

**MARCH 31, 2016 UNIFIED GOVERNMENT BOARD OF  
COMMISSIONERS MEETING  
ORDER OF BUSINESS  
MEETING TO CONVENE AT 7:00 PM**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY REVEREND KEN NETTLING, FAITH LUTHERAN CHURCH**
- IV. PLEDGE OF ALLEGIANCE**
- V. PROCLAMATION: KANSAS CITY, KS ROTARY CLUB DAY**
- VI. REVISIONS TO THURSDAY, MARCH 31, 2016 AGENDA**
- VII. CLERK'S STATEMENT**  
(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)
- VIII. PLANNING AND ZONING CONSENT AGENDA**
- IX. PLANNING AND ZONING NON-CONSENT AGENDA**
- X. MAYOR'S AGENDA**
- XI. NON-PLANNING CONSENT AGENDA**
- XII. PUBLIC HEARING AGENDA**
- XIII. STANDING COMMITTEES' AGENDA**
- XIV. ADMINISTRATOR'S AGENDA**
- XV. COMMISSIONERS' AGENDA**
- XVI. LAND BANK BOARD OF TRUSTEES' AGENDA**
- XVII. PUBLIC ANNOUNCEMENTS**
- XVIII. ADJOURN**

**SERGEANT-AT-ARMS: MAJOR THOMAS MCMILLAN**

## PLANNING & ZONING AGENDA

### VIII. PLANNING AND ZONING CONSENT AGENDA

#### A. CHANGE OF ZONE APPLICATIONS

1. **#3104 – BJ PATEL WITH BAYWOOD HOTELS, INC.**

**SYNOPSIS:** Change of Zone from CP-0 Planned Nonretail Business District to CP-2 Planned General Business District for a hotel at 10922 Parallel Parkway, submitted by Robin H. Richardson, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

**Tracking #:** 16504

2. **#3105 – BENJAMIN BORTNICK WITH BDB PROPERTIES LLC**

**SYNOPSIS:** Change of Zone from M-2 General Industrial District to C-3 Commercial District for continuation of a commercial business (downzoning of property) at 1215 Southwest Boulevard, submitted by Robin H. Richardson, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

**Tracking #:** 16505

#### B. SPECIAL USE PERMIT APPLICATIONS

1. **#SP-2015-56 – CLAUDINE BARNETT**

**SYNOPSIS:** Renewal of a Special Use Permit (#SP-2013-37) to keep three (3) horses at 3814 Leavenworth Road, submitted by Robin H. Richardson, Director of Planning, 573-5774 (**RECOMMENDED FOR DENIAL**)

**Tracking #:** 16506

2. **#SP-2015-72 – DALE BROTHERS**

**SYNOPSIS:** Renewal of a Special Use Permit (#SP-2013-5) for a fill permit at 5737, 5831, 5831R and 5841 State Avenue and 1000 North 57<sup>th</sup> Street, submitted by Robin H. Richardson, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL FOR TWO (2) YEARS**)

**Tracking #:** 16507

3. **#SP-2015-74 – DALE BROTHERS**

**SYNOPSIS:** Special Use Permit to remove earthen fill from 5700, 5832, and 5848 State Avenue and 1205 North 59<sup>th</sup> Street, submitted by Robin H. Richardson, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL FOR TWO (2) YEARS**)

**Tracking #:** 16508

4. **#SP-2016-24 – WILLIAM AND LAJOYCE CALLOWAY WITH BEAUTIFUL BEGINNINGS EARLY CHILDHOOD EDUCATION CENTER**

**SYNOPSIS:** Renewal of a Special Use Permit (#SP-2011-29) for an early childhood education center at 3440 North 99<sup>th</sup> Street, submitted by Robin H. Richardson, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR TEN (10) YEARS)**

**Tracking #:** 16509

5. **#SP-2016-27 – NOAH WAMBUI WITH IDEAL AUTO**

**SYNOPSIS:** Special Use Permit for a salvage yard (vehicle recycle/salvage parts) at 810 South 26<sup>th</sup> Street, submitted by Robin H. Richardson, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR TWO (2) YEARS)**

**Tracking #:** 16510

6. **#SP-2016-30 – BRAD WILLITS WITH DYNASTY HOLDINGS LLP**

**SYNOPSIS:** Renewal and Expansion of a Special Use Permit (#SP-2014-36) for a volleyball training facility at 7120 Gibbs Road, submitted by Robin H. Richardson, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR TWO (2) YEARS)**

**Tracking #:** 16511

### **C. VACATION APPLICATIONS**

1. **#U/E-2016-2 – STEPHEN BIEN WITH WYANDOTTE PLAZA STATION LLC**

**SYNOPSIS:** Vacation of utility easements at 7600 State Avenue, submitted by Robin H. Richardson, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

