

**MEETING SUMMARY OF THE  
NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE  
Wednesday, March 24, 2021**

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The regular meeting of the Neighborhood Planning and Development Committee was held on Wednesday, March 24, 2021 at 1:30 PM, 26th Floor, Council Chamber. Andrea Bough, Dan Fowler, Brandon Ellington and Teresa Loar were present. Business was conducted as follows:

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

**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>**

**Beginning of Consent Items**

210211      Approving the plat of Benson Place Landing – Second Plat, an addition in Clay County, Missouri, on approximately 38.79 acres generally located at the east side of Eastern Avenue in between N.E. 104th Street to the north and N.E. 101st Street to the south; creating 82 lots and 4 tracts for the purpose of constructing an 82 lot single family subdivision; 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-2020-00024)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE  
RECOMMENDS "ADVANCE AND DO PASS, CONSENT"  
This is a consenting item, there was no discussion on this item.  
AYES: 5 - Barnes Jr., Bough, Fowler, Ellington, Loar  
NAYS: 0

210212      Approving the plat Replat of Lot 1, Boardwalk Square, an addition in Platte County, Missouri, on approximately 2.54 acres generally located at 6530 N.W. Barry Road (northwest corner of N. Ambassador Drive and N.W. Barry Road), creating 2 lots for the purpose of a 2 lot commercial development; accepting various easements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2020-00027)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE  
RECOMMENDS "ADVANCE AND DO PASS, CONSENT"  
This is a consenting item, there was no discussion on this item.  
AYES: 5 - Barnes Jr., Bough, Fowler, Ellington, Loar  
NAYS: 0

210213 Approving the plat of Blue River Commerce Center 1st Plat, an addition in Jackson County, Missouri, on approximately 30.70 acres generally located at the northeast corner of E. Bannister Rd. and Troost Avenue, creating 1 lot and 1 tract for the purpose of constructing a commercial and industrial development; 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-2020-00026)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE  
RECOMMENDS "ADVANCE AND DO PASS, CONSENT"

This is a consenting item, there was no discussion on this item.

AYES: 5 - Barnes Jr., Bough, Fowler, Ellington, Loar

NAYS: 0

**End of Consent Items**

210168 Approving an exception request to the stream buffer setback requirements and  
(Sub.) waiving the mitigation requirements of Section 88-415, Code of Ordinances, in connection with the CKS Packaging development, located at 4000 N. Kimball Drive. (CLDPIR-2020-00078)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE  
RECOMMENDS "HOLD ON AGENDA (3/31/2021)"

– Stacy Lowe, City Planning, provided a presentation to this ordinance. This approval will also include a waiver to the stream buffer setback requirements. CKS Packaging will expand their facilities to include the property to the north of their existing building. Davidson Architecture & Engineering submitted an application for the exception due to the error of The Kansas City Natural Resources Map showing a regulated stream on the property which does not exist. A digital copy of this presentation can be found in the Office of the City Clerk.

210228 Approving an amendment to the Greater Downtown Area Plan for an approximately 0.4 acre tract of land generally located at 2029 Summit Street by changing the recommended land use from residential low to residential medium-high, to allow for the construction of a new single-family residence. (CD-CPC-2020-00177)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE  
RECOMMENDS "HOLD OFF AGENDA"

210229 Rezoning an area of about 3.1 acres generally located on the west side of Holmes Road in between E. Blue Ridge Boulevard to the north and E. 135th Street to the south from District R-7.5 to District B1-1, to allow for a new retail development. (CD-CPC-2020-00193)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE  
RECOMMENDS "HOLD ON AGENDA (4/7/2021)"

210230 Rezoning an area of approximately 0.4 acres generally located at 2029 Summit Street from District R-6 to District R-5, to allow for the construction of a new single-family residence. (CD-CPC-2020-00157)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE  
RECOMMENDS "ADVANCE AND DO PASS, DEBATE"

– Zach Nelson, City Planning, provided a presentation to this ordinance. The rezoning will allow for the amendment of the Greater Downtown Area Plan (GDAP) from residential-low land use to residential-medium land use. The site is partially developed with an existing single-family home to the north of the property. This neighborhood has a mixture of single-family and multi-family housing types, as well as commercial use to the south. A digital copy of this presentation can be found in the Office of the City Clerk.

AYES: 5 - Barnes Jr., Bough, Fowler, Ellington, Loar

NAYS: 0

210231 Approving a development plan in District M1-5 on about 15 acres generally located at the northwest corner of N.E. 40th Street and N. Kimball Drive to allow for 144,000 square foot building addition. (CD-CPC-2020-00153)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE  
RECOMMENDS "ADVANCE AND DO PASS, DEBATE"

Olofu Agbaji, City Planning, provided a presentation to this ordinance. This will allow for a single story warehouse addition to the existing building creating 65 additional jobs, 114 parking spaces plus 23 dedicated trailer truck parking spaces. A digital copy of this presentation can be found in the Office of the City Clerk.

AYES: 5 - Barnes Jr., Bough, Fowler, Ellington, Loar

NAYS: 0

210232 Rezoning about 16 acres generally located at the southeast corner of N. Lucerne Avenue and N.W. 58th Terrace, specifically at the terminus of N.W. 58th Terrace, from District R-6 to District R-80, and approving a development plan in District R-80 to allow for two principal residential structures on one lot. (CD-CPC-2020-00187 & 00188)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE  
RECOMMENDS "HOLD ON AGENDA (3/31/2021)"

210236 Approving a development plan that serves as a preliminary plat in District B1-1 on about 3.1 acres generally located on the west side of Holmes Road between E. Blue Ridge Boulevard to the north and E. 135th Street to the south, to allow for a new retail development. (CD-CPC-2020-00206)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE  
RECOMMENDS "HOLD ON AGENDA (4/7/2021)"

**HELD IN COMMITTEE**

210202 Approving with conditions an exception request to the stream buffer setback  
(Sub.) requirements of Section 88-415, Code of Ordinances, in connection with Davidson Elementary School, located at 5100 N. Highland Avenue (CLDPIR-2020-00068).

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE  
RECOMMENDS "ADVANCE AND DO PASS AS A COMMITTEE SUBSTITUTE,  
DEBATE"

– Stacy Lowe, City Planning, spoke to the amendment of this ordinance. The amendment calls for the Developer to submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits. The Developer will need to obtain permits for the stream buffer prior to any removal of any vegetation within the buffer zones due to construction activities on the site. The developer must ensure that any landscaping that serves as mitigation for the stream buffer impact, is installed prior to the issuance of the temporary certificate of occupancy for the new building and execute an agreement to indemnify, defend and hold harmless the City for any future impacts regarding the stream buffer exceptions prior to the recording of the plat.

AYES: 5 - Barnes Jr., Bough, Fowler, Ellington, Loar  
NAYS: 0

**ADDITIONAL BUSINESS**

1. *There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.*

*2. 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*

*Those who wish to comment on proposed ordinances can email written testimony to [public.testimony@kcmo.org](mailto: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](http://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](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.*

There being no further business, the meeting was adjourned.

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Office of the City Clerk