

**MEETING SUMMARY OF THE
NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
Wednesday, May 5, 2021**

The regular meeting of the Neighborhood Planning and Development Committee was held on Wednesday, May 5, 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

210390 Approving the plat of Cadence – Second Plat, an addition in Clay County, Missouri, on approximately 25.99 acres generally located south of N.W. 108th Street and east of N. Platte Purchase Drive, creating 50 lots and 2 tracts for the purpose of constructing a 50 unit residential subdivision; 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-2020-00041)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
RECOMMENDS "ADVANCE AND DO PASS, CONSENT"
This was a consent item. No discussion took place.
AYES: 4 - Barnes Jr., Bough, Fowler, Ellington
NAYS: 0
OUT: 1 - Loar

210391 Approving the plat of Offices at Overlook, an addition in Jackson County, Missouri, on approximately 5.36 acres generally bordered by Swope Parkway to the north, E. 49th Street to the south, Chestnut Avenue to the west, and Agnes Avenue to the east, creating 4 lots for the purpose of constructing a 4 lot multi-use development; accepting 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-2020-00045)

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

This was a consent item. No discussion took place.

AYES: 4 - Barnes Jr., Bough, Fowler, Ellington

NAYS: 0

OUT: 1 - Loar

End of Consent Items

210379 Estimating and appropriating \$300,000.00 in the Maintenance Reserve Fund; supporting the Santa Fe Neighborhood Council's housing rehabilitation program using \$300,000.00 of Maintenance Reserve Corporation funds to support eligible rehabilitation expenses for low to moderate income homeowners in the Santa Fe Neighborhood; and authorizing the Director of Neighborhoods and Housing Services Department to enter into a contract with Santa Fe Neighborhood Council in partnership with Arvest Bank for \$300,000.00 from the Maintenance Reserve Fund.

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

John Wood, Neighborhood and Housing Services Department, testified. This ordinance is to recommend use of dollars from the maintenance reserve funds and to authorize a contract with Santa Fe Neighborhood Council to implement a substantial rehabilitation program for single families in the Santa Fe neighborhood. The rehabilitation program provides low to moderate income homeowners in the Santa Fe Neighborhood forgivable loans to complete approved rehabilitation projects on their homes.

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

NAYS: 0

210393 Vacating a portion of right-of-way in District M1-5 generally located at the northeast corner of Bi State Drive and the state line boundary to allow for parking lot improvements; and directing the City Clerk to record certain documents. (CD-ROW-2019-00015)

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

Zach Nelson, City Planning Department, presented this ordinance. The area to be vacated is a small portion of right-of-way located south of Bi-State Drive generally in the Westside area of the city. A portion of the area to be vacated is paved and serves as a parking lot for the businesses to the south. The applicant intends to vacate in order to acquire a portion of right-of-way to allow for maintenance of the existing parking lot and to essentially clean up the site in terms of property ownership. The area to be vacated is not used for public access along Bi-State Drive.

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

NAYS: 0

210394 Vacating a portion of right-of-way in District KCIA generally located south of 11500 N.W. Prairie View Road to allow for the expansion of a parking lot; and directing the City Clerk to record certain documents. (CD-ROW-2020-00019)

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

Zach Nelson, City Planning Department, presented this ordinance. The area to be vacated is located in a generally undeveloped area in between the KCI Airport to the west and Interstate 29 to the east. More specifically, the area proposed to be vacated is essentially a 40 foot wide strip that is approximately 2,610 feet long. This area is undeveloped and is wooded. The City of Kansas City is the only adjacent property owner and is intending to vacate the alley in order to consolidate all adjacent parcels into a single parcel and expand the parking lot that is to the north.

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

NAYS: 0

210395 Vacating a portion of right-of-way in District M1-5 generally located south of W. 2nd Street in between Wyandotte Street to the west and Delaware Street to the east, to allow for development of the site as platted; and directing the City Clerk to record certain documents. (CD-ROW-2020-00022)

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

Zach Nelson, City Planning Department, presented this ordinance. The area to be vacated is a small triangular piece of right-of-way located south of W. 2nd Street. The subject site does not currently serve any useful purpose. The Second + Delaware Apartments to the north were recently approved by Ordinance 200613 and one of the conditions of that plat (CLD-FnPlat-2020-00001) was for the developer to dedicate right-of-way to connect 2nd Street in this area and to vacate this portion of right-of-way. In addition, this area to be vacated will not serve any useful purpose in the near future. The adjacent property owner to the east intends to acquire this piece in order to relocate their trash enclosure.

