A11, please.

11. Justin Sorto – 1 home
23 S 18th St – 107737

Unified Government Land Bank Application Reviewer

Browse the current land bank applications in the map and list below.

Select Meeting Date: Meeting is

A11 23 S 18TH ST Parcel 103737 NewConstruction

A12 28 N TREMONT ST Parcel 120402 NewConstruction

A13 2515 N 63RD ST Parcel 001000 NewConstruction

A14 1598 N 86TH ST Parcel 934501 NewConstruction

Justin Sorto
Address: 23 S 18TH ST
Parcel: 103737
NewConstruction
 - Single Family Home

Parcel Details:
Zoning: R-1(B) Single Family District
Acre: 0.15
Frontage: 50

Building Details:
Number of Units: 1
Bedrooms: 1
Baths: 1
Square Feet: 900

Mr. Knapp said A11 used to be in this little section, but the issues with it has been taken away because the lot is 50 feet and it's out of the narrow lot review, so that garage can go on the front of the house. So the neighborhood group—this is an investor that wants to build these to rent them. The neighborhood group is Prescott, I believe. And they said that they appreciate more infill housing, so they are in favor of this application. **Chairman McKiernan** said are you suggesting that we consider it by itself because there are some other issues you wish to discuss with the coming applications?

Mr. Knapp said I can go A12 too, so I can move to the next one. You could vote A11 and A12 at the same time. This is at 28 North Tremont Street. This is for a smaller house. **Chairman McKiernan** said you know what, Mr. Knapp? Now that I see this on the board, let's consider A11 first, please. There was a house on this lot at 23 South 18th as recently as about six years ago. We did acquire it, we did tear it down. I agree with the Prescott neighborhood it would be wonderful to see a house back on this lot.

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

Chairman McKiernan said there's a motion and a second to approve A11 as submitted. Before I call the roll, I'll ask if we received any correspondence related to application A11. **Ms. Sparks** said no comments received. **Chairman McKiernan** said is there anyone joining us online who

would like to make a comment on A11, 23 South 18th? Seeing no hands is there anyone who's joined us here in the room who would like to make a comment on A11? If you would, please, raise your hand, come to the lectern here in the center of the room. That little ring at the bottom of the microphone should be green. If it is, then we'll be able to hear you. If you would give us your name and your city of residence for the record and then you'll have up to three minutes to make your comment.

Joseph Sorto, applicant for A11, said based on what I heard, my vision, my goal is to invest on building houses for the community because I know that will make a lot of those vacant lots, make it look nicer and helpful for the community. For this specific property is the first one that I'm going to be working on in order to move with that vision to grow up and get more lots going on. There's going to be a person I'm going to be working on it with. If there's any changes that need to be made for the building process, I'm happy to make it, to make it work. Because the goal with it is going to be for renting, so that's what I wanted to communicate and thank everyone for considering it.

Chairman McKiernan said that is the beauty of our option process, is that you now control the property for the purpose of making the decisions that you still need to make in order to get that done. I appreciate the garage on this because there is no street parking on 18th Street at this point, so that garage will be a very necessary part of the construction. Thank you in advance for your work. Is there anyone with us who would like to make comment on A11? Seeing no one, I believe we have a motion and a second to approve as submitted. Roll call please.

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

12. Clarisia L Balladares – 1 home
28 N Tremont St – 120402

Unified Government Land Bank Application Reviewer

Browse the current land bank applications in the map and list below.

Select Meeting Date: Meeting is

A10 AVE Parcel 143024 NewConstruction

A11 23 S 18TH ST Parcel 103737 NewConstruction

A12 28 N TREMONT ST Parcel 120402 NewConstruction

A13 2515 N 63RD ST Parcel 001000 NewConstruction

A14 1598 N 86TH ST Parcel 934501 NewConstruction

Clarisa L Balladares
Address:
 28 N TREMONT ST
 Parcel: 120402
NewConstruction
 - Single Family Home

Parcel Details:
 Zoning: R-1(B) Single Family District
 Acre: 0.07
 Frontage: 25

Building Details:
 Number of Units: 1
 Bedrooms: 2
 Baths: 1

Mr. Knapp said A12 is at 28th North Tremont Street. It's for a tiny home, 600 square feet, with this zoning of R-1(B), the minimum is 750 square feet. So that means that they would have to get a variance from Planning and that would require another public meeting. And they want to live in it.

Chairman McKiernan said thank you, Mr. Knapp, I appreciate that. I appreciate the application. One of the things I mentioned in agenda review is I want to make sure that this applicant is fully aware that, to the best of my recollection, we vacated Calvin Street some three or four years ago when a property owner was contemplating some bigger development on that parcel. I believe that said property owner who vacated Calvin because he owns property on either side of it. I don't know what's listed there as 26 or 30 North. Those are private owners.

Fascinating. I mistakenly thought the developer had acquired all of those properties, I am mistaken. I think as long as we would just inform this applicant of what has happened with Calvin Street in the past, then forewarned is forearmed in this case, as long as you know everything going in up front. Then this applicant could continue with the public process. Any comments or questions from the Commission? **Commissioner Bynum** said Commissioner, I'm having that recall as well, so I wonder if that's a check in with even our minutes to confirm. But nonetheless, I would—

Chairman McKiernan said Mr. Knapp, can you just click right there where your cursor is, Mr. Knapp? That is the developer that owns both sides of Calvin Street. And I am—I'm 99% sure we vacated it, even though it still exists. Because when we reconstructed 7th Street I'm pretty sure we put a curb to block access to Calvin Street.

Commissioner Bynum said my question originally was that, it's actually for Ms. McLaughlin, that tiny homes are not allowed by code, but with a variance, apparently it could happen, is what I think I'm understanding about—**Chairman McKiernan** said Commissioner Bynum. You are so in luck, because Kallie has her hand raised to answer your question.

Ms. McLaughlin said to talk a little bit about that south parcel development there on Calvin Street. When you kind of look at the larger picture, it does appear that we have combined that into one parcel, but when you look at the actual zoning of that parcel, it's still several different mixed zones. It appears that that development is either incomplete or the shot clock has kind of run down on that to complete, depending on how you want to look at it. They most likely need to come up with a final development plan and come back for that to remedy some issues and refine their project. I'm not sure if we could really look at that as a determining factor from this particular parcel, just because it would still probably need to go through a larger plan development process.

As far as lot 28 goes, when we get down to the narrow lot design guidelines, we did have a similar situation on the other property that I'm currently working on where the really only way to give a variance on house size that we have right now is to show an extenuated circumstance where you would not be able to create a house with sufficient—there's some underlying factor, like a significantly small, almost unbuildable parcel at this time. So there would have to be an underlying circumstance that would mitigate that size on that.

We are looking for as a tiny house kind of code, but that doesn't seem like it's going to be happening within the next year or so. We're not quite there yet. We have other things in the Planning plate, such as short term rental ordinances and so on. Unfortunately, she would have to meet the square footage requirement of that district.

However, there is a caveat with being part of the narrow lot design guidelines, which does allow for that ADU in the rear of the property. The narrow lot design guidelines allows for the detached rear garage with an accessory dwelling unit above it or studio apartment, which that goes back to see me about giving you the plans in the design guidelines for that individually offline, but it is possible to integrate off street parking and such, when we do just integrate a little bit better architecture and some creativity into these lots. So unfortunately, square footage has to be there for right now, unless they can prove through variance that they have an underlying circumstance that would prohibit them from doing so some other way.

Chairman McKiernan said fantastic. Thank you. You mentioned a final design review. I don't think that there was ever a preliminary design review on anything related to that bigger parcel, so it is speculative at best. **Ms. McLaughlin** said it might have been done as a preliminary plat, preliminary change of zone or with a vacation with the intent to come back with some refining but at this time it doesn't look like it. **Chairman McKiernan** said I've been part of more than one meeting regarding that parcel, and so far, nothing has panned out. So, I appreciate that. Do any other members of the committee have any comments or questions regarding this particular parcel?

Action: **Commissioner Davis made a motion, seconded by Commissioner Stites, to approve A12.**

Chairman McKiernan said we've got a motion and a second to approve as submitted before we take that vote we'll just double check to see if anyone submitted written correspondence regarding A12, 28 North Tremont? **Ms. Sparks** said no comments were received. **Chairman McKiernan** said is there anyone joining us online who would like to comment on A12, 28 North Tremont Street? Then finally, is there anyone joining us here who'd like to comment on A12, 28 North Tremont? Seeing no one coming forward. Roll call, please.

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

13. Joel Ortiz – 1 home
2515 N 63rd St – 001000

Unified Government Land Bank Application Reviewer

Browse the current land bank applications in the map and list below.

Select Meeting Date: Meeting is

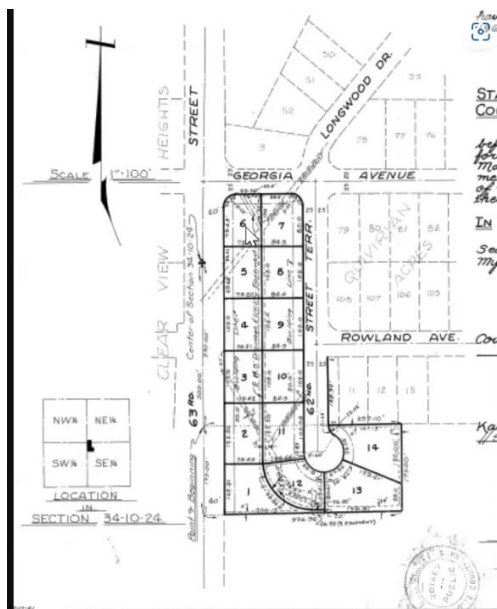
Parcel ID	Address	Status
A10	Parcel 143024	NewConstruction
A11	23 S 18TH ST Parcel 103737	NewConstruction
A12	28 N TREMONT ST Parcel 120402	NewConstruction
A13	2515 N 63RD ST Parcel 001000	NewConstruction
A14	1598 N 86TH ST Parcel 934501	NewConstruction

Joel Ortiz
 Address: 2515 N 63RD ST
 Parcel: 001000
 NewConstruction
 - Single Family Home

Parcel Details:
 Zoning: R-1 Single Family District
 Acre: 2.87
 Frontage: 0

Building Details:
 Number of Units: 1
 Bedrooms: 3
 Baths: 2
 Square Feet: 1,200

Mr. Knapp said A13 is at 2515 North 63rd Street. They want to build a single-family home on this parcel. This parcel is 2.87 acres and during our staff review, it came out that this parcel is actually split up into 14 different parcels on its plat.



I was told that our GSS can split those parcels out today and map them out to make 14 different parcels. I know in the Land Bank, I get several requests for, do you have whole subdivisions, and this would be a whole subdivision. So, staff is not recommending approval for one home on this big lot. They would rather cut it up and have 14 homes.

Commissioner Stites said when you say that you, time to time, have had developers come in and asking for whole subdivisions, have they been steered towards this location? **Mr. Knapp** said I did not know about it until I met with staff, because—**Commissioner Stites** said hopefully

you've kept good notes, and now you can, well—**Mr. Knapp** said of course, I kept good notes. **Commissioner Stites** said potentially could reach back out to them and let them know the outcome of this would—that there may be a location.

Chairman McKiernan said any other comments or questions from committee?

Commissioner Davis said Mr. Joel Ortiz is the name of the applicant. I would invite them to come back and apply for one of the 14 parcels if this location is of their desire, or many of the other parcels that we have in the Land Bank.

Action: **Commissioner Davis made a motion, seconded by Commissioner Stites, to deny A13.**

Chairman McKiernan said there's a motion and a second to deny this application as submitted. Before we take the vote, I'll just ask if we received any written correspondence regarding North 63rd Street, A13. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said we did not. I'll ask if there's anyone joining us online who'd like to comment on A13, North 63rd Street. I see no hands being raised. I'll ask if there's anyone who's joined us here, if they'd like to comment on North 63rd Street. I see no one coming to the lectern. Roll call, please.