**Tracking #:** 16512

2. **#R/W-2016-3 – BENJAMIN PERRY WITH KUMC**

**SYNOPSIS:** Vacation of right-of-way (South 22.5' of 38<sup>th</sup> Avenue between Eaton and Cambridge), submitted by Robin H. Richardson, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

**Tracking #:** 16513

3. **#R/W-2016-4 – BENJAMIN PERRY WITH KUMC**

**SYNOPSIS:** Vacation of right-of-way (North 20' of 37<sup>th</sup> Avenue between Eaton and Cambridge), submitted by Robin H. Richardson, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

**Tracking #:** 16514

4. **#R/W-2016-5 – BENJAMIN PERRY WITH KUMC**

**SYNOPSIS:** Vacation of right-of-way (Eaton Avenue – 36<sup>th</sup> Street to 38<sup>th</sup> Street), submitted by Robin H. Richardson, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

**Tracking #:** 16516

5. **#R/W-2016-6 – BENJAMIN PERRY WITH KUMC**

**SYNOPSIS:** Vacation of right-of-way (West 30' of Cambridge Avenue between 38<sup>th</sup> Street and 39<sup>th</sup> Street), submitted by Robin H. Richardson, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

**Tracking #:** 16517

**D. PLAN REVIEW APPLICATIONS**

1. **#PR-2016-5 – BAYWOOD HOTELS, INC**

**SYNOPSIS:** Preliminary and Final Plan Review for a hotel at 10922 Parallel Parkway, submitted by Robin H. Richardson, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

**Tracking #:** 16504

**E. MISCELLANEOUS - ORDINANCES (Final action on previously approved items)**

1. **ORDINANCE: DOLLAR RETAIL STORES**

**SYNOPSIS:** An ordinance providing a definition of “dollar retail store” and requiring a special use permit for new dollar retail stores; amending Sections 27-340 and 27-593 to Chapter 27, Article VIII, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, submitted by Robin H. Richardson, Director of Planning, 573-5774.

2. **ORDINANCE: EXTERIOR SALES AND VENDING MACHINES**

**SYNOPSIS:** An ordinance providing a definition of “Exterior sales” and “Vending machine” and regulating the display and placement of vending machines; amending Sections **27-340 and 27-612(6)** to Chapter 27, Article VIII, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, submitted by Robin H. Richardson, Director of Planning, 573-5774.

3. **ORDINANCE: REZONE 4115 LUKE LANE**

**SYNOPSIS:** An ordinance rezoning property at 4115 Luke Lane (#3103) from R-1 Single Family District to A-G Agriculture District, submitted by Robin H. Richardson, Director of Planning, 573-5774.

## **IX. PLANNING AND ZONING NON-CONSENT AGENDA**

### **A. SPECIAL USE PERMIT APPLICATIONS**

1. **#SP-2015-62 – ALICIA NAVA**

**SYNOPSIS:** Special Use Permit for six (6) chickens at 4022 Silver Avenue, submitted by Robin H. Richardson, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR FOUR (4) CHICKENS FOR TWO (2) YEARS – 6/2 VOTE)**

**Tracking #:** 15298

### **B. MISCELLANEOUS - PLANNING AND ZONING**

1. **UPDATE: K-32 CORRIDOR PLAN, ROSEDALE MASTER PLAN AND REWRITE OF SIGN CODE**

**SYNOPSIS:** Update on K-32 Corridor Plan, Rosedale Master Plan and Rewrite of Sign Code by Robin H. Richardson, AICP, Director of Planning.

**Tracking #:** 16523

### **TAX STATUS REPORT**

#### ***BOARD OF COMMISSIONERS AGENDA FOR MARCH 31, 2016***

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2013.

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

## REGULAR SESSION AGENDA

### X. MAYOR'S AGENDA

#### XI. NON-PLANNING CONSENT AGENDA

**1. RECOMMENDATION: \$2M CHOICE NEIGHBORHOODS GRANT**

**SYNOPSIS:** Recommend allocating \$250,000 during the 2017 budget process to support several in-depth studies, staff time for a new planning position as well as dollars toward an early action activity all required for the \$2M grant if awarded by HUD, submitted by Melissa Mundt, Assistant County Administrator.

*On February 22, 2016, the **Administration and Human Services Standing Committee**, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.*

**Tracking #: 16439**

**2. RESOLUTION: 2016 MASTER EQUIPMENT LEASE PURCHASE AGREEMENT**

**SYNOPSIS:** A resolution amending the Unified Government's Master Equipment Lease Purchase Agreement dated October 17, 2013, with Banc of America Public Capital Corp. in connection with paying the costs of acquiring and installing certain equipment, submitted by Debbie Jonscher, Deputy Finance Director.

