

**MEETING SUMMARY OF THE
NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
Wednesday, April 7, 2021**

The regular meeting of the Neighborhood Planning and Development Committee was held on Wednesday, April 7, 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:

Beginning of Consent Items

210268 Approving the plat of Congress Corporate Center Fourth Plat, an addition in Platte County, Missouri, on approximately 64.46 acres generally located at N.W. 112th Street and N. Airworld Drive, creating 1 lot for the purpose of a commercial use; 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-2019-00038)

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

AYES: 4 - Barnes Jr., Bough, Fowler, Loar
NAYS: 0
OUT: 1 - Ellington

210274 Approving the plat of Tyson Summit 1st Plat, Lots 1-24 & Tracts A Thru D, an addition in Jackson County, Missouri, on approximately 9.22 acres generally located at the northeast corner of I-435 both sides of Eastern Avenue and E. 55th Street, creating 24 lots and 4 tracts for the purpose of constructing a 24 lot 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-2020-00031)

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

AYES: 4 - Barnes Jr., Bough, Fowler, Loar
NAYS: 0
OUT: 1 - Ellington

210275 Approving the plat of Brookwood at Antioch, an addition in Clay County, Missouri, on approximately 4.89 acres generally located at the northeast corner of N.E. 43rd Street and N. Antioch, south of I-35, creating 1 lot and 2 tracts for the purpose of constructing a 66 unit multi-family development; accepting various easements;; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2020-00039)

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

AYES: 4 - Barnes Jr., Bough, Fowler, Loar
NAYS: 0
OUT: 1 - Ellington

210276 Approving the plat of Blue River Commerce Center – Second Plat, an addition in Jackson County, Missouri, on approximately 23.52 acres generally located at the northeast corner of E. Bannister Road and Troost Avenue, creating 1 lot for the purpose of constructing a manufacturing, warehousing and distribution facility; 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-2020-00046)

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

AYES: 4 - Barnes Jr., Bough, Fowler, Loar
NAYS: 0
OUT: 1 - Ellington

210293 Approving the plat of Cadence Villas – First Plat, an addition in Clay and Platte Counties, Missouri, on approximately 22.57 acres generally located at N.W. 108th Street and N. Platte Purchase Drive, creating 54 lots and 2 tracts for the purpose of constructing single family homes; 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-2020-00047)

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

AYES: 4 - Barnes Jr., Bough, Fowler, Loar
NAYS: 0
OUT: 1 - Ellington

210294 Approving the plat of St Louis Kansas City Carpenters Regional Council, an addition in Jackson County, Missouri, on approximately 5.67 acres generally located on the west side of Blue Ridge Cut Off between E. 38th Terrace on the north and I-70 on the south, creating 2 lots for the purpose of a 2 lot commercial development; accepting various easements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2020-00023)

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

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

NAYS: 0

OUT: 1 - Ellington

End of Consent Items

210266 Acknowledging that the 23-year statutory period for the capture of tax increment allocation financing within the Projects F, L and M of the Shoal Creek Parkway Tax Increment Financing Plan has expired; terminating the designations of Projects F, L, and M of the Plan as redevelopment projects; and directing the City Clerk to send copies of this ordinance to Clay County.

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

Heather Brown, Tax Increment Financing (TIF) Commission, provided a presentation on this ordinance. This ordinance just accepts and acknowledges that the mentioned projects have expired and it is appropriate to terminate the projects. There were multiple public improvements made with these projects including public parkland, residential, commercial and retail improvements. No TIF funds were used for the construction of the private improvements in Projects F, L and M. All of the TIF funds generated by the plan are used for public improvements. A digital copy of this presentation can be found in the Office of the City Clerk.

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

NAYS: 0

OUT: 1 - Ellington

210283 RESOLUTION - Approving an amendment to the Blue Ridge Area Plan on about 0.77 acres generally located at 5030 Blue Ridge Cutoff by changing the recommended land use from mixed-use community to commercial for limited automotive uses. (CD-CPC-2020-00172)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
RECOMMENDS "IMMEDIATE ADOPTION"

Zach Nelson, City Planning, provided a presentation to this ordinance. This is a companion item to Ordinance No. 210284. This amendment will allow for uses such as oil change and tire shops as well as indoor automotive sales. If the applicant wanted to pursue the use of outdoor automotive sales and/or general automotive repair, the approval of a Special Use Permit would be required. A digital copy of this presentation can be found in the Office of the City Clerk.

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

210284 Rezoning an area of about 0.77 acres located at 5030 Blue Ridge Cutoff from District
(Sub.) B1-1 to District B3-1 to allow for a limited automotive repair business.
(CD-CPC-2020-00171)

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

Zach Nelson, City Planning, provided a presentation to this ordinance. This is a companion item to Resolution No. 210283. This rezoning will allow for uses such as oil change and tire shops as well as indoor automotive sales. If the applicant wanted to pursue the use of outdoor automotive sales and/or general automotive repair, the approval of a Special Use Permit would be required. A digital copy of this presentation can be found in the Office of the City Clerk.

