



City of Leavenworth
100 N. 5th Street
Leavenworth, Kansas 66048

CITY COMMISSION SPECIAL MEETING & STUDY SESSION
COMMISSION CHAMBERS
TUESDAY, JUNE 1, 2021 7:00 P.M.

Welcome to your City Commission Special Meeting & Study Session

Please turn off or silence all cell phones during the meeting

Meetings are televised everyday on Channel 2 at 7 p.m. and midnight and available for viewing on YouTube and Facebook Live

In accordance with Kansas Open Meetings Act (KOMA), the meeting can be viewed on Channel 2 and via Facebook Live. The public is encouraged to view the meeting using one of those options. The Leavenworth City Commission meeting is open to the public with limited seating capacity. To attend the meeting in person, email cwilliamson@firstcity.org no later than 4:00 pm on the day of the meeting to reserve a seat. Seats are available on a first come first serve basis. Face coverings are optional when attending the meeting. If you are not attending the meeting but would like to submit comments on an agenda item to be read during discussion on that topic, email your comments to cwilliamson@firstcity.org no later than 6:00 pm on the day of the meeting

SPECIAL MEETING:

Open Special Meeting

Action: Motion

- 1. Second Consideration Ordinance 8162 Rezoning 5136 Lakeview Drive

Action: Motion/Roll Call (pg. 2)

Close Special Meeting

Action: Motion

STUDY SESSION:

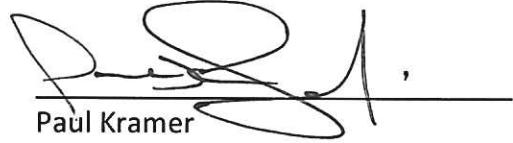
- 2. Camp Leavenworth Update (pg. 7)
- 3. Semi-Annual Report – Leavenworth County Development Corporation (LCDC) (pg. 8)

**POLICY REPORT
SECOND CONSIDERATION ORDINANCE 8162
REZONING 5136 LAKEVIEW DRIVE
FROM MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL (R1-9)
TO GENERAL BUSINESS DISTRICT (GBD)**

JUNE 1, 2021



Carla K. Williamson, CMC
City Clerk



Paul Kramer
City Manager

BACKGROUND:

At the May 25, 2021 City Commission regular meeting the City Commission reviewed and placed on first consideration:

AN ORDINANCE AMENDING THE DEVELOPMENT REGULATIONS, APPENDIX A OF THE CODE OF ORDINANCES OF THE CITY OF LEAVENWORTH, KANSAS BY REZONING 5136 LAKEVIEW DRIVE FROM MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (R1-9) TO GENERAL BUSINESS DISTRICT (GBD).

There have been no changes to the ordinance since first introduced.

Ms. Hurley reviewed the Conditions of Determination and Staff comments and opinions at the May 25, 2021 Commission Meeting. The City Commission shall consider these factors when making their decision on the rezoning request. The factors are as follows:

CONDITIONS OF DETERMINATION

a) *The character of the neighborhood;*

The subject property is 11.8 acres in size and is occupied by a single family home. It is located directly along the Eisenhower corridor. To the east is the Armed Forces Insurance office building, the Leavenworth County Health Department, and Hallmark Cards factory. To the west is the Frontier Community Credit Union, Woods Gas Station, and Dillons grocery store. To the north is a 26.6 acre single family residential lot, with additional single family homes further to the north. To the south across Eisenhower is a strip commercial center, in the City of Lansing.

b) *The zoning and use of properties nearby;*

The properties to the north and immediately across Lakeview Drive to the east are zoned R1-9, Medium Density Single Family Residential. Properties to the west and further east are zoned OBD, Office Business District. Property further to the west is zoned GBD, General Business

District. Property to the south is inside the city limits of Lansing and is zoned PUD, Planned Unit Development.

c) The suitability of the subject property for the uses to which it has been restricted;

The subject property is currently occupied by one single-family home. As this property is immediately adjacent to the Eisenhower Road corridor which is a major 4 lane thoroughfare and experiences a high volume of traffic, and is adjoined by commercial and office uses along this corridor, single family residential is not the most appropriate use of the property.