*On March 7, 2016, the **Economic Development and Finance Standing Committee**, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.*

**Tracking #: 16474**

**3. ORDINANCE: SUCCESSFULLY CONCLUDING EARLY THE ADAMS STREET/KANSAS AVENUE TIF REDEVELOPMENT DISTRICT**

**SYNOPSIS:** An Ordinance successfully concluding early the Adams Street/Kansas Avenue Redevelopment District created pursuant to Ordinance No. O-7-04 and concluding the tax increment financing with respect to such redevelopment district, submitted by Kathleen VonAchen, Chief Financial Officer.

*On March 7, 2016, the **Economic Development and Finance Standing Committee**, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.*

**Tracking #: 16465**

4. **PLAT: EVERETT FIRST PLAT**

**SYNOPSIS:** Plat of Everett First Plat located at 7th and Everett Avenue and being developed by Community Housing of Wyandotte County, submitted by Brent Thompson, P.L.S., Engineering Division Manager/County Surveyor, and Wayne Moody, P.E., County Engineer.

**Tracking #:** 16524

5. **PLAT: PIPER LAND THIRD PLAT**

**SYNOPSIS:** Plat of Piper Land Third Plat located at 115th & Kimball Avenue and being developed by Piper Landing LLC, submitted by Brent Thompson, P.L.S, Engineering Division Manager/County Surveyor, and Wayne Moody, P.E., County Engineer.

**Tracking #:** 16525

6. **MINUTES**

**SYNOPSIS:** Minutes from Regular Session of January 28, 2016, and Special Session of March 10, 2016.

**Tracking #:** MINUTES

7. **WEEKLY BUSINESS MATERIAL**

**SYNOPSIS:** Weekly Business Material dated March 10, 17 and 22, 2016.

**Tracking #:** WEEKLY BUSINESS MATERIAL

**XII. PUBLIC HEARING AGENDA**

**XIII. STANDING COMMITTEES' AGENDA**

**XIV. ADMINISTRATOR'S AGENDA**

**XV. COMMISSIONERS' AGENDA**

**XVI. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA**

1. **COMMUNICATION: LAND BANK APPLICATIONS**

**SYNOPSIS:** Communication requesting consideration of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager.

## Applications

1412 Freeman - Shauna Adams for yard extension  
1410 Freeman Ave. - Shauna Adams for property acquisition

407 Cleveland Ave. - Trinity AME for development  
415 Greeley - Trinity AME for development  
419 Greeley Ave. - Trinity AME for development  
416 Quindaro Blvd. - Trinity AME for development  
428 Quindaro Blvd. - Trinity AME for development  
(Both the church and Oak Grove Neighborhood Group met 2/15/15, to discuss development.)

## Transfers to Land Bank

200 N. 10th St. from UG WyCo/KCK  
645 N. 118th St. from UG WyCo/KCK  
2915 N. 39th St. from UG WyCo/KCK  
2921 N. 39th St. from UG WyCo/KCK  
1758 N. 3rd St. from UG WyCo/KCK  
1600 N. 41st St. from UG WyCo/KCK  
1604 N. 41st St. from UG WyCo/KCK  
1944 N. 41st Terr. from UG WyCo/KCK  
1700 N. 42nd St. from UG WyCo/KCK  
145 N. 61st Terr. from UG WyCo/KCK  
525 N. 61st St. from UG WyCo/KCK  
525R N. 61st St. from UG WyCo/KCK  
\*411 N. 61st St. from UG WyCo/KCK  
832 N. 47th Terr. from UG WyCo/KCK  
1215 N. 55th St. from UG WyCo/KCK  
1231 N. 55th St. from UG WyCo/KCK  
1233 N. 55th St. from UG WyCo/KCK  
1303 N. 55th St. from UG WyCo/KCK  
2906 N. 89th Terr. from city of Kansas City, KS  
5544 N. 94th St. from city of Kansas City, KS  
5425 N. 96th St. from city of Kansas City, KS  
2029 N. 102nd St. from city of Kansas City, KS  
434 N. 110th St. from city of Kansas City, KS  
700 S. 55th St. from city of Kansas City, KS  
\*421 N. 61st St. from city of Kansas City, KS  
(Per the Dec. 2014 NCD Standing Committee presentation, property controlled by the UG that are delinquent, will be transferred to the Land Bank to have delinquent property taxes abated.)

\* Indicates property has an improvement

## Transfers from Land Bank

633 Linda Lane to City of Bonner Springs, KS to benefit their city's trail system  
635 Linda Lane to City of Bonner Springs, KS to benefit their city's trail system  
616 & 616H S. Valley St. to USD 500 for additional parking & playground for John Fiske Elementary School



Donations to Land Bank  
284 S. Coy St. from US Bank  
1045 Webster Ave. from Daniel Williams

*On March 7, 2016, the **Neighborhood and Community Development Standing Committee**, co-chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees for approval.*

**Tracking #:** 16473

## **XVII. PUBLIC ANNOUNCEMENTS**

## **XVIII. ADJOURN**