

# THE Volker News

January-February 2018 -- Volker Neighborhood Association

## Neighborhood Meetings

January 11 - Chili Night and Safety Meeting with KCPD

February 8 - News from Roanoke Park Conservancy

### **VNA Meeting start times are:**

6:30pm - social time

7:00pm - call to order

### **and are located at:**

Immanuel Lutheran Church  
1700 Westport Road  
WEST Entrance off Bell Street

***JOIN OR RENEW YOUR MEMBERSHIP! (see page 4...)***

## **NEIGHBORHOOD CALENDAR**

**January 11** - 6:30pm Chili Night and Safety Meeting with KCPD. Join us to fight the cold with a hot bowl of chili! If you feel inspired, bring a pot of your own chili or something to go with.

**February 8** - 6:30pm social - 7 pm program Roanoke Park Conservancy - These are the folks who work tirelessly to improve this great park. Volunteer opportunities. It's dessert/snack night. Contributions welcome!

### **Litter: Be Part of the Solution!**

Wouldn't you like to see a lot less litter in Volker?

Why not take a bag and pick up litter whenever you go out for a walk in the neighborhood or park? Leave a clean path where you have gone. And of course, never leave your own litter! Many non-residents pass through Volker everyday, and far too many leave litter. But this is where we live...our neighborhood, our home, and our park.

Please do your part to help reduce litter. Let's keep Volker looking good!

*Got ideas? Bring them to a meeting.*



### **The Loretto**

The Loretto has been purchased by a new ownership group, CP Loretto Holdings, LP. It is a partnership of Sunflower Development Group KC and Cienda Partners out of Dallas. Per its website, "SDG was founded on the principles of preserving the history and respecting the architecture of historic buildings but has grown into a full-service real estate development firm." They have completed 16 projects in the KC area in the last 9 years including Traders on Grand, the Ambassador Hotel, the Argyle building, Atlas lofts, and the Weber Building at 1520 Grand where the Record Bar is now located. Cienda Partners describes itself as "an opportunistic real estate investment group [with] the expertise and relationships to turn distressed assets into impressive returns." Tenants of The Loretto have been informed that their leases are still in effect.

## Zoning Overlay Discussion Begun

At the Volker Thanksgiving Potluck Neighborhood meeting in November, Nathan Jurey (the SE Volker Area Representative) led a discussion about the option of pursuing an Overlay District. The Volker Board initiated this discussion because of concern that the recent KU Medical Center expansion is starting to push some areas of Volker to redevelop. The discussion began as an open dialogue to increase awareness of what an Overlay District is and what it can accomplish. There was a mix of opinions; several thought it was a good idea, a few had some concerns, but most people were unsure of what an Overlay District was in the first place.

Simply put, an Overlay District is a more "localized" or "individualized" type of zoning and development code. It amends existing zoning codes in an effort to guide future development in a direction the community desires. Overlay Districts take many shapes and forms. A Commercial Overlay District may encourage "pedestrian-friendly" design such as storefronts pulled up to the public sidewalk. A Historic Overlay District may encourage preservation of the buildings and design from a certain time period. We hold the power to create our own Overlay District and decide what is and is not important to us as a neighborhood.

During the discussion, some ideas appeared to have more support than others. Several people agreed

## New Destinations for Volker Residents

Nature's Own Neighborhood Grocery plans to open in mid-Jan in the Westport Shopping Plaza.

Muncheez Deli is open at [1607 W. 39th](#). They have soup, sandwiches, hot dogs and meat by the pound. It's owned by the Mo Brew group.

Meatball District at [1806 W. 39th](#) is under new management and has a new menu.

Karma Nails at [1708 W. 39th](#) has moved next door to make way for Tiki Taco to expand and open a new bar.

that they did not want the suburban model of development to occur in Volker. One person mentioned they do not like homes with a large garage in front. Another mentioned they love that most of the houses in Volker have a front porch. However, some were concerned that this could burden a homeowner with requirements. Nathan acknowledged that this is a valid concern and assured the group that VNA would never support an Overlay District without strong support from the entire neighborhood.

The Board believes there is enough interest to explore this idea further. Nathan will research Kansas City's current zoning ordinances and how a residential property could develop against the neighborhood's preferences. Your help is needed to determine what is important to you, as a resident of Volker. We will be sending out a survey in 2018, asking for your opinions.

*Contact Nathan Jurey, VNA SE Area Rep, with questions.*

## Traffic Study Update

The VNA hopes to begin utilizing our PIAC award funds in the Spring of 2018 to conduct traffic site studies of

known trouble spots around the neighborhood. The goal of the site studies is to identify, and then implement affordable traffic solutions where possible.