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

210397 RESOLUTION - Amending the Briarcliff-Winnwood Area Plan on about 36 acres
(Sub.) generally located between N Brighton Avenue on the west, Searcy Creek Parkway on the east, Missouri Highway 210 on the south and NE 36th Street on the north by changing the recommended land uses from Residential Low Density and Conservation District to Light Industrial related to the Brighton Industrial Park. (CD-CPC-2021-00048)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
RECOMMENDS "IMMEDIATE ADOPTION AS A COMMITTEE SUBSTITUTE"

Chris Hughey, City Planning Department, presented this resolution. The site is currently undeveloped, but has been hope to a soil and ground cover excavation site. The approximately 37-acre site is bounded by N Brighton Ave on the west, M-210 Hwy. on the south, NE Searcy Creek Pkwy on the east, and NE 36th St. Primary access to the site is provided by N Brighton Avenue, which is an unimproved two-lane road with an open drainage channel adjacent to this property. A section of N Brighton Ave is partially improved and under the jurisdiction of MoDOT near its interchange with M-210 Hwy. M-210 Hwy is a freeway with a partially improved one-way westbound frontage road immediately south of the site.

AYES: 3 - Fowler, Ellington, Loar
NAYS: 2 - Barnes Jr., Bough

- 210398
(Sub.) Rezoning an approximately 36 acre tract of land generally located between N. Brighton Avenue on the west, Searcy Creek Parkway on the east, Missouri Highway 210 on the south and N.E. 36th Street on the north, from District R-6 to District MPD, and approving a MPD Development Plan that serves as a preliminary plat for the development of light industrial uses related to the Brighton Industrial Park.
(CD-CPC-2021-00049)

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

Chris Hughey, City Planning Department, presented this ordinance. The site is currently undeveloped, but has been hope to a soil and ground cover excavation site. The approximately 37-acre site is bounded by N Brighton Ave on the west, M-210 Hwy. on the south, NE Searcy Creek Pkwy on the east, and NE 36th St. Primary access to the site is provided by N Brighton Avenue, which is an unimproved two-lane road with an open drainage channel adjacent to this property. A section of N Brighton Ave is partially improved and under the jurisdiction of MoDOT near its interchange with M-210 Hwy. M-210 Hwy is a freeway with a partially improved one-way westbound frontage road immediately south of the site.

AYES: 3 - Fowler, Ellington, Loar

NAYS: 2 - Barnes Jr., Bough

- 210404 Authorizing the Director of Neighborhoods and Housing Services Department to execute a \$2,288,008.00 Central City Economic Development (CCED) funding agreement with Palestine Economic Development Corporation and the Kansas City Area Transportation Authority (KCATA) for a transportation-oriented project that will include construction of thirty-nine assisted living units from funds previously appropriated.

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

HELD IN COMMITTEE

200589 Rezoning an area of about 0.58 acres generally located at 4336 Woodland Avenue from District R-2.5 to District B4-1 for the purpose of allowing for the continued use for construction company offices and vehicle storage. (CD-CPC-2019-00242).

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
RECOMMENDS "ADVANCE AND DO NOT PASS, DEBATE"

Olofu Agbaji, City Planning Department, presented this ordinance. This property is owned MS Consulting, LLC. The owner has been using the site as an office and vehicle storage location for a construction company, a use which is prohibited by current zoning. The case is before the Commission due to Zoning Enforcement Action, referenced in other Related Relevant Cases. The current area plan of record is the Heart of the City Area Plan. The plan was adopted in April 11, 2011 by Resolution No. 110159. The future land use recommends Mixed Neighborhood. This land use is primarily intended to accommodate and promote neighborhood serving retail sales or service uses, as well as mixed-use development consisting of businesses used on a building's lower floors and residential uses on upper floors. This land use corresponds with a B1 and B2 zoning category. The request by the applicant to rezone the existing use from a R-2.5 zoning to B4 zoning is not recommended by the area plan. In most cases an upzoning is not recommended in an area plan, but this particular area site could support a lower intensity commercial use with support from the existing residents living in the area.

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

200940 Acknowledging that the twenty-three year statutory period for the capture of tax increment allocation financing within the Project 1 of the Gateway 2000 Tax Increment Financing Plan has expired; and terminating the designation of Project 1 of the Gateway 2000 Tax Increment Financing Plan as a redevelopment project therein; and directing the City Clerk to send copies of this ordinance to Jackson County.

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

200941 Acknowledging that the twenty-three year statutory period for the capture of tax increment allocation financing within the Project 1 of the 13th & Washington Tax Increment Financing Plan has expired; terminating the designation of Project 1 of the 13th & Washington Tax Increment Financing Plan as a redevelopment project therein; and terminating the 13th & Washington TIF Plan and Redevelopment Area, and directing the City Clerk to send copies of this ordinance to Jackson County.

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

210229 Rezoning an area of about 3.1 acres generally located on the west side of Holmes Road in between E. Blue Ridge Boulevard to the north and E. 135th Street to the south from District R-7.5 to District B1-1, to allow for a new retail development. (CD-CPC-2020-00193)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
RECOMMENDS "HOLD ON AGENDA (5/19/2021)"

210236 Approving a development plan that serves as a preliminary plat in District B1-1 on about 3.1 acres generally located on the west side of Holmes Road between E. Blue Ridge Boulevard to the north and E. 135th Street to the south, to allow for a new retail development. (CD-CPC-2020-00206)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
RECOMMENDS "HOLD ON AGENDA (5/19/2021)"

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