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

14. Joel Ortiz – 1 home

1598 N 86th St – 934501

15. RA Engineering – 1 home

1598 N 86th St – 934501

Unified Government Land Bank Application Reviewer

Browse the current land bank applications in the map and list below.

Select Meeting Date: Meeting is

Application	Address	Parcel	Status
A10	NVC	Parcel 143024	NewConstruction
A11	23 S 18TH ST	Parcel 103737	NewConstruction
A12	28 N TREMONT ST	Parcel 120402	NewConstruction
A13	2515 N 63RD ST	Parcel 001000	NewConstruction
A14	1598 N 86TH ST	Parcel 934501	NewConstruction

Joel Ortiz
Address: 1598 N 86TH ST
Parcel: 934501
NewConstruction
- Single Family Home

Parcel Details:
Zoning: R-1 Single Family District
Acre: 0.46
Frontage:

Building Details:
Number of Units: 1
Bedrooms: 3
Baths: 2
Square Feet: 1,300

Mr. Knapp said A14 and A15 are on the same lot, so two people want the same lot. A14 got their application in first, but theirs is for a manufactured home.

Unified Government Land Bank Application Reviewer

Browse the current land bank applications in the map and list below.

Select Meeting Date: Meeting is

Application	Address	Parcel	Status
A12	28 N TREMONT ST	Parcel 120402	NewConstruction
A13	2515 N 63RD ST	Parcel 001000	NewConstruction
A14	Parcel 934501	Parcel 934501	NewConstruction
	Single Family Home		
A15	1598 N 86TH ST	Parcel 934501	NewConstruction

RA Engineering
Address: 1598 N 86TH ST
Parcel: 934501
NewConstruction - Single Family Home

Parcel Details:
Zoning: R-1 Single Family District
Acre: 0.46
Frontage:

Building Details:
Number of Units: 1
Bedrooms: 3
Baths: 2
Square Feet: 1,400

Then A15 got theirs in like 15 days after that other one, but RA Engineering has rehabbed several houses. They're a proven Land Bank builder, and so kind of sums up. **Someone** was inaudible. **Mr. Knapp** said yes.

Chairman McKiernan said comments or questions from the committee on these two applications for the same parcel?

Commissioner Davis said I see identical names, but Jud, can you confirm that one for A14 is the same applicant as A13? **Mr. Knapp** said yes, Commissioner, that is correct. He's looking to start his business of building these homes. **Chairman McKiernan** said the newly, to be replatted, on

North 63rd Street would be a perfect place to start building homes. **Mr. Knapp** said yes. **Chairman McKiernan** said any other comments or questions from the committee?

Commissioner Townsend said I just want to follow with up that to make sure I understand what Commissioner Davis just brought to our attention. So, 14 and 15 are applicants vying for the same piece of property. 14 is also the same individual who we just denied the application because he wanted to build one home on 14 plats. Correct? Okay. Mr. Knapp, between 14 and 15 applicants for the same property, who came first did you say? **Mr. Knapp** said A14. **Commissioner Townsend** said A14. Okay, thank you.

Commissioner Bynum said does our Building Code or zoning dictate where a manufactured home can go? **Chairman McKiernan** said why, Kallie was as quick as you could be on her hand, and she will answer your question right now.

Kallie McLaughlin, Planning and Zoning, said as far as manufactured home, no, not necessarily by zoning code. However, there are some design guidelines in different areas of the city, like the Prairieville Piper Plan, there's some things going on in Rosedale that do dictate that, but in this particular area there's not.

However, if you do look at the pictures that the applicant is applying, just want to be very clear that it is a manufactured home and not a mobile home, which are two different things. That does appear to be a manufactured home, but when you scroll through the rest of the photos, it looks like it might be a mobile home the way the skirting was done, I'm not entirely sure. As long as it is not a mobile home, manufactured—that looks pretty mobile home to me in that photo. There are some specific standards and how mobile homes are placed on a parcel. As long as they could prove that they can meet those standards, they would still be able to do so, and that's found in the R-M section of our zoning code. So if it's a mobile home, yes. If it is a manufactured home, no. And there's no other underlying design guidelines other than that, that I'm aware of.

Commissioner Townsend said did I hear that correctly, Ms. McLaughlin said that mobile homes, yes, and manufactured homes, no? **Ms. McLaughlin** said that is correct. Mobile homes have a particular way that they have to be placed on a parcel if they are going to be put in a district that is not an R-M mobile home, manufactured home district, which as a manufactured home has to deal with the way it's constructed off site and then put together on site, where a mobile home is

usually on a movable chassis. It's a different type of construction, even though they look similar. So we just need that clarification that if they decide to go with a mobile home that they will follow the building inspection codes for that as far as mounting it on a permanent foundation, and so on. And that they also orient it in a way that's described in the R-M zoning district.

Commissioner Townsend said okay, but there'd be requirements for the placement of a manufactured home, wouldn't there be also? **Ms. McLaughlin** said not quite in the same way. A manufactured home isn't considered a mobile. It doesn't come on a chassis. It's built on site and by default it comes with the ability to put it on a foundation. Whereas a mobile home, you have to specify to them that they need to be anchored permanently affixed to a foundation, that they have to be oriented with the front door facing the property line, whereas mobile homes usually their door faces sideways towards their adjacent neighbor. So there's some extra specifications like that that don't necessarily apply to a manufactured home. **Commissioner Townsend** said I guess what I'm trying to get to is, for either iteration of home, there would be certain things that would have to be followed, right? **Ms. McLaughlin** said there would be, it's just a little bit more challenging for a mobile home. **Commissioner Townsend** said but it's not that either one could not be placed there. **Ms. McLaughlin** said correct.

Commissioner Townsend said Mr. Knapp, the applicant at number 15 who wants the same property, can you show me again what his depiction of what he wanted to put there look like? I can barely see, but a more traditional looking home? **Mr. Knapp** said yes, Commissioner.

Commissioner Bynum said I just wonder if, I hate to say it, but perhaps we could speak with the applicants because the gentleman in A14 in his applicant information says, I have spent 10 years and as an architectural drafter, designing houses and layouts for homeowners and contractors. My father-in-law is a 30-year general contractor, which would lead me to believe that he wants to design and build a home, but that's not the picture we've been given, so it confuses me. For whatever it's worth, applicant two is suggesting a more traditional looking home that certainly fits in with the character of the neighborhood, much more than a mobile home or a manufactured home.

Chairman McKiernan said Commissioner Bynum, you probably haven't been in a meeting where I've opined that a lot of the pictures that are included with these applications are just chosen with a dart because there is actually a picture in one of the applications for tonight that

is an existing home on North 10th Street. I know exactly where it is. I suppose it's just a reasonable facsimile of what will be constructed there. Are you making a motion that we hold these two over for the purpose of speaking with both applicants? **Commissioner Bynum** said I am.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Townsend, to hold over A14 and A15 to specify and clarify what is going to be built.**

Commissioner Stites said so tell me if I'm right, A15 was the applicant for A13? No, backwards. So A14 now, they may be interested in looking at a single location of the A13, right? So maybe we can help them both.

Chairman McKiernan said not to muddy the waters, Commissioner Stites, but let me do it. If you look down under application B2 you'll find the same applicant as A15. So each of the two applicants for that property on North 86th Street have other applications for other locations. We're going to hold these over for the period of one month with instructions for Mr. Knapp to contact them both and clarify what? **Commissioner Bynum** said what exactly it is they would hope to build.

Chairman McKiernan said so just to clarify what they're going to build on those properties. There's been a motion and a second. I'll, just for the sake of thoroughness, ask if we received any correspondence regarding A14 or 15. **Ms. Sparks** said no comments received. **Chairman McKiernan** said I'll ask if anyone online would like to comment on A14 or 15, North 86th Street? I see no hands being raised. I'll ask if anyone who's joined us here would like to comment on 14 or 15, North 86th? I see no hands. Roll call, please.

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

B. Multi Family – 15 Units

1. DreSean Johnson – 3 Units
1837 S 35th St – 170215
2. RA Engineering – 10 Units

3038 Suntree Plz – 125603

3. Darlene Dunn – 2 Units

5666 Yecker Ave. – 037189

Mr. Knapp said I believe with Section B I can go through all three of them, but if you don't think so, just stop me.

The screenshot displays the 'Unified Government Land Bank Application Reviewer' interface. On the left, a list of applications is shown, with B1 selected. The main map area shows a satellite view of the property at 1837 S 35TH ST, with a blue outline indicating the application area. To the right of the map, detailed information for application B1 is provided.

Application	Address	Parcel	Construction Type
A13	2515 N 63RD ST	Parcel 001000	NewConstruction
A14	Parcel Y34501	Parcel 934501	NewConstruction
A15	1598 N 86TH ST	Parcel 934501	NewConstruction
B1	1837 S 35TH ST	Parcel 170215	NewConstruction
B2	3038 SUNTREE PLZ	Parcel 125603	

Parcel Details:
 Zoning: R-2 Two Family District
 Acre: 0.50
 Frontage: 177

Building Details:
 Number of Units: 3
 Bedrooms: 2
 Baths: 2
 Square Feet: 1,800

B1 is at 1837 South 35th Street. This one, the applicant wants to build three units. The zoning is currently for two units. This would require a zoning change to R-3 so this would require another public meeting. RP-5 is in the area, so staff doesn't see an issue with changing it to R-3

The screenshot displays the 'Unified Government Land Bank Application Reviewer' interface. On the left, a list of applications is shown, with B2 selected. The main map area shows a satellite view of the property at 3038 SUNTREE PLZ, with a blue outline indicating the application area. To the right of the map, detailed information for application B2 is provided.

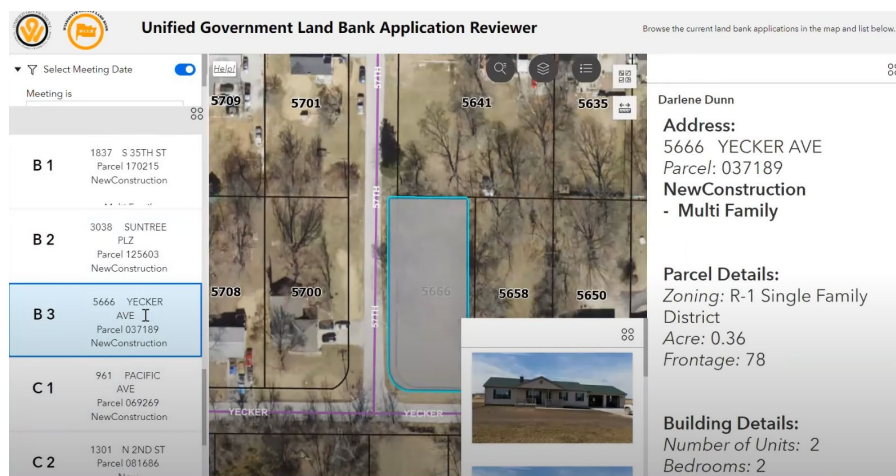
Application	Address	Parcel	Construction Type
A13	2515 N 63RD ST	Parcel 001000	NewConstruction
A14	Parcel Y34501	Parcel 934501	NewConstruction
A15	1598 N 86TH ST	Parcel 934501	NewConstruction
B1	1837 S 35TH ST	Parcel 170215	NewConstruction
B2	3038 SUNTREE PLZ	Parcel 125603	

Parcel Details:
 Zoning: RP-5 Planned Apartment District
 Acre: 1.09
 Frontage: 220

Building Details:
 Number of Units: 10
 Bedrooms: 10
 Baths: 10

Alright, B2, is with RA Engineering, the same applicant as A15 that we just talked about. They want to build a 10-unit, multifamily apartment. This is what they plan it to look like.

It is zoned correctly for this, so there wouldn't necessarily be another public meeting. But because of that, RP-5, the P in there, there will be a plan review from Planning where they look at it. I do have to say that, since this is a multifamily, it will go through the DRC process, and they'll have a bunch of staff—**Chairman McKiernan** said could you just zoom out on that, just so that the rest of the committee can appreciate that this is in a multifamily district. Zoom in just a little bit more so we see the aerial. There we go.