We are also collaborating with Better Block KC and the City's Public Works Department to help identify solutions we can immediately implement, bypassing the added time and cost required to perform a site study.

And last but not least, we are working with the Roanoke neighborhood to improve safety and traffic flow around the traffic circle at 38th and Valentine. We hope to have additional details available at our next VNA meeting.

*Contact Patrick Faltico, VNA VP, with any questions.*



## 🌿🌿🌿 Vintage Volker Porch Refresh 🌿🌿🌿

Restoration of the porch of 3628 E. Roanoke Drive is a beautiful return to the original look of the home

Homeowners Marta & Rick Chasteen, who purchased the house 1 year ago, have stayed true to the original aesthetic, seen below at right in a 1940's tax photo — TIP: tax photos of your home can be requested at the Central Branch of the KC Public Library.

Marta grew up in Westport, and felt the closed-in porch didn't make sense (seen below at left). By re-opening the porch, and using a modern pendant light and modern color on the front door, the Chasteen's have married the past to the present with admirable subtlety. Rick's favorite part: a set of curved concrete stairs at the back of the porch, wrapping to the drive. It's worth a trip to this hidden corner of Volker to see their great restore!

- Lisa Magierowski



### Transferability of Liquor Licenses

Last month, *The Volker News* highlighted information about the liquor licensing approval process. Some residents have noted the increasing number of liquor licenses in Volker. One of the reasons for this is the ease of transferring a liquor license to a new owner. Residents should know that a license can be transferred to a new business at the same address, *and it does not require the consent signatures of a majority of nearby property owners*. The consent process is only required for new licenses or changes to the terms of a license.

As we noted, residents may request certain conditions before granting consent. One common condition is a provision of non-transferability. It means that a liquor license will not be automatically transferred to a new owner in the event of business

turnover. Often licenses will be transferred to a new owner for the purposes of running a restaurant or bar with an entirely different concept from the original license. If a provision of non-transferability is present in a license, then the new owner must apply for a new liquor license and obtain a new set of consent signatures. Requesting a non-transferability provision is one way to ensure that neighbors have a chance to review the concept of each new establishment. (You may want to have the condition written into the language of the license before you sign your consent.)

For more information contact KCMO Regulated Industries (816-513-4561).

*Submitted by John Meetz, Southwest Area VNA Rep*

**Please turn the page for more news!**





## It's time to renew your membership or JOIN VNA!

Membership is based on the calendar year. Your neighborhood association—completely run by volunteers—provides a number of services: a newsletter, monthly informative meetings, two dumpster days per year, a holiday potluck, and much more!

Mail payment with the form on the bottom of this page, use PayPal online, or join at our next meeting on January 11th!

*We appreciate your support!*

### Be Informed!

There's a lot going on that impacts your life in Volker Neighborhood. Between bi-monthly newsletters, things happen. For timely updates:

- Join Nextdoor at <http://Nextdoor.com> *OR*
- Like us on Facebook: VOLKER NEIGHBORHOOD ASSOCIATION (You'll get the most information and most timely updates this way.)
- Sign Up at the VNA website for email shoutouts: [www.VolkerKCMO.org](http://www.VolkerKCMO.org) (Occasional updates between newsletters.)

*Volker Neighborhood Association  
meets the SECOND THURSDAY  
of the month  
except in July, August and December  
when we don't meet.*

If you have questions about real estate or personal property taxes, or an issue related to Jackson County gov't, call:

**Scott Burnett**

1st District Jackson County Legislator

**816-365-6664 (cell)**

[burnett.scott@gmail.com](mailto:burnett.scott@gmail.com)

## VNA Membership Application

⇒ Membership is based on the calendar year ⇐

We encourage residents and businesses in Volker to join in shaping Volker's future.

NAME(S) \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

I AM INTERESTED IN WORKING ON VOLKER PROJECTS ☐

MAIL TO:

DIANE CAPPS, 3535 GENESSEE ST., KC MO 64111

Or join online > [www.VolkerKCMO.org](http://www.VolkerKCMO.org)

### PLEASE SELECT MEMBERSHIP TYPE

- ☐ INDIVIDUAL \$15  
☐ SENIOR 60+ \$10  
☐ HOUSEHOLD \$20  
☐ BUSINESS \$25

AMOUNT ENCLOSED:  
\$ \_\_\_\_\_

PLEASE MAKE  
CHECKS PAYABLE  
TO V. N. A.

## VNA Board

### President

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