d) The extent to which removal of the restrictions will detrimentally affect nearby property;

The proposed rezoning should have little detrimental effect upon surrounding properties. The property is primarily surrounded by commercial and office uses, with single-family to the north. The existing home to the north is approximately 565 feet from the property line, and screening/buffering would be required at the time of development of the northern portion of the subject property.

e) The length of time the subject property has remained vacant as zoned;

The subject property has always been single-family residential in nature.

f) The relative gain to economic development, public health, safety and welfare by the reduction of the value of the landowner's property as compared to the hardship imposed by such reduction upon the individual landowner;

The proposed rezoning will have a positive effect on the economic development of the City and region with added commercial uses, and will increase the value of the subject property through development as a commercial site.

g) The recommendations of permanent or professional staff;

Staff recommends approval of the rezoning request.

h) The conformance of the requested change to the adopted or recognized Comprehensive Land Use Plan being utilized by the city;

The area is identified as appropriate for commercial uses on the Future Land Use map. Therefore, staff finds the proposed use to be in conformance with the overall goals of the adopted Comprehensive Plan.

i) Such other factors as may be relevant to a particular proposed amendment. The factors considered in taking action on any proposed amendment shall be included in the minutes or otherwise be made part of the written record.

No other factors

ACTION:

The Planning Commission has recommended approval of the rezoning application. The governing body may:

1. Adopt the Planning Commission's recommendation, and move to approve Ordinance No. 8162, as presented. If the Commission should wish to do so, the motion should be

to approve Ordinance No. 8162 and adopt the Conditions of Determination therein, for the rezoning of 5136 Lakeview Drive. Ordinance No. 8162 is presented for second consideration, and requires a roll call vote.

2. Override the Planning Commission's recommendation, which would require a 2/3 vote (4 votes), and take no action or refuse to adopt Ordinance No. 8162; or
3. Return the recommendation to the Planning Commission (simple majority vote) with a statement specifying the reasons for the Commission's failure to approve or disapprove of the recommendation.

ATTACHMENTS:

- Ordinance No. 8162

(Summary Published in the Leavenworth Times on June 4, 2021)

ORDINANCE NO. 8162

AN ORDINANCE AMENDING THE DEVELOPMENT REGULATIONS, APPENDIX A OF THE CODE OF ORDINANCES OF THE CITY OF LEAVENWORTH, KANSAS BY REZONING 5136 LAKEVIEW DRIVE FROM MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (R1-9) TO GENERAL BUSINESS DISTRICT (GBD).

WHEREAS, under the Development Regulations, Appendix A of the Code of Ordinances of the City of Leavenworth, Kansas, the Governing Body of the City of Leavenworth is given the power to amend, supplement or change existing zoning regulations within said City; and

WHEREAS, the City Planning Commission, after fully complying with the requirements of the Code of Ordinances of the City of Leavenworth, Kansas, held a public hearing on the 3rd day of May 2021 in the Commission Room, 1st Floor of City Hall, 100 N. 5th Street, Leavenworth, Kansas. The official date and time set as was published in the Leavenworth Times newspaper on the 8th day of April 2021 and notice of the public hearing was mailed to all property owners as required by K.S.A. 12-757(b); and

WHEREAS, upon a motion made, duly seconded, and passed, the Planning Commission adopted findings of fact and recommended approval of the request Rezoning of 5136 Lakeview Drive, Leavenworth Kansas from medium density single family residential district (R1-9) General Business District (GBD); and

WHEREAS, upon a roll call vote duly passed, the Governing Body adopted the findings of fact and conclusions to rezone the property described herein.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAVENWORTH, KANSAS:

Section 1: That the following described properties, to-wit, is hereby rezoned medium density single family residential district (R1-9) General Business District (GBD).

