



Kansas City

414 E. 12th Street
Kansas City, MO 64106

Meeting Minutes - Final-Revised

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Wednesday, September 27, 2023

1:30 PM

26th Floor, Council Chamber

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

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

Present: Ryana Parks-Shaw, Eric Bunch, Nathan Willett and Melissa Patterson Hazley

Beginning of Consent(s)

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)

Sponsors: Director of City Planning & Development

Consent Item. No discussion was held.

Adv and Do Pass, Consent

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and
Councilmember Patterson Hazley

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)

Sponsors: Director of City Planning & Development

Consent Item. No discussion was held.

End of Consent(s)

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.

Sponsors: Director of General Services

Ashley Wise, General Services Department presented. This ordinance authorizes the Director of GSD to execute a Special Warranty Deed to transfer property located at 6550 NW Prairie View Rd that is no longer needed for public use.

Adv and Do Pass

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and
Councilmember Patterson Hazley

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).

Sponsors: Director of City Planning & Development

Genevieve Kohn, City Planning and Development, presented. This ordinance is to approve rezoning an undeveloped area of about 10 acres generally located at the northeast corner of N Nevada Avenue and NW 136th Street from District AG-R to District M2-2. The applicant is seeing approval of a rezoning without plan from district AG-R to district M2-2.

Adv and Do Pass

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and
Councilmember Patterson Hazley

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)

Sponsors: Director of City Planning & Development and City Plan
Commission

Larisa Chambi, City Planning and Development, presented. This ordinance is approving a development plan which acts as a preliminary plat allowing residential development on 0.47 acres generally located at the southeast corner of Locust Street and East 19th Street for the construction of 13 townhome units located in two buildings. Two car rear-loaded garages are proposed for each unit.

Adv and Do Pass

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and
Councilmember Patterson Hazley

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).

Sponsors: Director of City Planning & Development

Hold on Agenda

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)

Sponsors: Director of City Planning & Development

Ahnna Nanoski, City Planning and Development, presented. The property owner was requesting rezoning of the property located at 3244 Paseo Blvd to allow for the site to be eligible for a Short Term Rental Permit. The property owner was present via Zoom and verbally withdrew her request for rezoning.

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)

Sponsors: Director of City Planning & Development

Ahnna Nanoski, City Planning and Development, presented. The property owner was requesting rezoning of the property located at 3244 Paseo Blvd to allow for the site to be eligible for a Short Term Rental Permit. The property owner was present via Zoom and verbally withdrew her request for rezoning. Read as a Companion ordinance to 230816

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)

Sponsors: Director of City Planning & Development

Hold on Agenda

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)

Sponsors: Director of City Planning & Development

Andrew Clark, City Planning Commission and Claude Peterson, Manager of Development, presented. This ordinance is approving a request for a major amendment in district UR (Urban Redevelopment) to allow the applicant to repurpose the former bank located in the Metro Plaza shopping center into an indoor event space on about 9 acres generally located at E. 63rd Street and Bushman Drive.

Adv and Do Pass

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and Councilmember Patterson Hazley

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)

Sponsors: Director of City Planning & Development and City Plan
Commission

Genevieve Kohn, City Planning and Development, presented. This ordinance approved a major amendment to a previously approved development plan that also served as a preliminary plat. The applicant is proposing a carwash. A 6-8ft dividing wall between residences and the carwash was discussed. Committee Sub introduced on the floor.

Adv and Do Pass as Cmte Sub

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and
Councilmember Patterson Hazley

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)

Sponsors: Director of City Planning & Development and City Plan
Commission

Ahnna Nenoski, City Planning and Development, presented. This ordinance approved Rezoning an area of about 1.2 acres generally located at 625 Prospect Ave from District B3-2 (Community Business), B4-5 (Heavy Business), and R-6 (Residential) to District UR (Urban Redevelopment) and a preliminary development plan proposes redeveloping a parking lot for a mixture of commercial and residential uses in an arrangement compatible with the surrounding area.

Do Pass

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and
Councilmember Patterson Hazley

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)

Sponsors: Director of City Planning & Development

Genevieve Kohn, City Planning and Development, presented.

This ordinance approved a development plan on about 40 acres generally located at the northeast corner of 150 HWY and Prospect Avenue to allow for new construction of 2 buildings on 1 lot for assembling transit vehicles

Adv and Do Pass

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and
Councilmember Patterson Hazley

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.

Sponsors: City Manager's Office

Mario Vasquez, City Manager's Office, presented. This ordinance approved an Industrial Development Plan to allow for the redevelopment of the property at 1108-1110 Grand into a 35 room boutique hotel. The project will be completed through the issuance of chapter 100 bonds.

Adv and Do Pass

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and
Councilmember Patterson Hazley

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).

Sponsors: Director of City Planning & Development

Hold on Agenda

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.

Sponsors: City Manager's Office

Jeffery Williams and Abbey Brinkley, City Planning and Development, presented. This ordinance approves a petition to establish the 1108-1110 Grand Community Improvement District for a 20-year timeframe, unless extended. Additionally, this ordinance would declare the District to be a blighted area and those contracts with the property owners within District boundaries would remediate such blight.

The District is directed to submit proposed budgets, annual reports, and copies of resolutions passed by the District board per State statute in addition to entering into a cooperative agreement with the City. The City Clerk is directed to report the creation of this district to the Missouri Department of Economic Development and the State auditor.

Adv and Do Pass

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and
Councilmember Patterson Hazley

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.

Sponsors: Bunch

Hold on Agenda

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.

Sponsors: Bunch

Hold on Agenda

HELD IN COMMITTEE

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).

Sponsors: Director of City Planning & Development

Adv and Do Pass as Cmte Sub

Aye: Parks-Shaw, Vice Chair Bunch and Councilmember Patterson Hazley

Out: Councilmember Willett

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.

Sponsors: Director of Health

Hold on Agenda

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)

Sponsors: Director of City Planning & Development

Hold on Agenda

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=3hOuBIg4fok>
- 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.