



Agenda - Final

Neighborhood Planning and Development Committee

Lee Barnes Jr., Chair
Andrea Bough, Vice Chair
Dan Fowler
Brandon Ellington
Teresa Loar

Wednesday, June 7, 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

Beginning of Consent(s)

Director of City Planning & Development

[230462](#)

Sponsor: Director of City Planning and Development Department

Approving the plat of Greenwood Senior Housing, an addition in Jackson County, Missouri, on approximately 2.4 acres generally located at the south side of E. 27th Street, west of Cleveland Avenue and east of Monroe Avenue, creating 1 lot for the purpose of residential senior housing; 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-2023-00003)

Attachments: [Docket Memo \(CLD-FnPlat-2023-00003\)](#)

Director of City Planning & Development

[230463](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Barry Car Wash, an addition in Clay County, Missouri, on approximately 2 acres generally located at the southwest corner of Northwest Barry Road and North Hickory Street, creating 1 lot for the purpose of constructing a car wash; 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-2022-00002)

Attachments: [Docket Memo Templatev31 \(1\)](#)

End of Consent(s)

Bough, Parks-Shaw and O'Neill

[230401](#) Sponsor(s): Councilmembers; Kevin O'Neill, Andrea Bough and Ryana Parks-Shaw

Amending Chapter 3, Code of Ordinances, by repealing Section 3-431, "Setting Goals for Individual Contracts" and enacting in lieu thereof a new section of like number and subject matter regulating the application of numeric MBE/WBE goals on certain projects leased for development or receiving economic development incentives or tax abatement.

Attachments: [230401 Docket Memo](#)

Director of Housing and Community Development

[230459](#) Sponsor: Director of Housing and Community Development Department

Appropriating funds in the amount of \$890,000.00 to the Home Investment Fund (HOME) to provide funding for projects that meet the HOME Grant requirements; and recognizing this ordinance as having an accelerated effective date.

Attachments: [Docket Memo HOME](#)
[Deferred PI Admin Approp](#)

Director of Neighborhoods

[230465](#) Sponsor: Director of Neighborhoods and Housing Services Department

Accepting \$25,000.00 grant from the State of Missouri in partnership with Essential Families for Digital Demonstration Project serving Kansas City residents in underserved communities with computer hardware, software, and connectivity; authorizing agreement with Essential Families to govern administration of such grant; estimating revenue and appropriating funds in the amount of \$25,000.00 in the General Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Attachments: [TMP 3035 - Digital Equity Docket Memo\[32030\]](#)
[Approp Admin - DDP](#)
[NPD DDP Presentation](#)

Loar

[230466](#) Sponsor: Councilmember Teresa Loar

Detaching from the City approximately 48 acres generally located north of N.W. Roanridge Road (north of Interstate 29) and west of N. Bethel Avenue, upon the annexation of said property by the City of Platte City, Missouri. (_____)

****This item will be held until June 14, 2023****

Attachments: [No Fact Sheet](#)
[Docket Memo 230466 4.7.2023](#)

Bough, Lucas and McManus

[230468](#) Sponsor: Mayor Quinton Lucas and Councilmembers Andrea Bough and Kevin McManus

Authorizing the City Manager to enter into a Tax Redirection Agreement with Kaw Fresh Market, LLC with the purpose of increasing access to grocery services and incentivizing job creation and investment in Kansas City.

Attachments: [Docket Memo - Tax Redirection Agreement Kaw Fresh Market LLC](#)
[230468 cs to org ord-com](#)

Hall

[230469](#) Sponsor: Councilmember Heather Hall

RESOLUTION - Amending the Briarcliff-Winnwood Area Plan by amending the Proposed Land Use Plan and Map for an approximately 13.4 acre tract of land generally located at the northwest corner of N.E. 48th Street and N. Randolph Road by changing the recommended land use designation from "Residential Medium Density" to "Light Industrial." (CD-CPC-2023-00059)

Attachments: [Docket Memo 230469](#)
[230469 cs to org ord-com](#)

Hall

[23047](#) Sponsor: Councilmember Heather Hall

Rezoning an area of about 13.4 acres generally located at the northwest corner of N.E. 48th Street and N. Randolph Road from Districts R-6 and R-1.5 to District MPD, and approving an MPD preliminary development plan for a mixed use development consisting of two

commercial lots, one storage/distribution/flex space lot and one tract which also serves as the preliminary plat. (CD-CPC-2023-00056)

Attachments: [Docket Memo 230470](#)
[230470 cs to org ord-com](#)

O'Neill and Hall

230471 Sponsor(s): Councilmembers Kevin O'Neill and Heather Hall

Amending Committee Substitute for Ordinance No. 220364, passed on October 13, 2022, by repealing and replacing Section 5 to provide for an effective date of July 1, 2024.