Mr. Knapp said that takes us to B3 that's at 5666 Yecker Avenue. This applicant is kind of torn on if they want to do a duplex or a single-family home. It is currently zoned R-1 for a single family, but there are duplexes in this neighborhood, so it would match the character of the neighborhood if there was a zoning change for a duplex and the zoning change would require another public meeting. So, Commissioner that concludes items in the B section.

Chairman McKiernan said any comments or questions from the committee?

Action: Commissioner Davis made a motion, seconded by Commissioner Stites, to approve Items B1-B3.

Chairman McKiernan said there's a motion and a second to approve all three of the B Items as submitted. That's B1, B2, and B3. I'll just ask if you received any correspondence regarding any of these items? **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'll ask if anyone who's joined us online would like to comment on any of these three multifamily

applications? I don't see any hands being raised. I'll ask if anyone who's here in the room with us would like to comment on any of these three multifamily applications. I do not see any anyone coming forward. Roll call, please.

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

C. Commercial – 4

1. Roberto & Nancy Rodriguez – Insurance Agency 961 Pacific Ave - 069269

Unified Government Land Bank Application Reviewer

Browse the current land bank applications in the map and list below.

Select Meeting Date: Meeting is

B 1 1837 S 35TH ST Parcel 170215 NewConstruction

B 2 3038 SUNTREE PLZ Parcel 125603 NewConstruction

B 3 5666 YECKER AVE Parcel 037189 NewConstruction

C 1 961 PACIFIC AVE Parcel 069269 NewConstruction

C 2 1301 N 2ND ST Parcel 081686 New

ROBERTO & NANCY RODRIGUEZ

Address: 961 PACIFIC AVE
Parcel:
NewConstruction
- Commercial

Parcel Details:
Zoning: R-1 Single Family District
Acre: 0.13
Frontage: 50

Building Details:
Number of Units:
Bedrooms:
Baths:
Square Feet:

Mr. Knapp said that takes us into our commercial item. C1 is at 961 Pacific Avenue. This parcel they want—they currently rent an insurance agency at 10th & Kansas Avenue. The rents increasing and they want to build their own building, so they're looking for a place to do that. Unfortunately, this location is zoned R-1 so that's for a single-family home. During my staff reviews, they're like, there needs to be a little bit of transition between residential and commercial. They thought that maybe it could be like a mixed-use building with residential up top, but looking at—each corner is commercial already at 10th & Pacific. So basically, they'll need a change of zone to commercial to build their building here. **Chairman McKiernan** said my observation was the same as yours, Mr. Knapp, that there are commercial on the other three corners of that intersection. Any comments or questions from the committee?

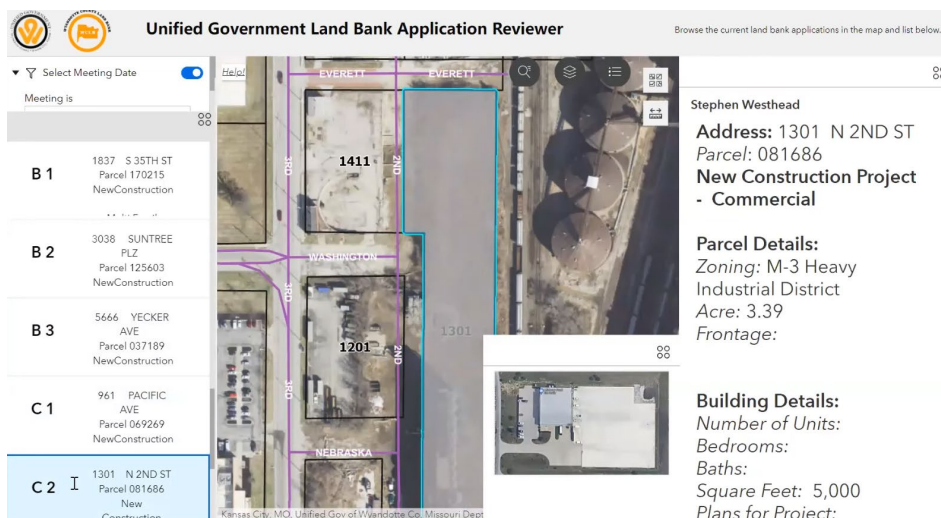
Action: Commissioner Davis made a motion, seconded by Commissioner Townsend, to approve C1.

Chairman McKiernan said there's been a motion and a second to approve as submitted. Just to be thorough, did we receive any correspondence regarding this application? **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'd ask if there's anyone online who would like to comment on this application, which would be C1, 10th & Pacific Avenue, rather. I see no hands being raised. I'll ask if there's anyone here in the room who would like to comment on this application. Seeing no one coming forward. Roll call, please.

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

2. Stephen Westhead – US Trailer Rentals

1301 N 2nd St – 081686



Unified Government Land Bank Application Reviewer

Browse the current land bank applications in the map and list below.

Select Meeting Date: Meeting is: [toggle]

B 1 1837 S 35TH ST Parcel 170215 NewConstruction

B 2 3038 SUNTREE PLZ Parcel 125603 NewConstruction

B 3 5666 YECKER AVE Parcel 037189 NewConstruction

C 1 961 PACIFIC AVE Parcel 069269 NewConstruction

C 2 I 1301 N 2ND ST Parcel 081686 New Construction

Stephen Westhead
Address: 1301 N 2ND ST
Parcel: 081686
New Construction Project - Commercial

Parcel Details:
Zoning: M-3 Heavy Industrial District
Acre: 3.39
Frontage:

Building Details:
Number of Units:
Bedrooms:
Baths:
Square Feet: 5,000
Plans for Project:

Mr. Knapp said C2 is at 1301 North 2nd Street. The plan is to get—it's for US Trailer. They'd run a trailer rental business where companies could come rent trailers, come pick them up from this location, and take them wherever they need to go. The only problem with this one is we have some silos on this lot that are standing here. When I first got here, we got a demo estimate. It'll cost us \$500,000 to demo those silos, and that's three years old. So what this application will do, they'll tear down the silos, they'll put a parking lot, they'll build a building, they'll have five employees on site, and they'll rent trailers from it.

The staff comments on this one, parking trailers requires a special use permit and the Northeast KCK Heritage Trail Plan has this as a possible storm water asset in their plan. The Land Bank Advisory Board and Groundworks opposes this application. They see this property could be used for bigger things, since we have the Rock Island Bridge, and just tapping into that closeness to the river there could be some economic benefit by keeping this. Then the Fairfax Industrial Association, they had no objections with this project.

Chairman McKiernan said thank you, Mr. Knapp. Comments or questions from the committee?

Commissioner Townsend said I would appreciate the opportunity to talk more to the person proposing this about what this is. I know that there has been some interest for development in that area, more in keeping with additional housing. But I would ask for the opportunity to speak more directly with this person proposing and just move to hold this over to the next month.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to set over C2 to the next meeting.**

Commissioner Davis said I was going to say though, I know that, at least reading within this profile, this is a potential business that would be coming over. So if it's not this particular area, which I completely understand, I think it would behoove us and staff and whoever to really maybe find another location if not this one. I'd just hate for us to lose on that economic opportunity, but I do second that.

Commissioner Stites said well, I can only assume that that demo didn't go down from the \$500,000, it probably went up. The zoning here is M-3 heavy, not residential. And I don't know, are those lots to the west, 1411, 120—my eyes are going. 1201, yeah. Those are residents or what are those to that side? If I remember right, they were kind of like just storage lots, right? **Mr. Knapp** said from the aerial views, it looks like there's trailers on 1201 currently. There's just two buildings on 1411 and trailers on 1000. **Commissioner Stites** said so it really fits the character of the neighborhood, heavy industrial type, M-3 zoning. I would say, somebody that's wanting to relocate and put a business in our downtown area, which I think we all want, they're going to have,

what'd you say, five jobs, foot the bill for the demo, get it off of our Land Bank properties, and start paying property taxes. I think is a good thing. I hope we don't drag our feet so long that they look to go elsewhere because as we all know with development and if they're looking for a location, time kills all deals. I hate kicking things down the road and potentially seeing someone go elsewhere. I will be voting no because I am ready to not kick this can down the road.

Commissioner Townsend said I can appreciate Commissioner Stites' concern about losing opportunity, but I think one month is not really going to kill the deal. So that we give the people who live in that area and live near there, and as we look at redoing that area, just some more time. And as Commissioner Davis suggested, look somewhere else for this that might be more suitable. So I appreciate that.

Chairman McKiernan said while I appreciate that, as I look at the aerial, I'm not sure how many people actually live within a block or two of that. There is some—over at 3rd Street, it would appear that there is. I mean, I certainly appreciate wanting to be more thoughtful and deliberate about this, but I personally think it would be a benefit for us if those elevators were to come down.

So, we've had a motion and a second to hold this for the period of one month for the purpose of talking with the applicant in greater detail about the plans for the area. I'll ask if there was any correspondence regarding this item, which is C2. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'll ask if anyone who's joining us online would like to make a comment on this application, C2. I do have Elnora Jefferson. Ms. Jefferson, we will enable you to speak. You are now, go ahead and unmute, if you would just for the record, name and city of residence, and then three minutes for your comments.

Elnora Jefferson, Kansas City, Kansas, said I want to say that in looking at this application, I perused the Northeast Kansas City Kansas Heritage Trail. This particular location, from my understanding, has the potential to aid the Unified Government in meeting its qualifications or its commitment, excuse me, on the Consent Decree that it has with the EPA. This area also, as was said by staff, facilitates the stormwater overflow, facilitates the green infrastructure and returns to the northeast something that is very much needed.

It wasn't until I had an opportunity to meet a legacy historian that I really fully understood that this area to the east that we see, beyond the silos and so forth, is some of the original land where the Wyandotte Native Americans, as well as Lewis and Clark, the Kaw, and so forth, had

their historical beginnings, which is all part of the heritage of Northeast KCK. With that and the ability to overlook and look at Kansas City, Missouri and in some cities, as well as to develop that riverfront, I would like to add that if this commission sees favor to approve the one month hold over, then also consider a component of adding the expertise of directors Gunnar Hand, Jeff Fisher, and others who can really sit down and go over the amount of information that's in the plan and tell us what we would be doing were we to allow this particular application to go forward versus what it could be for the future.

Chairman McKiernan said thank you, Ms. Jefferson, I appreciate the comment. I don't see any other hands raised online. I'll ask if there's anyone here joining us in the room who'd like to make a comment on this application. Seeing no one come forward, there has been a motion and a second to hold this over for the period of one month for the purpose of talking with the applicant. Roll call, please.

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

3. John Burns – Tractor Storage 2280 Russell Ave – 161804

Unified Government Land Bank Application Reviewer

Browse the current land bank applications in the map and list below.

Select Meeting Date: Meeting is

B 3 5666 YECKER AVE Parcel 037189 NewConstruction

C 1 AVE Parcel 069269 NewConstruction

C 2 1301 N 2ND ST Parcel 081686 New Construction

C 3 2280 RUSSELL AVE Parcel 161804 NewConstruction

C 4 1902 N 7TH ST Parcel 095211 New Construction

John Burns

Address:
2280 RUSSELL AVE
Parcel: 161804
NewConstruction - Commercial

Parcel Details:
Zoning: C-3 Commercial District
Acre: 0.31
Frontage: 118

Building Details:
Number of Units:
Bedrooms:
Baths:

Mr. Knapp said C3 is at 2280 Russell Avenue. The applicant wants to build a tractor storage lot for owner/operators that are in the area so they could park their trucks. This is the picture they

provided me. Staff's comments on this would require variance in the change of zone and both items would require another public meeting. The Land Bank Advisory Board is not recommending this project for approval.

