

**MEETING SUMMARY OF THE
NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
Wednesday, April 28, 2021**

The regular meeting of the Neighborhood Planning and Development Committee was held on Wednesday, April 28, 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

210361 Approving the plat of Davidson Farms, Second Plat, an addition in Clay County, Missouri, on approximately 12.64 acres generally located at N.E. 76th Street and west of N. Tullis Avenue, creating 36 lots and 4 tracts for the purpose of constructing single family homes; 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-2020-00043)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
RECOMMENDS "ADVANCE AND DO PASS, CONSENT"
This is a consenting item. There was no discussion on this item.
AYES: 4 - Barnes Jr., Fowler, Ellington, Loar
NAYS: 0
OUT: 1 - Bough

End of Consent Items

210357 Authorizing an amendment to an agreement with the Tax Increment Financing Commission of Kansas City, Missouri for accounting and financial reporting services to extend the term for 5 years; and authorizing Amendment No. 5 to a professional services agreement with Cochran, Head, Vick and Co., P.C, for \$170,112.00 for professional third-party accounting and financial reporting services to the Tax Increment Financing Commission of Kansas City, Missouri, for a total contract amount of \$1,908,421.00.

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

Sean Carrol, Finance Department, spoke to this ordinance. This ordinance will authorize two things. The first item will amend the term of this agreement for five years. The second, Amendment No. 5, will increase the amount of the contract by \$170,112.00 to a total of \$1,908,421.00 and extend the term of the contract through October 31, 2021. The amount of the increase equals one-half of the Amendment No. 4 increase.

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

210359 Rezoning an area of about 1.135 acres generally located at the southeast corner of
(Sub.) Central Street and W. 22nd Street from District B4-5 (Heavy Commercial Dash 5) to District UR (Urban Redevelopment), to allow construction of a seven-story multi-family residential building with parking garage. (CD-CPC-2021-000011)

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

Xue Wood, City Planning, provided a presentation to this ordinance. This will allow for a seven-story multi-family residential building with a parking garage. It is proposed for 203 residential units with amenities and a front lobby at the northeast corner of the site. There will be one vehicular access to the garage behind the residential units with a total of 261 parking spaces and 86 bike parking spaces provided on site. The proposed 7 story residential apartments will have 0-foot setback from all property boundaries. 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

210360 Rezoning an area of about two acres generally located at the southwest corner of N.W. Barry Road and N. Hickory Street from Districts R-80 and M2-2 to District B3-1. (CD-CPC-2021-00027)

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

Olofu Agbaji, City Planning, provided a presentation to this ordinance. This rezoning will allow for a car wash facility. 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

210364 Rezoning an area of about 31.2 acres generally located at 9700 N. Oak Trafficway from District MPD to District MPD to amend a previously approved development plan. (CD-CPC-2020-00191)

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

– Xue Wood, City Planning, provided a presentation to this ordinance. This will allow for a single-story, 3600 square-foot commercial building for use as a Mazuma Credit Union. This will include 30 parking spaces, 2 bicycle parking spaces, and 3 drive-through lanes. 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

210365 Rezoning an area of about 1.3 acres, generally located at 1901 Vine Street, the southeast corner of 19th and Vine from District UR to District UR to approve an amendment to a previously approved development plan for a mixed-use building with 80-residential units and commercial space on the ground floor. (CD-CPC-2021-00008)

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

Xue Wood, City Planning, provided a presentation to this ordinance. This rezoning will allow for an amendment to a previously approved plan for an 80 unit mixed use building. The proposed use will include approximately 200,000 square feet of commercial space on the ground floor and 80 residential units from the second to the sixth floor. The applicant proposes two vehicular accesses with 53 surface parking and 20 garage parking spaces. A total of 82 private parking spaces are provided. 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

HELD IN COMMITTEE

201050
(Sub.) Declaring certain real property generally located at 500-507 Main Street in Kansas City, Missouri, surplus to the City's needs; and authorizing the Director of the General Services Department to execute an Option Agreement with 500 Main Developers LLC to purchase this surplus real property, to later convey it and to execute related documents.

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
RECOMMENDS "HOLD ON AGENDA (5/12/2021)"

210336 RESOLUTION - Amending the Heart of the City Area Plan, approved by Resolution No. 110159 on April 21, 2011, by changing the land use recommendation on a total of 2.5 acres generally located on the south side of E. 38th Street, on the west side of Montgall Avenue and the east side of Prospect Avenue, from residential urban low density to residential medium high density land use designation.
(CD-CPC-2020-00116).

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
RECOMMENDS "IMMEDIATE ADOPTION"

Olofu Agbaji, City Planning, provided a presentation to this ordinance. This is a companion item to ordinance no. 2120346. This will allow for 17.4 units per acre, where currently the zoning only allows for 8.7 units per acre. 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

210346
(Sub.) Rezoning about 2.5 acres generally located on the south side of E. 38th Street, on the west side of Montgall Avenue and the east side of Prospect Avenue, from Districts B3-2 and R-2.5 to District UR and approving a development plan to allow for a 35 unit multi-family residential development within four buildings.
(CD-CPC-2020-00091)

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

Olofu Agbaji, City Planning, provided a presentation to this ordinance. This is a companion item to resolution 210336. This will allow for a 35 unit multi-family residential within four buildings for townhome structures. 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

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. 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.

There being no further business, the meeting was adjourned.

Office of the City Clerk