Attachments: [Docket Memo 230471](#)
[Public Testimony - Don Wallace 6.6.2023](#)
[Public Testimony - Pam Seator 6.5.2023](#)
[No Fact Sheet - Resolution](#)
[Public Testimony - DeAnn Gregory 6.5.2023](#)
[Public Testimony - Scott Klamm 6.5.2023](#)
[Public Testimony - Sarah Dehart Faltico 6.5.2023](#)
[Public Testimony - Adam Rossi 6.5.2023](#)
[Public Testimony - Karen Uhlenhuth 6.6.2023](#)
[Public Testimony - Madison Irwin - Hall 6.6.2023](#)
[Public Testimony - Leah Kite Edson 6.6.2023](#)
[Public Testimony - Ilyssa Block 6.6.2023](#)
[Public Testimony - Jeremy Knoll 6.6.2023](#)
[Public Testimony - PARKER HALL 6.6.2023](#)
[Public Testimony - ASHLEY EUSEY 6.6.2023](#)
[Public Testimony - Caroline Davies 6.6.2023](#)
[Public Testimony - Thomas Longoria 6.6.2023](#)
[Public Testimony - Darlene Budd 6.6.2023](#)
[Public Testimony - Jordynn Webster 6.7.2023](#)
[Public Testimony - Maria Morton 6.7.2023](#)
[Public Testimony - Mary English 6.7.2023](#)
[Public Testimony - DENNIS SHRIVER 6.7.2023](#)

Hall

230472 Sponsor: Councilmember Heather Hall

Rezoning an area of approximately 22.89 acres generally located at the southwest corner of Missouri Route 291 (N.E. Cookingham Drive) and N. Eastern Avenue from District MPD to District MPD, and approving an MPD preliminary development plan, for a mixed use development that will include 34 residential lots, commercial and religious assembly uses

and other amenities which also serves as a preliminary plat. (CD-CPC-2023-00055)

Attachments: [Docket Memo 230472](#)
[230472 cs to org ord-com](#)

Hall

230473 Sponsor: Councilmember Heather Hall

RESOLUTION - Amending the Shoal Creek Valley Area Plan by amending the Proposed Land Use Plan and Map for an approximately 22.89 acre tract of land generally located at the southwest corner of Missouri Route 291 (N.E. Cookingham Drive) and N. Eastern Avenue by changing the recommended land use designation from "Institutional" to "Institutional, Residential Low Density and Mixed Use Commercial." (CD-CPC-2023-00080)

Attachments: [Docket Memo 230473](#)
[230473 cs to org ord-com](#)

HELD IN COMMITTEE

Fowler and Loar

230217 Sponsor(s): Councilmembers Dan Fowler and Teresa Loar

Amending the Major Street Plan to change and amend the street typology of N. Line Creek Parkway from N.W. Barry Road to N.W. 68th Street from parkway to local link. (CD-CPC-2023-)

Attachments: [Docket Memo 230217](#)
[230217 cs to org ord-com](#)

Director of City Planning & Development and City Plan Commission

230310 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, Code of Ordinances, by repealing Section 88-805-04, Commercial Use Group, and enacting in lieu thereof a new section of like number and subject matter to change the definition of restaurant to be consistent with Chapter 10 of the Code of Ordinances (CD-CPC-2023-00030).

Attachments: [Docket Memo CPC-2023-00030.pdf](#)
[Public Testimony - Union Hill Neighborhood Association Board 6.7.2023](#)

Barnes Jr.

[230360](#) Sponsor: Councilmember Lee Barnes

Directing that the City Manager shall appear before the Council to provide certain information before suspending, terminating, or taking any other adverse action against an employee for failure to comply with the residency requirements of the City's Code of Ordinances.

Attachments: [Docket Memo 230360](#)

Robinson and City Manager's Office

[230393](#) Sponsor: City Manager

Approving the Guadalupe Center Multifamily PIEA General Development Plan on approximately 2.32 acres generally located at the northwest quadrant of Hardesty Avenue and Van Brunt Drive in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC- 2023-00041)

Attachments: [Docket Memo - Guadalupe Centers RAO\(61663619.1\)](#)

City Manager's Office

[230403](#) Sponsor: City Manager

Approving an Industrial Development Plan for Cas-KC-neda, LLC for the purpose of acquiring, equipping and constructing a project for industrial development consisting of the acquisition, purchase, construction and development of a boutique hotel with approximately thirty-five units (the "Project") located at 1108-1110 Grand Ave., 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 \$24,500,000.00; authorizing and approving other documents; and authorizing certain other actions in connection with the issuance of said bonds.

Attachments: [Cas-KC-neda LLC Docket Memo](#)

Director of City Planning & Development

[230435](#) Sponsor: Director of City Planning and Development Department

Approving the 6500 Troost PIEA General Development Plan on approximately 1.19 acres generally located at 6500 Troost Avenue, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2022-00188)

Attachments: [6500 Troost Avenue PIEA Docket Memo](#)

Robinson

[230439](#) Sponsor: Councilmember Melissa Robinson

Authorizing the City Manager to enter into a Predevelopment Agreement with Historic Northeast Lofts, LLC, for the development of approximately 22 acres in the Historic Northeast Area.

Attachments: [No Fact Sheet](#)

Robinson and Lucas

[230443](#) Sponsor: Councilmember Melissa Robinson and Mayor Quinton Lucas

Authorizing the City Manager to negotiate and enter into a development agreement with the team of Grayson Capital, LLC and Corbella, LLC for the phased sale and development of City-owned properties located at the intersection of 18th and Paseo and providing a 90-day period for negotiations.

Attachments: [Docket Memo 230443 mv edits \(ab edits\)](#)

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.