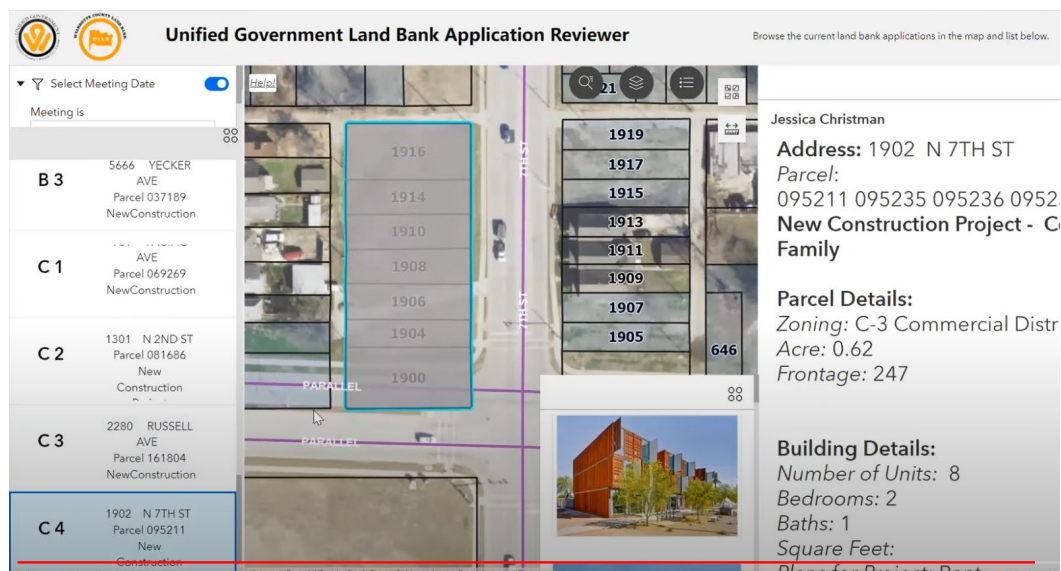
Action: **Commissioner Burroughs made a motion, seconded by Commissioner Davis, to deny C3.**

Chairman McKiernan said there's a motion and a second to deny this application as submitted. I'll ask if we received any correspondence regarding this particular application. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'll ask if there's anyone online who'd like to comment on C3, Russell Avenue? I see no hands raised online. I'll ask if there's anyone in the room with us who'd like to comment on C3, Russell Avenue? There's been a motion and a second to deny the application as submitted. Roll call, please.

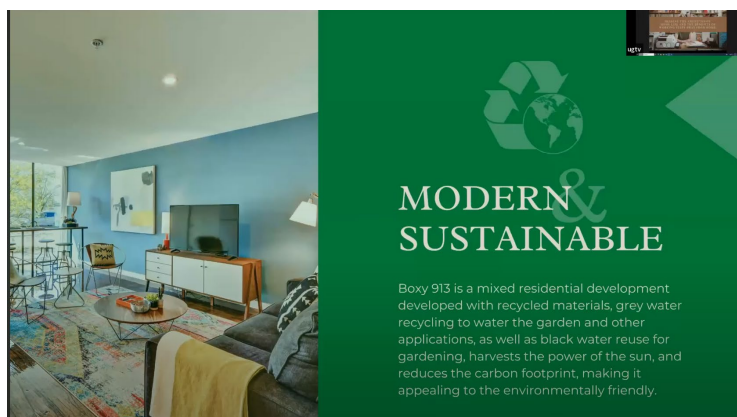
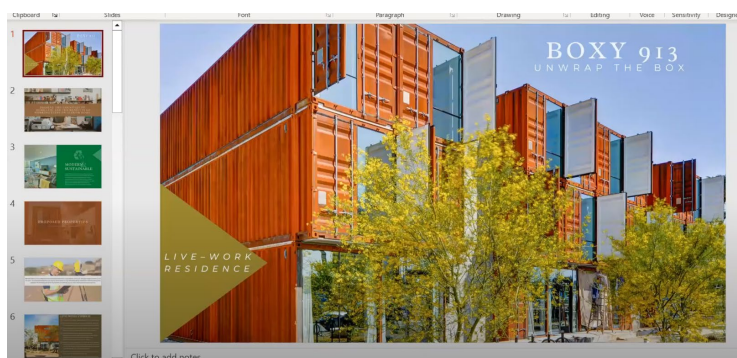
Roll call was taken and there were six “Ayes,” Bynum, Stites, Davis, Townsend, Burroughs, McKiernan.

4. Jessica Christman - Mixed-use development

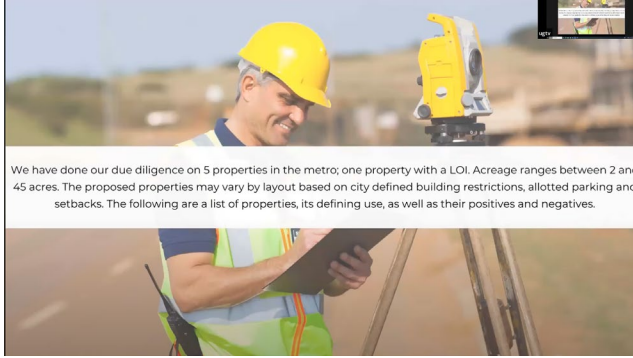
1902 N 7th St – 095211
 1904 N 7th St – 095212
 1906 N 7th St – 095213
 1908 N 7th St – 095214
 1912 N 7th St – 095215
 1914 N 7th St – 095216
 1916 N 7th St – 095217



Mr. Knapp said C4 is at 1902 North 7th Street. It's multiple parcels on that block there. They want to build—this was held over from last month's meeting and the applicant wants to build a mixed use building out of shipping containers, eight residential units and a commercial ground floor. The developer has met with Groundworks about this project before I brought it to you, and then the Land Bank Advisory Board asked for a list of other projects that they have been working on or been involved with. I did get that and actually the addresses are over here on the side. The addresses are here, the other projects they're involved with. The Land Bank Advisory Board had a comment that the neighbors were not notified because there is no neighborhood group in this area, but that's why I referred them to Groundworks. Then, the staff's comments on this project is a change of zone and a master plan amendment, both of those would require another public meeting. The applicant also has a PowerPoint they would possibly like to share. **Chairman McKiernan** said I'd ask the committee if you wish to view the PowerPoint that's been submitted? **Mr. Knapp**, if you could go ahead and bring that up, please. **Mr. Knapp** said I don't know if they're online. I don't know what it is. **Chairman McKiernan** said I see. I only have two people who are online right now. I have a Nancy Hernandez and then I have a Samsung. I take it that that is a mobile phone ID number that I'm looking at online. If either of the people who are online are connected with this application, I'd ask you to raise your hand so that you can help inform the committee about this application, which is C4 on North 7th Street, mixed-use development. Neither of the people who are online are raising their hand right now. Do you have this PowerPoint loaded locally here, or do they need to show it remotely? **Mr. Knapp** said I have it, but I can't present off of it. **Chairman McKiernan** said can it be viewed on the screen?



Mr. Knapp said there's more. It's like 15 slides. **Commissioner Stites** said are we going to hear anything? (inaudible) **Mr. Knapp** said that's why I can't present it.



We have done our due diligence on 5 properties in the metro; one property with a LOI. Acreage ranges between 2 and 45 acres. The proposed properties may vary by layout based on city defined building restrictions, allotted parking and setbacks. The following are a list of properties, its defining use, as well as their positives and negatives.



LIVE-WORK CONDO

- ✓ 2-3 bedroom upscale condos with their own retail below.
- ✓ Hi-tech homes could price between 400-600K. Rent for the conjoined units could be \$3,000-4000/mo plus NNN.
- ✓ Unsold/Rented units could be AirBNB. Temporary usage allows for relet and sample unit for potential buyers.
- ✓ Ideal for small law firms, general retailers (e.g., designers/producers), architectural firms, coffee shops, confection shops, tech companies, realtors, and businesses that operate exclusively online.
- ✓ Retail would be appealing to our target market, because of the skyrocketing cost of living. Operating an all-in-one unit with ground floor storefront would reduce operating costs for startups thru mature businesses.
- ✓ Growing trend of micro sustainable living is on the rise, making this an attractive item for sale.
- ✓ Amenities include: a small pool, gym and clubhouse.

DISTILLERY & RESTAURANT

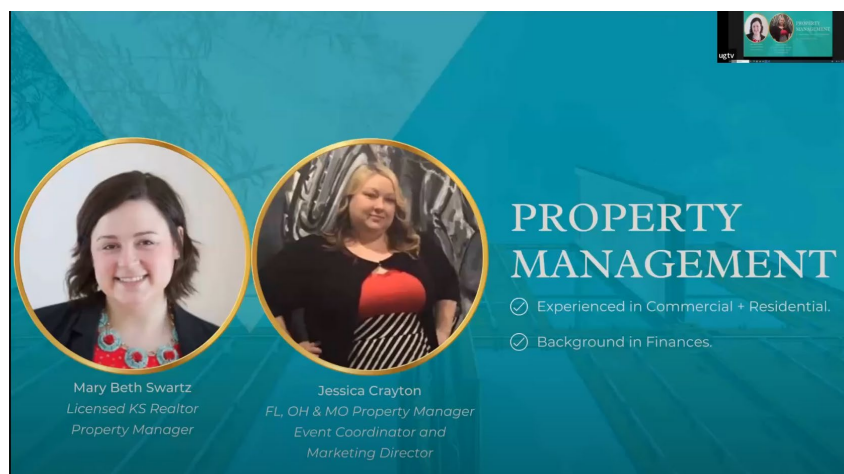
- ✓ Anchor, estimated to draw between 50,000-100,000 people per annum.
- ✓ Restaurant committed to being ethically responsible, sourcing local, recycling, utilizing cost savings energy usage, and alternative dishes.
- ✓ Attracts a financially affluent customer base.
- ✓ Unit will not include a home above, but can capitalize on ground usage, by building below.
- ✓ Tenant will do 10yr lease. Supplies own equipment and installs.



EVENT SPACE

- ✓ An event space for weddings, conferences, live music, auctions, milestone events, and more.
- ✓ Rentable space would be income producing. Fees based on usage.
- ✓ Next door restaurant would regularly use to draw in more customers, plus provide customizable menus for catering.
- ✓ Audio tech and camera work will be provided by the tenant below this space, an audio/film studio.
- ✓ Large surface area on roof makes it ideal for solar panels and could provide extra electricity for the residents when not in use.





Chairman McKiernan said so we've got a PowerPoint on auto advance. **Mr. Knapp** said no, I'm advancing it. **Chairman McKiernan** said oh, you're advancing it. **Commissioner Stites** said is there any architecture to it or, I mean, design? I make a motion we hold it over till next month, till we get our—**Chairman McKiernan** said we've held this at least once, I believe.

Commissioner Townsend said at my request this was held over to allow me time to meet with the developers and also the neighborhood group that is adjacent. What you're seeing is basically proposed at the corner of 7th & Parallel Trafficway, that would be the northwest corner. So it is a major thoroughfare point, not only for District One, but throughout the city. It's on a hot route. Let me also note that the applicant's request would be right across the street to parcels that were part of the Tremont project that we heard presented at last month's meeting. Ms. Elnora Jefferson and Ms. Vanessa Gilliam, who's President of the Caring Neighbors Association, whose territory does involve this area now, it may not have a month ago, but they were right adjacent to it.

We did meet with the proposed developers, and my concern with this is that it does not meet from a compatibility aspect with what has been proposed, a thoughtful proposal for the Tremont development. Also on the same side of the street, but further north and a little bit west, about a year ago, this committee approved an option agreement for more traditional looking multi-apartments and townhouses that I'm sure having talked to counsel, Curt Petersen, forgive me, I don't remember the names of the actual developer, but that is moving forward. So this would stick out and not, I believe, in the most compatible way for these.

Also, because I do want to encourage development in Wyandotte County and District One, referred the developers to the three areas that the UG set out for request for qualifications to build,

one being the site near 6th & Minnesota, the other near 18th & Quindaro is possible development. We did not talk about Indian Springs. However, I believe, if anything, these might work better somewhere else, but not on the proposed corner.