Commencing at a point 330 feet North of the SE corner of the West 1/2 of the NW 1/4 of Section 13, Township 9, Range 22; thence West 580 feet on a line parallel to the South line of said Section; thence North 300 feet on a line parallel to the West line of said Section; thence East 580 feet on a line parallel to the North line of said Section; thence South 300 feet to the place of beginning; (all being in the West half of the NW 1/4 of Section 13, Township 9, Range 22) Leavenworth County, Kansas. The South 1/2 of the South 1/2 of the SW Quarter of the NW 1/4 of Section 13, Township 9, Range 22; Leavenworth County, Kansas. A tract of land in the Southwest Quarter of the Northwest Quarter of Section 13, Township 9 South, Range 22 East. Beginning at a point 330.00 feet North from the Southwest corner of said

Northwest 1/4; thence North 300.00 feet along the West line of said Northwest 1/4; thence East 744.90 feet parallel to the South line of said Northwest 1/4; thence South 300.00 feet parallel to the East line of the Southwest 1/4 of said Northwest 1/4; thence West 745.00 feet to the point of beginning. Except that part deeded for street right-of-way. All in Leavenworth County. Less the following-described tract: A tract of land in the Southwest Quarter of the Northwest Quarter of Section 13, Township 9, Range 22 East of the Sixth P.M., City of Leavenworth, Leavenworth County, Kansas, more fully described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 00 degrees 06'50" West for a distance of 161.00 feet; thence North 89 degrees 53'10" East for a distance of 33.0 feet to the true point of beginning; thence North 00 degrees 06'56" West for a distance of 469.89 feet along the East right-of-way line of Shrine Park Road; thence North 88 degrees 19'57" East for a distance of 360.00 feet; thence South 00 degrees 06'50" East for a distance of 570.88 feet to the North right-of-way of Eisenhower Road; thence South 88 degrees 53'35" West for a distance of 193.68 feet along said North line; thence North 60 degrees 28'13" West for a distance of 191.23 feet to the point of beginning, less any part thereof taken or used for road purposes.

And **more commonly referred to as 5136 Lakeview Drive**, Leavenworth, Kansas

Section 2: That the "Zoning District Map" adopted under the Development Regulations, Appendix A of the Code of Ordinances of the City of Leavenworth, Kansas shall be and the same is hereby amended to conform to the rezoning as set forth in Section 1 above.

Section 3: That this Ordinance shall take effect and be in force from and after its passage, approval and summary publication in the official City newspaper of the City of Leavenworth, Kansas, as provided by law.

PASSED and APPROVED by the Governing Body on the 1st day of June 2021.

Nancy D. Bauder, Mayor

{Seal}

ATTEST:

Carla K. Williamson, CMC, City Clerk

**STUDY SESSION POLICY REPORT
UPDATE CAMP LEAVENWORTH**

JUNE 1, 2021

Keli O'Neill Wenzel from O'Neill Events and Marketing will provide an update to the City Commission on Camp Leavenworth 2021.

**STUDY SESSION POLICY REPORT
SEMI-ANNUAL REVIEW
PRESENTATION BY
LEAVENWORTH COUNTY DEVELOPMENT CORPORATION**

JUNE 1, 2021

Steve Jack, Executive Director with the Leavenworth County Development Corporation (LCDC) will provide an update to the City Commission.

Attachment:

