



Kansas City

414 E. 12th Street
Kansas City, MO 64106

Meeting Minutes - Final-Revised

Neighborhood Planning and Development Committee

Wednesday, May 11, 2022

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>

Beginning of Consent(s)

220391

Approving the plat of Blue River Commerce Center Third Plat, an addition in Jackson County, Missouri, on approximately 63.587 acres generally located at the northeast corner of E. Bannister Road and Troost Avenue, creating 2 lots and 1 tract for the purpose of a 2 lot industrial development; 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-2021-00065)

Jeffery Williams, City Planning Department, presented. This ordinance approves a final plat for applicant Port Authority of Kansas City, Missouri in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 2-lot industrial subdivision).

Adv and Do Pass, Consent

End of Consent(s)

220387 Amending Chapter 50, Code of Ordinances, by repealing Section 50-44, Obstructing or resisting public safety officer, employee or inspector, and amending Chapter 70, Code of Ordinances, by repealing Section 70-73, Obedience to authorized persons directing traffic, and enacting in lieu thereof new sections of like number and subject matter.

Bret Kassen, Law Department, presented. This ordinance approves An amendment To clarify the culpable mental state in City Code § 50-44 §§ 50-44 and 70-73 and to clarify in such section and City Code §70-73 the extent to which a person may be exempt from a violation under each section for witnessing and documenting officer actions The ordinance clarifies the culpable mental state needed to prove a violation of Section 50-44, and exempts from a violation under such section any person witnessing or documenting the actions of a public safety officer, employee or inspector, so long as they do not “substantially and physically” hinder official duties being performed. The ordinance also clarifies in Section 70-73 that merely witnessing or documenting an officer in the performance of their official duties shall not be a violation unless such act substantially and physically impedes “any” officer from official duties.

Do Pass as Committee Substitute

220388 Accepting the recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$140,000.00, for a total not to exceed \$422,354.00, for an economic development project proposed by CELT Real Estate Holdings, LLC to rehabilitate an existing structure for the Thirty-Eighth Street Studio & Business Incubator and five residential housing units within the boundaries of the Oak Park Neighborhood located at 3841 Agnes; authorizing the City Manager to enter into a Funding Agreement for that purpose.

Held until 5/18/2022.

Hold on Agenda

220390 Accepting the recommendations of the Tax Increment Financing Commission and approving the Ninth Amendment to the Winchester Center Tax Increment Financing Plan; and directing the City Clerk to send a copy of this ordinance to Jackson County.

Ahnna Nanoski, City Planning and Development, presented. This ordinance approves an amendment to the Greater Downtown Area Plan on about .5 acres located at 1015 Pacific Street by changing the recommended land use to residential medium density to allow for the development of townhomes, quadplexes, and a duplex. A presentation is on file in the City Clerk’s office.

Adv and Do Pass

220398 Amending Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review. (CD-CPC-2021-00186)

Ahnna Nanoski, City Planning and Development, presented. This ordinance approves an amendment to the Greater Downtown Area Plan on about .5 acres located at 1015 Pacific Street by changing the recommended land use to UR to allow for the development of townhomes, quadplexes, and a duplex. A presentation is on file in the City Clerk's office.

Do Pass

220403 Accepting the recommendations of the Tax Increment Financing Commission as to the Southpointe Tax Increment Financing Plan; and approving the Southpointe Tax Increment Financing Plan as modified; and approving additional tax increment financing within the Redevelopment Project and authorizing the Director of Finance to enter into one or more agreements in furtherance of such purpose; and directing the Clerk to send a copy of this ordinance to Jackson County.

Sponsors: Barnes

Held until 5/18/2022

Hold on Agenda

HELD IN COMMITTEE

220233 Amending Section 68-449, Code of Ordinances, to provide parameters for the amendment of contracts for Central City Economic Development Sales Tax funds without City Council approval.

Sponsors: Robinson

Held until 5/18/2022

Hold on Agenda

220327 Rezoning an area of about 32 acres generally located on the north side of E. 63rd Street on both sides of Prospect Avenue and bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west from Districts B4-2, B3-2, R-2.5 and R-5 to District UR. (CD-CPC-2021-00211)

Held until 5/18/2022

Hold on Agenda

220353 Amending Chapter 18, Article II, Code of Ordinances, by repealing Section 18-40 entitled “Adoption of International Building Code (2018); amendments” and enacting in lieu thereof a new section of like number and subject matter that requires a school obtaining a building permit to upgrade any existing play area to the current requirements of ICC ANSI A117.1-2009 section 1108 for accessibility.

Sponsors: Hall

Councilmember Hall, presented. This ordinance approves rezoning without conditions and the Rock Creek Residential development plan with 37 conditions to allow for 349 total units in 9 phases, 258 detached lots, 5 tracts and 91 villas.

Do Pass as Committee Substitute

220371 Vacating an alley generally located north of W. 40th Street in between State Line Road to the west and Bell Street to the east, to allow for the construction of a new apartment building; and directing the City Clerk to record certain documents. (CD-ROW-2021-00037)

Ahna Nanoski, City Planning and Development, presented. This ordinance approves the vacation of the alley generally located on the west side of Bell St in between W. 39th St to the north and W. 40th St to the south to allow for the construction of a multi-unit apartment building (223 units). A presentation is on file with the City Clerk’s office.

Adv and Do Pass

220378 Approving a development plan that will also serve as a preliminary plat in Districts M1-5 to allow for 2.46 million square feet of office, commercial and warehouse development on 12 lots and 2 tracts on approximately 245 acres of land generally located at the northeast corner of Missouri Route 150 and Botts Road. (CD-CPC-2021-00109)

Sponsors: Bough and McManus

Olofu Agbaji, City Planning and Development, presented. This ordinance approves a Development Plan for the "I 49 Industrial Center North" a logistics and warehousing facility on about 245 acres generally located at northeast corner of Botts Road and M 150 Hwy. The development plan proposed 12 industrial warehouse manufacturing and distribution buildings totaling approximately 2.5 million square feet with a total of 1,857 parking spaces and 747 trailer parking spaces. The buildings are proposed to be constructed of tilt up concrete panels accented with 3-tone paints. The rendering shows relief features and on the span of the building with entry treatments with canopies. The plan proposes additional semi-truck parking along the frontage of M-150 Hwy right-of-way along the southern edge of the site. The sidewalks shown complete the pedestrian sidewalk network for this area of the campus and provide proper internal pedestrian connections. Access to the development is proposed off M-150 Highway and Botts Road. A presentation is on file with the City Clerks Office.

Adv and Do Pass

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.

3. 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.