Action: **Commissioner Townsend made a motion to deny C4.**

Chairman McKiernan said a personal observation, and Commissioner Stites, we'll get to you in just a second. Personal observation would be because it's across the street from another proposed development should not automatically preclude any application from coming forward and being fully considered. I think there are other considerations for this one that would cause me to support your motion, but just being geographically adjacent, I do not believe is grounds for denial. **Commissioner Stites** said I would agree. And I, in my little rant there, I made a motion. I will rescind that motion and I will second Commissioner Townsend's motion.

Action: **Commissioner Stites seconded motion to deny C4.**

Chairman McKiernan said we now have a motion and a second to deny the application as submitted.

Commissioner Davis said yeah, and I agree with that motion. Again, probably for the—there's a lot of things for Land Bank policy we want to look at, but these shipping container designs are very popular because of the affordability of building. So, there's a lot of discussion we can have at that level, but I would encourage all members of this particular committee to look at what is happening with these designs because they aren't going anywhere, especially giving the cost of building new anything across this country.

Commissioner Townsend said I agree that the consideration of a thoughtful, preplanned and (inaudible) development across the street should not be the only consideration. Even not having that I still believe that, as presented, this is in the wrong location for the way that it looks. So thank you for reminding me, that was a point I wanted to make. There may be some use for this, which is why, during that conversation on about April 10, following our last meeting, I encouraged them to look at other places and where the Unified Government is actively seeking

developers. But I believe, and Ms. Gilliam was supposed to be on tonight, that this is the wrong place at the wrong location. Wrong design, wrong location.

Commissioner Bynum said I just want to address a comment from our Land Bank Advisory Board, and that is the last statement, residents that live outside of an official neighborhood group are not getting notified of upcoming projects, should they be treated equally? I think that's a comment that could go to our Policy Review Committee to have a conversation about. How could we make that happen?

Chairman McKiernan said let's see, I don't think I've asked for correspondence on this one. Did we receive any correspondence related to C4? **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'll ask if anyone is joining us online would like to comment on C4, North 7th Street. I'll ask if anyone in the room would like to comment on C4, North 7th Street, seeing no one coming forward, there was a motion and a second to deny the application as submitted. Roll call, please.

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

Item No. 2 – 212431...LAND BANK PROPERTY TRANSFERS

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

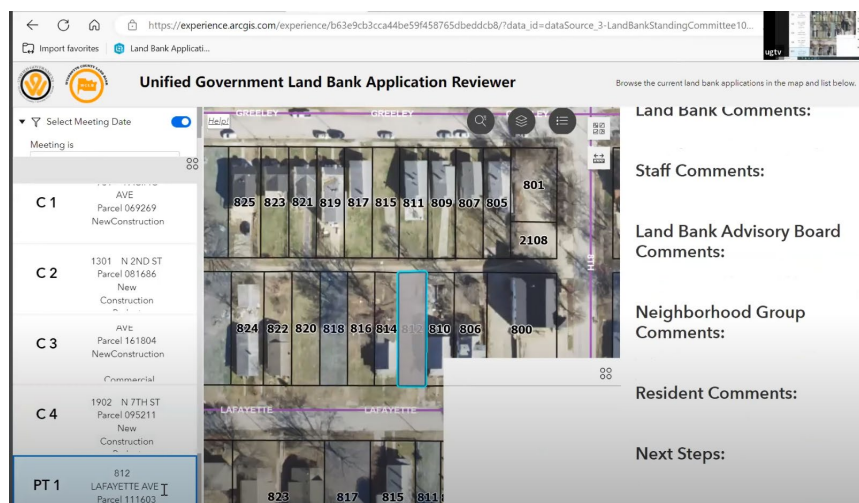
Please visit the new site to review the application below:

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

PT – Property Transfers

1. Lillie Williams

812 Lafayette Ave – 111593



Mr. Knapp said this is at 812 Lafayette Avenue. We've seen this one last month. This was a lot split between two neighbors. Last month we did 814 and they're going to split the lot 2/3rds 814 and then 1/3rd to 812. So 810 gets their shared driveway that used to be there for the house, and then 812 can do some grading work so water doesn't flow into their basement.

Action: Commissioner Burroughs made a motion, seconded by Commissioner Townsend, to approve.

Chairman McKiernan said there's been a motion and a second to approve as submitted. Given the fact that this has been before us several times, I will ask if there's anyone who'd like to comment on this application. We have received numerous communications about this prior to tonight's meeting. I do believe everything has been communicated. I'll ask for a roll call, please.

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

Item No. 3 – 212432...LAND BANK HOLD AREA

Synopsis: Requesting consideration for the Wyandotte County Land Bank to hold all properties held by it within the boundaries of Quindaro Boulevard to the North, 5th Street to the East, Parallel Parkway to the South, and 7th Street to the West for the future acquisition by Mt. Carmel Redevelopment Corporation, submitted by Jud Knapp, Land Bank Manager.

Mr. Knapp said this is a hold area that was requested in the last standing committee when Mt. Carmel came up with their Tremont project. This hold area is on Parallel Avenue, from 7th Street to 5th Street, and then all the way to Quindaro Boulevard from 5th Street to 7th Street.

Chairman McKiernan said thank you, that's it? Okay. **Mr. Knapp** said I'm in uncharted waters here.

Commissioner Townsend said this is in connection—this was the next step to be taken pursuant to moving forward the Tremont Project that this committee, maybe plus one or two members here. It was heard in the Economic Development setting last month and was enthusiastically welcomed as development, long term development, in an area that everyone says has long been neglected and that's true. The proponents from Mt. Carmel are here, Counselor Herb Hardwick and Executive Director of Mt. Carmel, Ms. Pamela Smart, are here if the committee wants to hear anything, but this was the announced next step.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to approve.**

Chairman McKiernan said there's been a motion and a second to approve as submitted. I will offer either of you the opportunity, if you wish to take it, to address the committee regarding this application. If you just make sure the little green light is on at the base of the microphone, we're good to go. If you'd give us your name and city of residence for the record.

Herb Hardwick, Hardwick Law Firm LLC, 2405 Grand Boulevard, Kansas City, Missouri, said on behalf of Mt. Carmel, we are pleased to come forward with respect to the Tremont Project. We believe that it is a transformational project that will have a major impact on the community. We are very clear that in order to proceed and to be successful, we need the Unified Government to be a partner of ours. With this step, we believe that this is a significant action to convey that to the marketplace so that we can initiate this project over the next few months—next few years. Thank you, if you have any questions, I'd be happy to answer.

Chairman McKiernan said thank you very much for your continued efforts in redeveloping this. Mr. Knapp, or I guess, Mr. Hardwick, I could ask you as well, is there a time frame contemplated with this hold or is it time limited? Or open ended or time limited?

Wendy Green, Assistant Counsel, said the way the resolution is written, it's pretty much unlimited. There's no time frame within the resolution. There was a resolution submitted with the item, so if the committee would like to modify that, it could be modified. But as of right now, there is no time frame.

Commissioner Townsend said thank you for that question, Mr. Chair. I think this harkens back to at least 2013 when I came on. At that time, there was no limitation for commercial holds and I don't know that I'm necessarily advocating for one now. This project is so new I don't want to unnecessarily burden them, but I think it would be appropriate to have maybe a check in by this group at a certain period of time, the second year, whatever. We're not even doing that right now with the option agreements, although there is a time limitation. I know that there have been some that are over a year old just on those. So with a project undertaking of this magnitude, I think it would be reasonable initially not to put any time limit on it, but the developers would have the expectation that this committee would want for them to come in periodically for an update, progress update. **Ms. Green** said I was just going to make a suggestion that if you're worried about a time frame, the Land Bank could always bring it back for another item, for a rescission of the hold if it goes on for a number of years and nothing's being done.

Chairman McKiernan said which is effectively, if I recall, what we did with the Northeast hold area 10 years ago maybe, was that we actually took action to lift the hold on that area at that time. So that would be an option for us moving forward.

Commissioner Davis said just real quick, I believe that we need to give these folks the time and the confidence to take it, that they can take to other developers. So I'm fine with not necessarily putting any particular time frame on this. However, in the Land Bank Policy Review discussions, we are discussing an option where, for a situation like this, the committee would grant it for two years. Then, after that two years staff would decide whether or not to grant another two years. Then, if there are still more problems, then staff would come back. So would be a total of four.

Not advocating that that would be the particular situation here, but that is something that we are contemplating from a process standpoint. Just wanted to make that clear and put that out there.

Chairman McKiernan said so although that would not apply to this application, it is something that the committee is considering for future development in policy. In the meantime, Ms. Green and Mr. Waters will undoubtedly be in contact with the group just to help take the next steps in the process. So, I feel comfortable we will have our fingers on the pulse of this project moving forward.

There has been a motion and a second to approve as submitted. I will, just for completeness sake, ask if we received any written communication regarding this application. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'm sorry, regarding this request for action. **Ms. Sparks** said no comments. **Chairman McKiernan** said I'll ask if anyone online would like to comment on Item #3, Land Bank Hold Area. Seeing no hands raised, we thank you both for attending tonight and for sticking with us until the very end. We appreciate your work, both tonight and moving forward. There's been a motion and a second to approve as submitted. Roll call, please.

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

PUBLIC AGENDA

No items for discussion.

ADJOURN

Chairman McKiernan said we have one more item of business, and that is a motion to adjourn.

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

Chairman McKiernan adjourned the meeting at 9:45 p.m.

RM

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, June 5, 2023**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, June 5, 2023, at 7:15 p.m., remotely via Zoom and on-site. The following members were present: Chairman McKiernan; Commissioners Davis, Townsend, Stites, Burroughs, Bynum. The following officials were also in attendance: Monica Sparks, Deputy UG Clerk; Jud Knapp, Land Bank Manager; Wendy Green, Assistant Counsel; and Alan Howze, Assistant County Administrator.

Chairman McKiernan said before I do call the meeting to order I just want to remind everyone that some committee members, staff, and the public are attending remotely via Zoom as well as those of us who are on site. Any participant joining by phone or by Zoom is asked to mute their devices when they're not speaking to avoid background noise.

We do ask that during the meeting everyone please announce yourself by name and title every time you speak so that the public who is observing from offsite knows who is speaking.

The public is allowed to participate by sending comments prior to the meeting, participate by Zoom during the meeting, or participate by offering comments here in our fifth floor meeting room.

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

Chairman McKiernan said that takes us to revisions for tonight's agenda. Mr. Knapp has just informed me that there are three late revisions to the meeting and that is items C1, C2, and C3 have been withdrawn and will not be considered at tonight's meeting. So again, C1, C2, and C3 have been withdrawn. Otherwise, the agenda still stands as originally published. So, C1, we have letter C. And we do jump from A to C, but it's okay because those are commercial. And there are four applications originally 1,2,3 and 4. 1,2, and 3 had been removed. Number 4 will be considered by this group tonight.

Approval of standing committee minutes from October 10, 2022. **On motion of Commissioner Davis, seconded by Commissioner Townsend, the minutes were approved.** Roll call was taken and there were six “Ayes,” Bynum, Stites, Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said that takes us to our committee agenda and all of the items on our committee agenda tonight are land bank applications. I'll turn the meeting over to Jud Knapp, our Land Bank Manager.

