

Kansas City

414 E. 12th Street
Kansas City, MO 64106



Agenda - Final-Revised

Wednesday, September 27, 2023

1:30 PM

<https://us02web.zoom.us/j/84530222968>

26th Floor, Council Chamber

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:
<https://us02web.zoom.us/j/84530222968>

Public Testimony is Limited to 2 Minutes

Beginning of Consent(s)

Director of City Planning & Development

230810 Sponsor: Director of City Planning and Development Department

Approving the plat of Edgewood Farms Lot 3, an addition in Platte County, Missouri, on approximately 2 acres generally located at southeast corner of N.W. Roanridge Road and the entrance to the Edgewood Farms Development or approximately one-half mile south of N.W. Barry Road, creating one lot/tract for the purpose of developing a restaurant; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00018)

Attachments: [Docket Memo Edgewood Farms Final Plat](#)

Director of City Planning & Development

230811 Sponsor: Director of City Planning and Development Department

Approving the plat of Corporate Circle Apartments - First Plat, an addition in Platte County, Missouri, on approximately 5.72 acres generally located at N.W. Tiffany Springs Parkway and N.

Polo Drive, creating two lots and five tracts for the purpose of two multi-unit residential buildings; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2023-00014)

Attachments: [Docket Memo 0.1.2](#)

End of Consent(s)

Director of General Services

[230808](#) Sponsor: Director of General Services Department

Authorizing the Director of General Services to execute a Special Warranty Deed to transfer certain real property generally located at 6550 N.W. Prairie View Road, Kansas City, Platte County, Missouri 64151 to SAH Properties, LLC.

Attachments: [Docket Memo2 6550 NE Prairie View 6550PVDEED Non-Discrimination & Equal Opportunity Review Document Contract NA 6550PVDEED](#)

Director of City Planning & Development

[230809](#) Sponsor: Director of City Planning and Development

Rezoning an area of about 10 acres generally located at the northeast corner of N. Nevada Avenue and N.W. 136th Street from District AG-R to District M2-2 to allow the development of the property for industrial uses. (CD-CPC-2023-00092).

Attachments: [Docket Memo](#)

Director of City Planning & Development and City Plan Commission

[230812](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.47 acres to allow for a residential development plan for 13 units in District M1-5 generally located at the southeast corner of Locust Street and East 19th Street. (CD-CPC-2023-00096)

Attachments: [Docket Memo 19th & Locust.docx](#)

Director of City Planning & Development

[230815](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 7 acres generally located at the southwest corner of East Bannister Road and Marion Park Drive from District UR to District B2-2. (CD-CPC-2023-00049).

Attachments: [Docket Memo CD-CPC-2023-00049](#)

Director of City Planning & Development

[230816](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about .18 acres generally located at 3244 Paseo Boulevard from District R-0.5 to District B1-1 to allow for a short-term rental. (CD-CPC-2023-00114)

Attachments: [City Council Docket Memo](#)
[Public Testimony Hughes](#)

Director of City Planning & Development

[230817](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Midtown/Plaza Area Plan on about .18 acres generally located at the 3244 Paseo Boulevard by changing the recommended land use from residential high to mixed use neighborhood for the property to qualify for a Short-Term Rental permit. (CD-CPC-2023-00119)

Attachments: [City Council Docket Memo](#)

Director of City Planning & Development

[230818](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Hickman Mills Area Plan on about 7 acres generally located at the southwest corner of East Bannister Road and Marion Park Drive by changing the recommended land use from office/residential and open space/buffer to mixed use community. (CD-CPC-2023-00057)

Attachments: [Docket Memo Area Plan Amendment CD-CPC-2023-00057](#)

Director of City Planning & Development

[230819](#) Sponsor: Director of City Planning and Development Department

Approving a major amendment to a UR plan for an area of about 9 acres generally located at E. 63rd Street and Bushman Drive and approving a development plan to allow for an event space. (CD-CPC-2023-00027)

Attachments: [Docket Memo 0.1.2](#)

Director of City Planning & Development and City Plan Commission

[230820](#) Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan that will also serve as a preliminary plat in District B2-2 on about 4.8 acres generally located at 520 N.E. 107th Street, to allow for the development of a car wash. (CD-CPC-2023-00105)