- PowerPoint

Leavenworth County Development Corporation

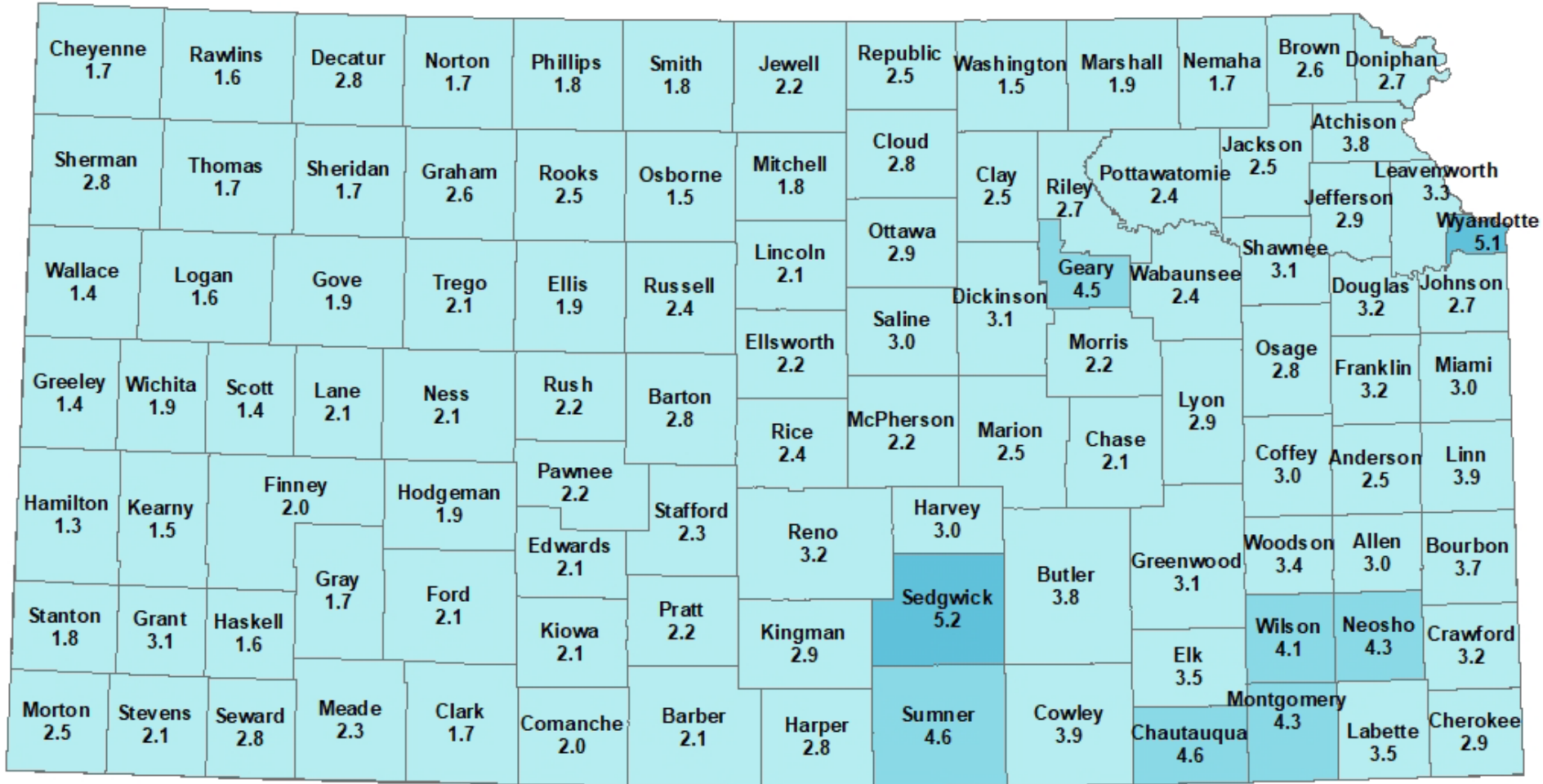
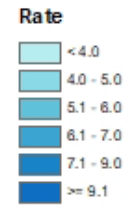
City of Leavenworth
June 1, 2021



LEAVENWORTH COUNTY
DEVELOPMENT CORPORATION

County Unemployment Rate Map

April 2021



County Unemployment Rate

LEAVENWORTH COUNTY 2020 – 2021 (TO DATE)



Local Employment Indicators

March 2020 (prepandemic) to March 2021

- Leavenworth County Unemployment Rate
 - March 2020 – 4.0% (35,541 employed)
 - **March 2021 – 3.9% (36,020 employed)**
- City of Leavenworth Unemployment Rate
 - March 2020 – 4.4% (13,484 employed)
 - **March 2021 – 4.1% (13,558 employed)**

Business Recruitment

LCDC Sources and Results

	2021 (to date)	2020	2019	2018	<u>Lead Sources</u> 2021 (2020)
Leads	27	85	60	70	Commerce – 13 (28)
Prospects	12	45	36	37	KCADDC – 5 (24)
Visits	3	4	4	5	LCDC – 9 (32)
Locations*	1	3	2	3	City/Chamber/Main St. – 0 (1)

*Locations in 2020 include **Mutual Savings Association** branch bank in Lansing and **Wilson Glass & IST** in the Urban Hess Business Park in Tonganoxie. Locations in 2021 include **MAPS** in the Gary Carlson Business Park in Leavenworth.