Committee Agenda

Item No. 1 - 212498...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/>

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. Andra 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

Jud Knapp, Land Bank Manager, said we'll start out with our single-family homes. A1 is for 17 South Cherokee Street. This is for a single-family home, they're planning to sell it and it meets the zoning and received no staff or neighborhood comments. A2 is at 1598 North 86th Street. This is also for a single-family home. It meets zoning and they are planning to sell it and it received no comments from staff. A3 is at 1955 South 98th Street. This is for a single-family home. This is in

Edwardsville. Edwardsville has their own Planning Department and building permits. So, a yes vote would be to approve the option to build a single-family home and the planning and the building inspection permit would come from the city of Edwardsville. Then, my same rules will still apply, that if they get that building permit and provide me with proof of funds, I will then transfer the property. A4 is at 2926 West 40th Avenue. This is for a single-family home. This one also meets zoning and didn't receive any comments from staff—yes it did, this has to go for the narrow lot review in the Rosedale Area Master Plan and that is it for that one. A5 is just right a block—like very close to the last one. It's the same applicant that's built on both of these. The address is 4007 South Thompson Street. It's for single-family home. They plan to sell this property. The same staff comment applies that they have to meet the narrow lot review in the Rosedale Area Master Plan. A6 is at 1256 Argentine Boulevard, this is for a single-family home. This is using two lots, but the 1258 lot is a triangle lot. It's very small. It's very close to being an unbuildable lot. Then if you look just to the north of it, there's another triangular lot that would match this if these lots were joined together. They want to rent this one. I didn't receive any staff comments or neighborhood feedback on this one. A7 is at 7651 Webster Avenue. This is for single-family home it does meet the zoning and didn't receive any staff or neighborhood feedback. A8 is at 1428 North 31st Street, it is for a single-family home. It does meet zoning, but because of the narrow lot review that will take place, the design will more likely change. The garage that is shown here would have to come off the back of the house and not the front, but other than that, it didn't receive any staff comments. So Commission, that completes Section A.

Chairman McKiernan said I'll now ask if the committee has any comments or questions on any of these applications. And before they can get there, I have a question about A4. That's the one at 2926 West 40th Avenue. I noticed that although there is a right-of-way platted, there does not appear to be any improved roadway west of Thompson on 40th Street. I want to just confirm that the applicant does not have an expectation that the Unified Government will extend roadway and/or utilities if there are no utilities currently provided for that lot, as a function of acquiring and building on this land bank lot. Do we know? **Mr. Knapp** said I will definitely put that stipulate—I will definitely share that with them.

Chairman McKiernan said I would not be inclined to build additional infrastructure at this point in time for that. Also, 2924 West 40th appears to have a multicar striped garage. Is that

a daycare? It just looks like there may be a fenced yard with play equipment and so I'm jumping to the conclusion that it's a daycare. **Mr. Knapp** said is or was. **Chairman McKiernan** said is or was, okay. I also just want to make sure that this applicant knows of this use which is not a single-family home right next door, and I assume they have if they looked at the lot.

Commissioner Stites said 2924, it looked like we owned it, or we own it. **Wendy Green, Assistant Counsel**, said yeah. we do. **Commissioner Stites** said well, what happened? **Ms. Green** said I have no idea. We probably took it in a tax sale and it hasn't been transferred yet. I'd have to do a little bit more research to figure it out. If you can grab me a parcel number, but yeah, the Unified Government is definitely the owner of that one. 132807? **Mr. Knapp** said that is correct, Wendy.

Commissioner Stites said I guess I'd just kind of comment not knowing what 2926 thinks about utilities or infrastructure to their location. I mean, if we own the one next to it—I don't know, it's just very odd to think about that it would kind of make more sense that that's one parcel, 2924 and 2926 are all combined. But I don't know what's going on at 2924 and if that's an operating business or whatever we're doing there with it, if it makes sense for that to expand to that other lot, I don't know, or if there is potential for expansion.

Commissioner Davis said I could be wrong or this might not be up to date, but just doing a quick Google search, it looks like our Housing Authority either currently owns or maybe they were the prior owner of this particular parcel. It does come up as KCK Housing Authority. 2924 West 40th, yeah. I don't know, we can look more into it, but yeah. **Alan Howze, Assistant County Administrator**, said it's immediately adjacent to Housing Authority units that are right there off of Thompson, coming off onto Mission Road. **Mr. Knapp** said I do have to add, this applicant also owns 2906 as a—so they're very aware of the neighborhood.

Commissioner Stites said so just for giggles, what's 2906 and inaudible. **Chairman McKiernan** said a private owner. **Mr. Knapp** said it's the same applicant. **Commissioner Stites** said my question is, why are they not building next to 2906 on land they already own that's similar in size to do the same thing? **Mr. Knapp** said I don't have an answer for you.

Chairman McKiernan said Mr. Knapp, do we consider 2926 to be a buildable lot because if I remember, the topography there, that land begins to fall away fairly severely, doesn't it, as it

heads down west towards Mission Road, or is it still up on the top of the hill at that point? **Mr. Knapp** said I can check here. **Chairman McKiernan** said as long as we have it listed as a buildable lot, it's really a moot point. Those are the only questions that I have. I would just, personally, I would not support extending any street infrastructure or any other in ground infrastructure to support a structure on that currently vacant lot.

Commissioner Townsend said based on what Chairman just said, would a motion that incorporated those restraints be appropriate, or can we do that, Counsel. **Ms. Green** said I don't know that that's actually necessary. When we give them the option agreement and they build, we never tell a new homeowner whether or not we're going to add infrastructure. That's never part of any type of agreement, whether it's a private owner or somebody that buys one of our Land Bank lots. So, even if they possibly thought we were going to, we would let them know, no, we're not ever going to do that. That's not ever what we do unless we have an agreement with the developer to add infrastructure to, like, the whole subdivision or something of that nature. So, it would already be understood or it should be understood, and Jud could make sure that she understands that that would never be part of any agreement. **Commissioner Townsend** said okay, thank you very enlightening. **Mr. Knapp** said I did bring up the sewer lines and there is a sewer right in front of that house. **Chairman McKiernan** said then, in that case, I would ask if there are any other comments or questions on any of these eight items from members of the committee.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Stites, to approve Item A1-A8.**

Chairman McKiernan said we have a motion and a second to approve all of those option agreements as submitted. Then I'd just ask the Clerk if we received any correspondence related to any of these applications. **Monica L. Sparks, Deputy UG Clerk**, said no comments were received. We do have hands raised online. **Chairman McKiernan** said thank you very much. Just wouldn't you know it on the day that I don't have my Zoom window going here, so if you would just help us to recognize the first person with hands raised online. **Ms. Sparks** said first speaker we have is Adri. You'll need to unmute and go ahead.

Adri Matlock, Kansas City, Kansas, said my comment is actually for agenda Items C numbers 1 through 4. I just put my hand up. I wasn't sure when public comment would be. **Chairman McKiernan** said we will come back to you when we consider those items. Do we have any other hands raised online? **Ms. Sparks** said we do. And the next hand raised is actually the proposed buyer, Andrea Wardell.

Andrea Wardell, Kansas City, Missouri, said I just wanted to clarify a couple things. I think this may be a clerical error, but my name is Andrea, a-n-d-r-e-a. I noticed when the map was pulled up and I just wanted to make sure that when I have my applications out there, it's not getting confused based off of a name discrepancy. Then, a question was asked about why I'm not building at 2910 West 40th Avenue. I do own that lot and it is a separate parcel and I have actually submitted an application with the rebate program, the NRA, with Greg Kindle about a month and a half ago and that is my intention to create similar products on the lot that I own and Land Bank lots on 2924 West 40th Avenue, the building you guys were discussing as to what the use is and who owns it. I'm showing—I do real estate, and from my research I'm showing that it is owned by the Unified Government. One of you had a comment earlier that it might have been owned by the Housing Authority. It looks like it was maybe the Belrose Manor leasing office at one point. There's some like daycare equipment there and whatnot, and people are using the parking lot that seem to be occupying the space, like from a business use. Outside of that, that would be a really, really great solution to develop in that neighborhood to have that parcel too if it's available, I wouldn't want 2926, with the complications it has, without that one.

Chairman McKiernan said I appreciate those comments. Did I just hear you say that you would not apply for 2926 unless you could also acquire 2924, or that you are still submitting an application for 2926? **Ms. Wardell** said I am still submitting an application for 2926. However, during this meeting this evening, I'm learning a little bit more about the complications towards that. So, if 2924 would be an option as well, I would love to discuss that further. My architect and I have met over at the site, have done extensive research on 2926, but you know, I'm just kind of putting that out there if that would be an option. So yes, I am still submitting my application on 2926, I would just like to make that comment that 2924 would be a big interest of mine as well, if that would be available,

Chairman McKiernan said then if it pleases the committee, we can proceed with action on 2926 as submitted and then ask that Mr. Knapp follow up with this applicant after this meeting for the purpose of exploring any options on 2924. I have affirmation from the committee on that. Do we have anyone else online who has hands raised to speak? **Ms. Sparks** said no further hands raised. **Chairman McKiernan** said thank you. Is there anyone here present with us who'd like to offer comment on any of these options? Seeing no one coming to the lectern, roll call, please.

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

Chairman McKiernan said that then takes us into the C group of items, commercial. Just to remind everyone, applications C1, C2, and C3 have been removed per Mr. Knapp, which would take us to C4.

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

C-1 through 3 removed at request of Land Bank Manager

4. Stephen Westhead – US Trailer Rentals
1301 N 2nd St – 081686

Mr. Knapp said C4 is a 1301 North 2nd Street. The applicant is proposing that they'll tear down the silos that are there and they want to build a semi-truck trailer rental space. They plan to build a 5000 square foot building and employ five employees there. The master plans that are in this area, the Northeast Area Master Plan has it as business park and light industrial, that is indoor operations only and produce minimal truck traffic. This would require a master plan amendment and that is a public meeting. The Northeast Heritage Trail has the use of the silos as a stormwater

asset. I did talk to Public Works about that, and Public Works needs to review if that is a good option for that property and the silos to be used for stormwater. The staff comments were parking of trailers would require a special use permit and that's also a public meeting. The Landmark Advisory Board of Groundworks NRG opposes the application. They need to evaluate the economic potential of the area. The Fairfax Industrial Association had no objections to the project. That completes my presentation. **Chairman McKiernan** said any comments or questions?

Commissioner Townsend said just an update for the committee. I had requested last month that this be held over to this month to give me an opportunity to speak with representatives from U.S. Trailer Rentals, the applicant here. I did do that, I spoke with Stephen Westhead. It's a small family-owned business. They have similar operations over on the Missouri side, but are looking to expand, having had past work experience with trucking operations way back in the day. I wanted to make sure I understood what would be on the property based on their intentions. Are you talking about just the cab, or are you talking about just trailers, or exactly what? Mr. Westhead had explained that the business rents trailers, but they do not expect, this was in my head, that a constant in and out of loads, or that type of thing, at any given time. I believe he estimated 100 trailers could be there, but they rent trailers. So, the objective is to have as few as possible at any given time there. I believe he said there are about five people that might be there at any given time in the office, but they do not anticipate a constant in and out kind of traffic.

I did visit the location this past weekend. The silos do not look like anything I'd want to drink water from at this point, in any given. I believe they would probably remain as they are or be taken down. It was Mr. Westhead's intention to do that. I've asked Planning and Zoning to identify if that's a brownfield area. I was told, given the amount of asbestos and other things in that general area, you could presume so, but that would be a cost that the applicant, should this move on, would have to bear. I believe that was everything in the update. Currently, Planning and Zoning told me this area is currently zoned in 3, heavy industrial, which is consistent with what I saw around there. I was concerned about its proximity, possibly, to Juniper Gardens, but it's way south of the Juniper Gardens area and has good access to the interstate, just to the south of the 2nd and Quindaro location. Mr. Westhead may be available for comment tonight. I recommended that if at all possible, that he'd be available or some other representative of U.S. Trailers if there are questions.

Commissioner Stites said Jud, if you would, would you remind us what that demolition cost was from the last meeting? If I remember, it was a pretty significant amount, and it was three to five, maybe up to ten years ago with that quote, can you remind us please? **Mr. Knapp** said it was \$500,000. **Commissioner Stites** said \$500,000 dollars and at what period of time? **Mr. Knapp** said it's been at least for four or five years. **Commissioner Stites** said five years ago, and so, I think I remember, so I would be willing to bet that number hasn't gone down in price, probably rose significantly. For someone else to take on that burden to get rid of ice or silos and to bring a business into this area, I think is a good thing, and I'd be in full support.

Chairman McKiernan said any other comments or questions from the committee? At this time, since we did have someone earlier who identified that they would like to speak, what we'll do is, we'll ask first if we received any correspondence regarding Item C4 from members of the public. **Ms. Sparks** said no correspondence received. **Chairman McKiernan** said I'd ask if there's anyone who'd like to make public comment on C4. Do we have any hands raised online? **Ms. Sparks** said we have two hands, now we have three. The first one is Adri, that was previously with us.

