



**Northland Planning & Development Committee
Minutes
August 11, 2022**

Committee Members Present: Mark McHenry, Chair, Richard Sayles, Dave Mecklenburg, Joseph Hallauer, Claudia Baker, Tammy Henderson, Bob Bromberg, Brian Votava, Marty Schuettpelz, David Slater.

Staff: Deb Hermann, Terri Wolfe, Laura Spiwak

Guests: Thomas Nolte, Chase Kohler, Dustin Burton, Tye Zehner (N Oak Self Storage Project)

Welcome and Introductions: Mark McHenry, Chair, opened the meeting at 4:05 pm and welcomed members of the Planning and Development Committee, staff, and guests.

Approval of Minutes:

Minutes for the meetings of April 7, 2022 were presented. A Motion for approval was made by Dave Mecklenburg with a second from Bob Bromberg.

Motion Passed

3910 N Oak Self Storage, 3910 N Oak Trafficway, 64116

Presenter: Chase Kohler, Project Manager, Renaissance Infrastructure Consulting

- Single building storage facility – all storage facilities are interior.
- Climate controlled – humidity controlled units (not temperature controlled)
- Will look like a commercial building (This is the old John Chezik building)
- Application is in with KCMO – still waiting to submit a photometric plan, hopefully that will be completed tomorrow.
- They will maintain vegetation behind the building.
- Landscaping along N Oak –
 - Trees at street
 - Interior parking lot landscaping
- Screening walls will be built
- Security fence that will be monitored with cameras 24 hours. No fence along N Oak. Fencing along back side.
- To get to storage, you would have to go through a locked gate (controlled keypad, with record of entry). Staff will be there during normal business hours 9-5.

- Will not require re-zoning (currently B4-2)
- Shared ingress/egress
- No plans to improve streets/sidewalks required.

Committee Discussion:

- The proposed development does not comply with the Kansas City area plans, developed by community volunteers and approved by the city council. Significant public and private resources have been invested in the North Oak Corridor to implement the objectives of these plans.
 - North Oak Corridor Plan (2006) recommends that this property should be medium density residential.
 - Briarcliff Winnwood Area Plan (2009) recommends that this property should be medium residential.
 - In addition, both plans recommend Pedestrian/Transit Oriented Development for this site.
- A self-storage development at this location is incompatible with the residential properties abutting it on two sides.
- Surrounding property values will be negatively impacted.
- If approved, this project will negatively impact future development along the corridor, limiting it to uses compatible with a self-storage project not the community’s vision of a sustainable and “green” corridor promoting strong and healthy neighborhoods.

Dave Mecklenburg moved and Robert Bromberg seconded a motion to recommend to the Kansas City planning staff, CPC, and city council that the project be denied.

MOTION PASSED.

Kmart Redevelopment

- 16 Acres – KCATA purchased
- RFQ is going out for redevelopment
- Mixed use development
 - Residential (market rate)
 - Park and ride
 - Steering committee is formed and has begun meeting.

Other Business

Adjourned at 5:04 P.M.