Attachments: [City Council Docket Memo](#)

Director of City Planning & Development and City Plan Commission

[230821](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.2 acres generally located at 625 Prospect Avenue from District

B3-2, B4-5, and R-6 to District to UR and approving a preliminary development plan and preliminary plat to allow for retail and apartment uses. (CD-CPC-2023-00109)

Attachments: [Docket Memo CitiHome](#)

Director of City Planning & Development

[230825](#)

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 40 acres to allow for limited manufacturing in District M1-5 generally located at the northeast corner of 150 Highway and Prospect Avenue. (CD-CPC-2023-00097)

Attachments: [Docket Memo](#)

City Manager's Office

[230826](#)

Sponsor: City Manager

Approving an Industrial Development Plan for Cas-KC-neda, LLC for the purpose of acquiring, constructing, improving, and renovating a project for industrial development consisting of a boutique hotel with approximately thirty-five units (the "Project") located at 1108-1110 Grand Avenue, Kansas City, Missouri (the "Project Site"); authorizing and approving various agreements for the purpose of setting forth covenants, agreements and obligations of the City and Cas-KC-neda, LLC; authorizing the issuance of taxable industrial revenue bonds in an amount not to exceed \$18,000,000.00; authorizing and approving other documents; and authorizing certain other actions in connection with the issuance of said bonds.

Attachments: [230826 Docket Memo - Kindler Hotel](#)

Director of City Planning & Development

[230827](#)

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 321 acres generally located at southwest corner of East Bannister Road and Marion Park Drive from District UR to District UR for the purposes of removing seven acres from the UR Plan. (CD-CPC-2023-00058).

Attachments: [Docket Memo CD-CPC-2023-00058](#)

City Manager's Office

[230832](#)

Sponsor: Councilmember Crispin Rea

Approving the petition to establish the 1108-1110 Grand Community Improvement District; establishing the 1108-1110 Grand Community Improvement District generally located at E. 11th Street and Grand Blvd in Kansas City, Jackson County, Missouri; determining the 1108-1110 Grand Community Improvement District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions

and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Attachments: [230832- 1108 Grand CID Docket Memo](#)

Bunch

[230833](#) Sponsor: Councilmember Eric Bunch

Approving the petition to establish the Wagon Trails Community Improvement District; establishing the Wagon Trails Community Improvement District generally located at W. 43rd Street and Southwest Trafficway in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor. ****Item will be held until 10/4/2023****

Attachments: [230833- Wagon Trails CID Docket Memo](#)

Bunch

[230834](#) Sponsor: Councilmember Eric Bunch

Authorizing the lease of certain City owned property at Berkley Riverfront Park to Port KC for the purpose of constructing public amenities.

Attachments: [230834 Docket Memo](#)

HELD IN COMMITTEE

Director of City Planning & Development

[230621](#) Sponsor: Director of City Planning and Development Department

Approving an amendment to a previously approved UR Development Plan in District UR which also serves as a preliminary plat to allow for mixed use development that includes multifamily residential, office and retail/ commercial, in an area generally located on the north side of E. 63rd Street on both sides of Prospect Avenue, bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west. (CD-CPC-2023-00107).

Attachments: [CD-CPC-2023-00107 Docket Memo](#)

Director of Health

[230716](#) Sponsor: Director of the Health Department

Authorizing the Director of Health to execute a five-year sole source contract with the University of Missouri Kansas City for Violence Prevention Fund Evaluation Services from previously appropriated funds. *****Item will be held until 10/4/2023*****

Attachments: [UMKC Contract FY24 - Docket Memo](#)

Director of City Planning & Development

230740 Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre generally located on the west side of Oak Street between Linwood Boulevard and 31st Street from District R-1.5 to District UR and approving a development plan to allow for twelve (12) detached dwellings. (CD-CPC-2023-00083) ****Item will be held until 10/11/2023****

Attachments: [Docket Memo CD-CPC-2023-00083](#)

ADDITIONAL BUSINESS

1. Update from Housing Dept on the CCED audit.
2. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.
3. Closed Session
 - Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
 - Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
 - Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
 - Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
 - Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
 - Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
 - Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.
4. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOuBlg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.

- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.