Adri Matlock, Kansas City, Kansas, said I'm calling from Groundwork Northeast Revitalization group, the NBR for the Northeast KCK area. As you all know, we worked on the Heritage Trail plan over the last couple of years and it was approved by the Commission. The location of this parcel is, more or less, on the route of the Heritage Trail. The Heritage Trail connects Kaw Point, or will connect Kaw Point to the historic Quindaro town site. I just wanted to submit on behalf of Groundwork that this would be really a better opportunity to consider it as a potential recreational trail as part of the Heritage Trail as it is right there by Kaw Point. Kaw Point Park is one of the best gems of Kansas City, Kansas in terms of park space and recreation space, it's an iconic park. So to continue adding, especially extending, above and beyond the light industrial to have to change the use of that is really not a good choice in terms of continuing to promote the use of that park. This is absolutely nothing against the proposer, the business. I think it would be great if somebody could work with them and help them identify a different location to put that.

Chairman McKiernan said thank you very much. Monica, do we have anyone else with a hand raised online? **Ms. Sparks** said we do. The next speaker is Tim Duggan. Mr. Duggan, you'll need to unmute. **Chairman McKiernan** said if you would go ahead and give us your city of residence for the record and then you'll have up to three minutes to make your comments.

Tim Duggan, Landscape Architect with Phronesis, I live in Kansas City, Missouri. I was one of the team members that was brought in to work with Groundwork NRG on the overall Northeast KCK Heritage Trail. I think what we're missing sight of here is that one of the three to four large focus areas to rethink and reconnect the Quindaro townsite, all the way to Kaw Point sits right in and around this area that we're looking at. The Jersey Creek site on the Jersey Creek Watershed goes into a pipe around 3rd and 4th and Quindaro, and runs parallel to this site. But this site is being isolated as just one parking lot, but it actually sits in a larger Land Bank holding of approximately 60 acres of land on the riverfront. So although the UG is going to have to spend several million dollars correcting combined sewers from up above in the watershed, this area, in my opinion, should not just go back into a pipe.

I think the larger opportunity of economic development, jobs, innovation, and a reconnection to the riverfront is much more profound than simply changing one industrial use to a new parking lot. In fact, I think that's what caused some of the problem through development standards historically. I don't want to discourage any private investment in KCK. I want to strongly encourage it, but I think this site, and when you look at the cluster of Land Bank ownerships around this site, lends too great have an opportunity to rethink and reconnect the riverfront for KCK, as opposed to put 50 years of industrial use and parking for its future. It goes directly against the adopted Heritage Plan, the trail alignment. **Ms. Sparks** said you have one minute remaining. **Mr. Duggan** said but it also lends great opportunity to rethink how one is looking at stormwater differently and looking at green infrastructure and looking at its connection to Lewis and Clark Park in a much more profound way. One that isn't just simply industrial parking lot and trailers, but one that could reconnect and revitalize an area of the city that recently went through a two year engagement process with the community. I thank you very much for your time and the opportunity and look forward to potential conversations in the future.

Chairman McKiernan said thank you very much. Is there anyone else with your hand raised online? **Ms. Sparks** said we have Elnora Jefferson. Ms. Jefferson, you'll need to unmute. **Chairman McKiernan** said Ms. Jefferson, if you just give us your name and city of residence for the record and share your comment, please.

Elnora Jefferson with Kansas City, Kansas, said good evening to the Standing Committee. I want to just reiterate on some of the points that were brought up by Mr. Duggan and by Ms. Matlock. The Northeast Area Master Plan, which has this area labeled as light industrial was something that was effective back in 2018. We had over 550 participants at the Northeast Area Master Plan. On top of that, we had a significant number of participants at the Northeast KCK Heritage Trail. Both plans were officially adopted by the full commission, UG commission. The thing about plans is that they have to have some action, otherwise, they'll just sit on the shelf. It'll just be something that happened, but nothing about which was active. At the previous meeting, I was listening to the comments about economic development. There were comments about the greater good. This definitely would serve the greater good while it will help the Northeast recover from the years of devastation, and I want to say, just unawareness. This particular area is an area where Kansas City, Kansas basically started.

We have the riverfront, we have all kinds of opportunities to make an economic development hub. Going back to the zoning, we sat in a room when we were going through this Northeast Area Master Plan. There were several commissioners representing District One. At that time, Rob Richardson was the director. We had Greg Kindle at Wyandotte Economic Development, and we tossed around several ideas and areas on the land use, what it should be, and we decided on the light industrial because it would allow Fairfax and we were thinking at that time to be able to install some kind of economic development motivator or bike if you will, and then also it would be an opportunity for jobs which—**Ms. Sparks** said one minute remaining. **Ms. Jefferson** said on top of that I just recently wrote a letter because the UG has applied for a carbon—to participate in the carbon reduction act through MARC. So any increase in carbon use and traffic, any increase in contamination, and so forth and so on would be the opposite of what we're going after. So in conclusion, basically the Northeast Area Master Plan and things that people in the Northeast have been waiting to see, that's from 2018 to now is over, well, it'll be close to five years and we have limited, limited output to that. So I'm asking the Commission not to approve this

application, and to rather call for a convening of its technical experts, and subject matter experts that we have at our fingertips, the EPA, MARC, and so forth, and actually come up with the best use for this particular land. While this seems impossible, I don't have a problem with—**Ms. Sparks** said your time has expired. **Ms. Jefferson** said that somebody will pay for the silos going down. Thank you.

Chairman McKiernan said thank you, Ms. Jefferson. Are there any other hands online? **Ms. Sparks** said no other hands raised. **Chairman McKiernan** said thank you and there is no one here with us in the fifth floor meeting room, so I'll just ask the committee if there are comments or questions and follow up.

Commissioner Stites said the only question that I have, can someone explain what uses are allowed in the current zoning for that location? **Chairman McKiernan** said M-3 is the most industrial of industrial zonings. **Commissioner Stites** said that's the way it's zoned right now currently, correct? **Ms. Sparks** said we do have Kallie McLaughlin online that would like to speak. **Chairman McKiernan** said since I don't have my little Zoom window, I forgot that Kallie is now with us at every meeting and Kallie, I think you're going to respond to Commissioner Stites.

Kallie McLaughlin, Planning and Urban Design, said M-3 is correctly our most intense manufacturing districts. However, there is a little bit of discrepancy between the land use and what that zoning is. With any kind of manufacturing development, especially one where we've had significant long-term vacancy, it would need to go through a substantial plan review process. After hearing some of the comments that come from Commissioner Davis and conversations with the applicant, there's a little bit more clarity in some of the comments that I provided earlier. So a use like this is going to require a master plan amendment possibly to go to a heavier industrial area. Most likely not a change of zone, however, it would require a plan review, both preliminary and final or at the same time whether they want to do one back to back. But there are some issues that I can see here with just the design of the parcel that really needs to be taken into consideration by the applicant. I think they would require further exploration, those things being access to Fire Department, circulation, and given the odd shape of this parcel, some of the traffic circulation and change of impervious surface, there is some significant storm drainage issues here. Any kind of

public improvements package they'd be looking for, and things like that, given that there is such a substantial cost to development this area. So if there is a path forward for this, they have a lot of work ahead of them, lots of entitlements, lots of more formalized review that would be required to take place. It wouldn't be just as simple as getting a demolition permit and then getting a construction permit to build. They would have to go through some more significant hurdles for their development this time. That does include a special use permit for any kind of trailer leasing, storage, that would be considered an automotive use, which requires that regardless of the district.

Chairman McKiernan said so they would not have to go through a change of zone, it could remain M-3. Everything else that you've described is basically the reason we set up the option in the first place, was that so an applicant could pursue all of those outcomes and see if they're possible, would that be correct?

Ms. McLaughlin said that is correct. We would be kind of taking advantage of some of those comments that being that some of the other petitioners had presented as far as our connectivity to the Heritage Trail and some of those uses as well. So we would be looking to incorporate that Heritage Trail into their plan as far as connectivity and so on and so forth. That can be a stipulation of their approval, if you guys chose to do so. But at this time, without it really being a plan district, we are kind of a little bit more limited on what we can require them to do. But the most we could do at this point, since it's not a plan district, and they wouldn't have to be beholden to the commercial design guidelines in that way, they would just have to meet the minimum requirements of that district. So there wouldn't be quite the degree of added enhancements that we would ask of an applicant as far as landscaping, building materiality, and so on and so forth because of the industrial zoning with that. But they still would need a special use permit which would allow us to ask for those extra things as part of that plan review. But again, it's a little bit less intense or less of an ask because of that zoning than if it was like a C district, so on.

Chairman McKiernan said thank you very much. I'm looking at the zoning map here and this is an M-3 parcel in the middle of an M-3 zone.

Commissioner Townsend said well, I think Ms. Kallie has already said it a couple of times, we have the zoning. We know what that is, but if I understand because the nature of what the applicant seeks to do a special use permit, correct me Ms. Kallie if I'm not correct in understanding, that that

would be required among a variety of other things that would have to be undertaken. I did mention in my conversation with Mr. Westhead before I even saw the property, what was the plan if there's pavement already, is going to be rock and gravel. This is before I even saw it. That is not something at that time he shared that they had intended to do, but as I look at it, I did say that might be something if this moves forward that Planning and Zoning, that the public would address.

I appreciate the comments made by our earlier callers, Ms. Adri and Mr. Duggan. From my first term in this position, Kaw Point has been a focal point of mine of interest in supporting Friends of the Kaw and Parks and Rec in maintaining Kaw Point as a park and inviting the public to use it as such. It is a gem in District One, but geographically, it's so far from this particular parcel of land, I don't see how that would negatively impact Kaw Point. Maybe with further discussion, there could be some other points raised along that issue. I'm not sure how, if this were pursued, it would hamper the Heritage Trail plans. I guess what I'm saying is there is so much that we can all learn from this request. Even though it appears on its face not to be part of the Northeast Master Plan, of which I was one of the architects, we're looking at things in a vacuum sometimes when we're doing these plans, since 2018 nothing to my recollection or knowledge that affects the area that I'm talking about. This particular parcel has come through. The whole point of this is to get development. Not just to fall for anything, but I think this would be a good, dare I say, test case or a good opportunity to review the plan, review development that we want to see and use. Just a reminder to all listening that this is just an option agreement. This is not designed to address every of these issues and possibility, good ones that have been raised.

But having said all that, I would move to move it forward so we can look into these things. Some of the things that may be required by the Unified Government if this moves forward may be too much for the company, but I think if we move it forward, it would be a chance for more robust discussion and a look at this area.

Action: Commissioner Townsend made a motion to move this forward so we can look into things that may be required by the Unified Government.

Commissioner Townsend said so that would be my motion, that we move this application forward as the option agreement and give the applicant and the community more time to talk about the possibilities here that are presented.

Chairman McKiernan said thank you, Commissioner. There is a motion, is there a second? There is no second, this item does not move forward for lack of a second.

Commissioner Bynum said just a couple of comments and questions. I'm sitting here scrolling through the Northeast Area Master Plan document because Ms. Elnora had mentioned in her comments that this area had—not its current zoning, but that within the Northeast Area Master Plan there was a potential for a different kind of usage, so I was trying to find that within the plan document itself and I haven't arrived there yet. But looking at the Heritage Trail, that trail, one leg of that trail. Thank you. Did you do that, Jud? Thank you very much. So if you overlay the Heritage Trail, it goes right up 3rd Street. So, I mean, I've been sitting here as we've been discussing this pondering, can we have both? I'm really appreciative of the comments from Groundwork, and the gentleman who's the landscape architect, and of course, comments from Ms. Elnora Jefferson. I was sitting here and trying to ponder, well, can we allow the applicant to do what he'd like to do and still hold true to the concepts that we embraced not only during the master planning process, but this Heritage Trail planning process? And I don't know what the answer to that question is, but if I'm going to lean one way or the other, I'm going to lean toward the planning work that's been done. I'm going to lean toward trying to honor this plan and honor the Heritage Trail planning that has occurred, which leads me to a broader question that I don't know if we can answer tonight and that is this.