MAPS – Modern Advanced Print Solutions



- Technology & printing solutions company
- Moving from Lenexa
- Building a 10,400 sf facility in Gary Carlson
- Capital investment will be \$1.2 million
- Bringing 21 jobs

MAPS – Location Factors



- The mix of commercial and industrial in GCBP
- Discounted price of land through the Port Authority
- Possibility of an IRB through the City
- LCPA Spec Building Program Loan of up to \$200,000
- Responsiveness of LCDC, LCPA and the City

Active Recruitment Projects

- Kansas Veterans Home (LCDC)
 - Kansas Commission on Veterans Affairs Office
 - \$30 million (65% - Feds; 35% - State); 125 jobs
 - 20–50 acres in NEKS (offered at no cost)
 - Or may consider Eisenhower Ridge VA Campus
- Project Boulder (LCDC)
 - Looking for 15,000 sf building w/ 3 phase & dock high door in or near Leavenworth
 - Rent now; build later
 - Sent packet on Gary Carlson & new business park plus Spec Building Program

Recruitment/Real Estate Projects

- Project Switch (KCADC)
 - Plug and play customer service center; 20-35K sf
 - Sent info on First City Center
- Project Anna (LCDC)
 - Light industrial operation interested in Gary Carlson
 - 15 jobs in Year 1; 25 by Year 2
- Project Ozark (LCDC)
 - Metal fabrication company interested in Gary Carlson
 - 10,000 sf facility

Veterans Affairs EUL Federal Partnership



- VA Eisenhower Ridge Campus is being considered for a Veterans Affairs EUL (Enhanced Use Lease) Federal Partnership Award
- 30 of 38 buildings have been renovated
- YouTube Video/Podcast (Search YouTube for ACHP Episode 12)
- Tom Boos, Ricky Kready and I were interviewed by Council Vice Chair
- City, County and LCPA each contributed \$500K for the project which resulted in 400 jobs and is a model for other EULs.

Business Park E-Mail Campaign



SHOVEL-READY SITE with the ability to develop two- to 50-acre lots or flexibility to customize property lines to individual projects

[CLICK HERE](#) for a [VIRTUAL TOUR](#) of this site.



Business Retention & Expansion

“Most new job creation will come from existing businesses within a community; therefore existing businesses are a critical focus for local economic development efforts.”

- International Economic Development Council

Business Retention & Expansion

- Meet with about 60 existing businesses each year
- Gauge the economic health of our community
- Develop a positive relationship with the companies
- Help make connections with the City, Chamber, Main Street, & SBDC
- Remove barriers to growth
 - Financial, workforce, real estate, health plans
- Provide info on & access to state and local programs
 - Grow Leavenworth County
 - High Performance Incentive Program (HPIP)
 - Kansas Industrial Training & Retraining (KIT/KIR)
 - Promoting Employment Across Kansas (PEAK)
 - Small Business Grant Program
 - LCDC Micro Grants

BRE Impact

- From 2013 – 2020, businesses in Leavenworth County assisted by LCDC have invested more than \$131 million into their companies utilizing state and local programs.
- Businesses in Leavenworth (2020)
 - Met with 41 existing Leavenworth businesses
 - Total grants & tax savings of \$1.3 million
 - Total capital investment of \$12.3 million
- Businesses in Leavenworth (2021)
 - Met with 16 Leavenworth businesses to date
 - Four are making capital expenditures incentivized through HPIP of \$5.37 million.

Hometown Economic Recovery Grant

- Wrote and received Evergy grant for workforce development
- Restored Aircraft Sales & Service (Brewer Place) is administering the \$15,000 grant
- Training for company's workforce and STEM training for high school students
- Skill training includes:
 - Computer Aided Design (CAD)
 - Electrical Design
 - Computation Fluid Dynamics (CFD)
 - Finite Element Analysis (FEA)
 - Design Management



LEAVENWORTH COUNTY

DEVELOPMENT CORPORATION

Josh Hoppes – LCDC President
Steve Jack – Executive Director
Lisa Haack – ED Coordinator
Mary Mack – Office Manager

