



Agenda

Neighborhood Planning and Development Committee

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

Wednesday, June 21, 2023

1:30 PM

26th Floor, Council Chamber

Meeting Link: <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)

City Plan Commission and Director of City Planning & Development

[230511](#)

Sponsor: Director of City Planning and Development Department

Approving the plat of Auburndale Manor, an addition in Clay County, Missouri, on approximately 16 acres generally located at the southeast corner of Northeast Cookingham Drive and North Eastern Avenue, creating 50 lots and 3 tracts for the purpose of a residential development; accepting and releasing 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-2021-00006)

Attachments: [Docket Memo CLD-FnPlat-2021-00006 6-7-23](#)

City Plan Commission and Director of City Planning & Development

[230512](#)

Sponsor: Director of City Planning and Development Department

Approving the plat of Amethyst Place, an addition in Jackson County, Missouri, on approximately 1 acre generally located at the northwest corner of Tracy Avenue and 28th Street creating 1 lot for the purpose of a multifamily residential structure; accepting and releasing 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-2023-00009)

Attachments: [Docket Memo CLD-FnPlat-2023-00009 6-7-23](#)

End of Consent(s)

Director of City Planning & Development

[230520](#)

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 9.5 acres generally located at George Avenue and Blue Parkway (Missouri State Highway 350/US Highway 50) from District R-80 to District MPD, and approving a development plan to allow for indoor warehousing and commercial and agricultural uses. (CD-CPC-2023-00024).

Attachments: [Docket Memo](#)

City Plan Commission and Director of City Planning & Development

[230521](#)

Sponsor: Director of the City Planning and Development Department

Vacating a portion of public right-of-way in District DC-15 of about 2,100 square feet generally located on the east side of Wyandotte between 13th and 14th street to vacate the east-west alley and directing the City Clerk to record certain documents (CD-ROW-2023-00008).

Attachments: [Docket Memo CD-ROW-2023-00008 6-7-23](#)

Director of City Planning & Development

[230522](#)

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Hickman Mills Area Plan on about 29.6 acres generally located south of Longview Road and west of Raytown Road by changing the recommended land use from residential low density to office for the Smith Hale Middle School Adaptive Reuse. (CD-CPC-2023-00066)

Attachments: [Docket Memo Area Plan Amendment](#)

Director of City Planning & Development

[230523](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.17 acres generally located at the northwest corner of Eastern Avenue and Old Santa Fe Road from District R-7.5 to District O. (CD-CPC-2023-00042).

Attachments: [Docket Memo CD-CPC-2023-00042 6-7-23](#)

Director of City Planning & Development

[230525](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 29.6 acres generally located south of Longview Road and west of Raytown Road from District R-80 to District O-1 to allow the adaptive reuse of the former Smith-Hale Middle School. (CD-CPC-2023-00065)

Attachments: [Docket Memo Rezoning](#)

Director of City Planning & Development and City Plan Commission

[230526](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 320 acres generally located west of Highway 169 along N.W. Tiffany Springs Parkway from Districts R-80 and AG-R to Districts R-7.5, R-1.5 and B3-2. (CD-CPC-2023-00076).

Attachments: [Docket Memo](#)

Parks-Shaw and Bough

[230527](#) Sponsors: Councilmember Ryana Parks-Shaw

Waiving the limitations established by the Fund Balance and Reserve Policy in Section 2-1954 of the City's Code of Ordinances and appropriating \$20,000.00 from the Unappropriated Fund Balance of the General Fund to provide funding for neighborhood association-led projects that meet the program's requirements and increase community engagement, neighborhood identity and quality of life in Kansas City neighborhoods; establishing requisitioning authority; authorizing the Director of Neighborhood Services to execute contracts of not more than \$20,000.00 per year to effectuate the purposes of this ordinance; and recognizing this ordinance as having an accelerated effective date.

Attachments: [Docket memo for 230527](#)
[Approp Sheet for 230527](#)

HELD IN COMMITTEE

[140601](#) Approving and designating Redevelopment Project Area 5 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance

Attachments: [140601 Docket Memo](#)

[140603](#) Approving and designating Redevelopment Project Area 7 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

Attachments: [140603 Docket Memo](#)

[140604](#) Approving and designating Redevelopment Project Area 8 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

Attachments: [140604 Docket Memo](#)

[140605](#) Approving and designating Redevelopment Project Area 9 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

Attachments: [140605 Docket Memo](#)

[140606](#) Approving and designating Redevelopment Project Area 10 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

Attachments: [140606 Docket Memo](#)

140607 Approving and designating Redevelopment Project Area 11 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

Attachments: [140607 Docket Memo](#)

140608 Approving and designating Redevelopment Project Area 12 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

Attachments: [140608 Docket Memo](#)

140609 Approving and designating Redevelopment Project Area 13 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

Attachments: [140609 Docket Memo](#)

140610 Approving and designating Redevelopment Project Area 14 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

Attachments: [140610 Docket Memo](#)

140611 Approving and designating Redevelopment Project Area 15 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

Attachments: [140611 Docket Memo](#)

[140612](#) Approving and designating Redevelopment Project Area 16 of the Bannister & I-435 Tax Increment Financing Plan as amended by the First Amendment to the Bannister & I-435 Tax Increment Financing Plan as a Redevelopment Project; adopting tax increment financing therefor; and directing the City Clerk to transmit copies of this ordinance.

Attachments: [140612 Docket Memo](#)

Shields and Bunch

[221085](#) Sponsors: Councilmembers Katheryn Shields and Eric Bunch

RESOLUTION - Determining the compliance of the Union Hill "353" Redevelopment Project located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east, and authorizing issuance of a Certificate of Completion to the Phoenix Redevelopment Corporation for the Union Hill Redevelopment Project.

Attachments: [Docket Memo 221085 1.23.2023](#)

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](#)

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. (_____)
The item will be heard in Transportation, Infrastructure and Operations Committee on June 28, 2023

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

Director of City Planning & Development, Shields and Bunch

230496

Sponsor: Director of City Planning and Development Department

Approving the petition to amend the Westport Community Improvement District; amending the Westport Community Improvement District generally located at West 40th Street to the north, Broadway Boulevard to the east, Archibald Avenue, West 42nd Street, and West 42nd Terrace to the south, and Bridger Road and Southwest Trafficway to the west 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.

Attachments: [Westport I CID Docket Memo 6-6-23](#)

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.