We have a Northeast Area Master Plan. As we are working on Land Bank policy review, we have stated that we want to honor these area master plans, that we want to take them into account. Secondly, we did as a Commission adopt also the Northeast Area Heritage Trail Plan. I guess my question for us and the Groundwork team is, for that entire trail process, this isn't going to be the only time we bump up against a parcel that either has a use currently or a proposed use that isn't going to be compatible with that Heritage Trail. If you've already done—you being Groundwork, if you've already done that pondering and that legwork of sort of identifying the various parcels that touch those trail nodes, then good for you. If not, we need to start thinking about how we can do that work together, because this won't be the last time.

Ms. Sparks said Commissioner, Kallie has her hand raised again. **Chairman McKiernan** said alright, Kallie, go ahead.

Ms. McLaughlin said if I may just address a couple things that I missed earlier that might kind of add a little bit more layers to this already big of an onion blossom that we have in front of us. To address the question about where in that Northeast Area Master Plan, if you have the PDF open and you're looking at the top of page 80, or at the top left corner of page 80, where we directly address the Jersey Creek, K5/3rd street corridor, it does kind of address that about kind of reducing or restricting some of those industrial uses in order to preserve the residential elements that we have there to prevent some of the kind of creep that we've seen from those industrial neighborhoods, such as what we saw in Armourdale over the history of the period of time.

To expand a little bit further, in addition on the use of a Brownfield, Brownfields do require there to be an element of a public benefit if they are going to receive funding for that kind of mediation, otherwise, it is entirely on to the applicant to provide that. In other words, if there's a public benefit, for instance, some kind of trailhead or connection or something like that, there may be some kind of funding that would be available to them, but otherwise, without a public benefit, they're really on their own budget for that kind of remediation. Again, that kind of remediation, you must take into account what we have to the east, which is historically oil and other industrial uses, which is why they're categorized that way, but the difference between that zoning and what that future land use is do we want to see that kind of intensity there? So again, that's something for you guys to decide upon a plan review, but that might add a little bit more clarity on a couple of those points that were asked earlier.

Chairman McKiernan said thank you, Kallie. I appreciate that. I would just add, in addition to what Commissioner Bynum pointed out here, this is an M-3 parcel in a sea of M-3 parcels. This parcel is separated from Kaw Point Park by Fairfax Trafficway, which is not a road for the faint of heart as it comes together right there at the park. The big thing that I would ask is, the master plan is an aspirational plan, and I have no problem saving all this property for some future development. I would just ask if we had any thoughts about where the funding might come for said development, and about what the timeline might be for said development? That's what I'll just throw out. Any other comments questions?

Commissioner Townsend said well, thank you, the comments that you just made and Commissioner Bynum. We do these plans, as you say, aspirationally, and a lot of times with no basis for comparison. I'm not sure how something like this would interrupt the Heritage Trail in terms of its historic significance or what that really means. As Commissioner Bynum said, and I agree, we're going to bump up against development potential versus the nothing we have, that doesn't mean we go for anything. I still thought that this would be a good test case to see what might be able to be done. Again, as I mentioned earlier, and you stated Commissioner McKiernan, if you go and see this lot, 2nd Street actually falls below. I had to drive below 3rd Street to get to this thing. Behind it, as you mentioned, is Fairfax Trafficway and a network of interstate, which is great access for this type of business. But, this is not going to be the first time that we come up against this and if the goal of these plans is to develop, we may have to rethink some things and evaluate what those proposals are based on what we want to see and what we want to preserve.

Chairman McKiernan said I think miss—somebody who had made a comment earlier said that the Master Plan envisions this as light industrial, which would be really down zoning from its M-3, but would this application, would the project proposed by this applicant be consistent with light industrial? I would think that would be. Kallie, if you're still on, you can let me know.

Commissioner Townsend said I can tell you what he said was going to be there, whether that qualifies as light industrial, I don't know. But again, ideally they would have as few containers there as possible. To give you an example, he said, they leased quite a few trailers, it was something like 50 to 100 to one of the businesses not far from the park, the business park across the highway from the casino and the Missouri side. They expect to have those trailers over there several years. So it's that kind of business. It's not in and out rent-a-truck, U-Haul, kind of thing that may be in somebody's mind.

Commissioner Stites said I delayed making the motion, the second of Commissioner Townsend. I thought that Commissioner Bynum when she was going to speak, I thought that's what she was doing. So I don't know if we passed that point, or if a new motion needs to be made, or if that I can make the motion too?

Chairman McKiernan said there is still a motion on the table. There has been further discussion. There can still be a second to that motion

Action: **Commissioner Stites seconded the motion to approve.**

Commissioner Bynum said I was curious, if we didn't move forward tonight, could we hold the application or in some way ask this applicant to meet with Groundwork to talk about if there's a coexistence available, and I know there's a motion and a second on the floor, I mean, maybe we can just get that commitment tonight. All of the concerns and questions that I just raised still stand and haven't changed in the last five minutes, and I still hold true to the desires of the master plan, even though it's a plan, and I understand that and the work that's been done on this trail. If we have an applicant willing to meet with Groundwork, and in particular the trail planning team, then I could support the application. Otherwise, I will be a no vote.

Chairman McKiernan said it's safe to say that this action, if we were to take it tonight, is the lightest of the heavy lifting that this applicant is going to have to complete before realizing his vision for this parcel. There are lots of steps and approvals and applications that must be made.

Commissioner Davis said I just kind of want to go back to the other point and kind of precedent, right, that could be set in these precedents don't necessarily have to be abided by, but if we approve based on said plans that are within said area without having any other alternatives that are viable, that are beyond plans that are in place, it becomes really hard for there to be real progress. This particular parcel has been available, it's been here, for what, the five years since the plan for the Northeast has been adopted. It's been to my knowledge, that there's been no other interest for this particular parcel, and that kind of leads me to my second point where having plans without resources and expertise to get those plans done makes it really, really tough to say, well, what about the plan, what about the plan?

I know folks like DeWayne Bright Sr is doing some work to help our NBRs get some of that experience in development so that we don't have situations like these. I'm caught between a rock and a hard place, because on one hand, I absolutely want to advocate and be for this particular—for the Northeast Area Master Plan, and I would hope that the developer would make

every effort to work with Groundworks in the surrounding neighbors in Fairfax, and Fairfax is right there, and actually said that they, to my knowledge, do not have any problem with this. But if we go with the precedent of saying, well, this doesn't necessarily go with the plan, then my recommendation would be, identify all Land Bank parcels that touch the master plan and put it on a hold. If we're going to do that to this particular applicant, let's be consistent. If not, then there has to be some other viable alternative. I'm sure if we go back and look, we will have found other parcels that maybe did not neatly fit into the Northeast Master Plan, but we still said, yes, go ahead, go through with the option. This will have to go through Planning and Zoning. It will not be the first time the community gets a chance to have their voices heard. It will ultimately come back to us to make that particular decision, but I just wanted to put that out there. This is not an easy decision to make, but I think it lends us to think a little bit more broadly about how we want the interaction to be between Land Bank parcels and master plans that are impacted by them.

Commissioner Townsend said this is just a point of procedure. When I made the motion, I believe it was ruled dead for lack of a second. So I don't think there's currently any motion on the table with this so we continue to discuss it, but my interpretation is that the motion died for lack of a second. I don't know if we can revisit it or not. Is that an option?

Chairman McKiernan said my understanding, and Wendy correct me if I'm wrong here, until this committee would cease discussion on any item, that item is still eligible for action. **Commissioner Townsend** said but you would need a new motion. **Chairman McKiernan** said we would. **Ms. Green** said it would need a new motion, correct, but the meeting hasn't adjourned.

Commissioner Townsend said I just wanted to make sure, because I thought I heard a second, but there was no viable option. But it wasn't denied, though, but I thought it was called, I thought it was called dead by the Chair. **Ms. Green** said it just didn't move, right. Technically it just didn't move forward, but it wasn't denied. So it's not dead in the water, per se.

But then my only other question would be to Commissioner Bynum, was what you were wanting to do? Was that a motion to substitute, or was that a new motion when you were asking to hold it over? **Commissioner Bynum** said I was asking and suggesting. I was kind of asking procedurally if there were an opportunity for the applicant to meet with Groundwork, would holding it be allowed? I think we've held it once, and I just wasn't clear on policy around how many times can you hold over an application, that sort of thing. So I was kind of curious what the

policy would be at that point, if we had agreement from these online participants that they would meet. **Ms. Green** said yeah, it could be held over one more time. **Commissioner Bynum** said oh, okay, so you're suggesting that I will let—**Ms. Green** said I was just asking if you were making a motion, or I just wanted to clarify if you were a motion or not to make sure there wasn't any other motions. **Commissioner Bynum** said I'm not making a motion at this time.

Commissioner Townsend said well, part of the discussion that Commissioner Bynum is wanting to have, and I agree, as I said earlier, this is just the beginning. Yes, Commissioner Davis, there have been approvals to move option agreement request on from this committee, even though the subject didn't fit clearly into some plan. There have been exceptions and again, all these plans are about development, whether or not this is actually going to be compatible or not, I think is right for further discussion. Just as Commissioner Bynum wants, I want, and there's so many other things that this applicant is going to have to go through. So I will renew my motion to move this forward, noting that all these questions were raising now are going to come up in processes that are in place. So I'm renewing my motion to move this forward, and the end of it will be what it will be, but I'm just moving it forward from this committee.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Stites, to move this forward.**

Chairman McKiernan said there is a motion and a second to move forward as submitted. Any other discussion among members of the committee? Seeing none, roll call, please.

Roll call was taken and there were five “Ayes,” Stites, Davis, Townsend, Burroughs, McKiernan; and one “no” Bynum.

PUBLIC AGENDA

No items for discussion.

ADJOURN

Chairman McKiernan said that takes us through all of the items on our agenda. I just need a motion to adjourn.

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

Chairman McKiernan adjourned the meeting at 8:16 p.m.

RM



Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	Jud Knapp, Acting Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #IV.1.		
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 A. Single Family Homes 10 Homes		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
NCD Memo Land Bank Options 09.09.24 updated		

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



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: August 29, 2024

SUBJECT: Option applications for consideration

The following **option application(s)** will be presented at the 09/09/2024 meeting:

Please visit the new site to review the applications below

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

A. Single Family Homes – 10 Homes

1. Pillar KC LLC – 1 home
 - i. 929 Splitlog Ave – 092870
2. Chris Shaw – 1 home
 - i. 1711 Metropolitan Ave – 160411
3. Kelsey Miles – 1 home
 - i. 4944 Washington Ave – 047520
4. Elizabeth Hinkle – 1 home
 - i. 8708 Yecker Ave – 041208
5. Brett G Burton – 1 home
 - i. 942 S 132nd St – 236230
6. John Deneen – 4 homes
 - i. 10 S 34th St - 065601
 - ii. 4 S 34th St – 065600
 - iii. 13 S 35th St – 065604
 - iv. 14 s 34th St – 065602
8. Atlar Support – 1 home
 - i. 2601 Sherman St – 109665



Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	Jud Knapp, Acting Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #IV.2.		
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 2 Yard Extensions		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
NCD Memo Land Bank Property Transfers 9.9.24		

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



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: August 23, 2024
SUBJECT: Property Transfers applications for consideration

The following **property transfers application(s)** will be presented at the 09/09/24 standing committee meeting:

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

PT – Property Transfers

1. Tmika Louie – Yard Extension (Unbuildable lot)
 - i. 2733 R N 11th St – 106274
2. Jennifer Helfenberger – Yard Extension (Need for new septic system)
 - i. 645 Ridgeview Ave - 154881



Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	Jud Knapp, Acting Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #IV.3.		
PRESENTATION: LAND BANK POLICY UPDATE		
BACKGROUND		
Presentation on Land Bank policy updates given by Unified Government staff and Groundworks NRG Policy Proposals. <i>For information only</i>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		

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