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

- 210285
(Sub.) Rezoning an area of about 1.25 acres generally located at the southwest corner of Main Street and Westport Road from District B3-2 to District UR, approving a development plan for an approximately 192 multi-family building and parking garage, and waiving the provision contained in Section 88-260-02-F requiring recommended approval of a redevelopment plan from a statutory agency before the City Council considers approval of District UR rezoning. (CD-CPC-2020-00207)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
RECOMMENDS "HOLD ON AGENDA (4/14/2021)"

Chris Hughey, City Planning, provided a presentation to this ordinance. This will allow for the rehabilitation and revitalization of the Katz Drugstore as an amenity space for multi-family residential units, including rooftop amenities and 2 commercial tenant spaces. The parking lot will be converted into 192 multi-family residential units with below grade parking garage. The applicant is proposing one level of underground parking, providing 165 automobile parking spaces. Access to the garage is to be provided off of W 40th Street on the rear of the building. Trash and recycling pickup will also occur on W 40th Street. A digital copy of this presentation can be found in the Office of the City Clerk.

- 210287 Authorizing the Director of Parks and Recreation to execute a professional services contract with Renaissance Infrastructure Consulting to conduct a topographic survey for Little Blue Valley Park for a total contract amount of \$33,400.00; and authorizing an expenditure in the amount of \$33,400.00 from funds previously appropriated.

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

Rodney Riffle, Parks and Recreation, provided a presentation to this ordinance. This contract will allow for the consulting company to conduct surveys. The data from these surveys will be utilized as base information to develop improvements in the park that include a playground, shelter, and off-leash dog park. A digital copy of this presentation can be found in the Office of the City Clerk.

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

NAYS: 0

- 210291
(Sub.) Appropriating \$364,000.00 from the Unappropriated Fund Balance of the Central City Economic Development Sales Tax Fund; authorizing the Manager of Procurement Services to execute a first amendment with Harrison-Lee Development Consulting, LLC, to provide program administration services to the Central City Economic Development Sales Tax Board, extending the term for two years at a maximum amount of \$182,000.00 per year and for a total contract amount of \$728,000.00 over four years; and designating requisitioning authority.

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
RECOMMENDS "HOLD ON AGENDA (4/14/2021)"

HELD IN COMMITTEE

- 201050
(Sub.) Declaring certain real property generally located at 500-507 Main Street in Kansas City, Missouri, surplus to the City's needs; and authorizing the Director of the General Services Department to execute an Option Agreement with 500 Main Developers LLC to purchase this surplus real property, to later convey it and to execute related documents.

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
RECOMMENDS "HOLD ON AGENDA (4/28/2021)"

Chase Johnson, City Planning, provided a presentation to this ordinance. This will allow for an option agreement proposing to develop approximately 190 residential units, 9,800 square feet of retail space, and a Parking Garage within the properties. The Parking Garage will service the proposed retail and residential uses, and a portion will be reserved for the City's exclusive use, which will be located and accessible in a manner reasonably agreed upon by a subsequent parking agreement. This redevelopment of current City owned property will provide the City with an opportunity to repurpose the parking lots to a highest and best use of the site, while providing replacement parking options within the district. This item will be held until Wednesday, April 28th 2021. A digital copy of this presentation can be found in the Office of the City Clerk.

- 210124 RESOLUTION - Amending the Blue Ridge Area Plan by changing the recommended land use on about 41 acres, generally located at the southwest corner of E. US Hwy 40 and Stadium Drive from Residential Low Density and Commercial to Light Industrial Land Use designation. (CD-CPC-2019-00151).

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
RECOMMENDS "BE ADOPTED"

Jeffrey Williams, Director of City Planning, provided a presentation to this ordinance. This is a companion Resolution to Ordinance No. 210200. This will allow for the 2 lots of future redevelopment for manufacturing uses. A digital copy of this presentation can be found in the Office of the City Clerk.

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

210200
(Sub.) Rezoning an approximately 20 acre tract of land generally located at the southwest corner of E. U.S. Highway 40 and Stadium Drive from Districts B3-2 and R-7.5 to District M1-5 and approving a development plan for the overall 38.66 acre tract that serves as a preliminary plat. (CD-CPC-2019-00152 and CD-CPC-2019-00153).

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

Jeffrey Williams, Director of City Planning, provided a presentation to this ordinance. This is a companion Resolution to Ordinance No. 210200. This will allow for the 2 lots of future redevelopment for manufacturing uses. A digital copy of this presentation can be found in the Office of the City Clerk.

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

NAYS: 0

210205 Authorizing the City Manager to execute a Pre-Development Agreement with Block 139 Residential, LLC in connection with an economic development effort for the Three Light Project in furtherance of implementation of the Thirteenth Amendment of the Master Development Agreement with Kansas City Live, LLC.

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

Kerrie Tyndall, City Manager's Office, spoke to this ordinance. This is a companion ordinance to Ordinance No. 210206. This will allow for the construction of a multifamily residential building with approximately 288 residential units and approximately 7,500 square feet of retail space. This also includes the construction of a six level parking structure with approximately 476 parking spaces in a multi-level parking garage. Total costs of this project is \$140.3 million and is anticipated to be financed, in part, and developed via a sale-leaseback transaction for the purpose of conveying sales tax exemption on construction materials.

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

NAYS: 0

210206 Authorizing the City Manager to execute a Pre-Development Agreement with Midland Residential, LLC in connection with an economic development effort for the Midland Project in furtherance of implementation of the Thirteenth Amendment of the Master Development Agreement with Kansas City Live, LLC.

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

Kerrie Tyndall, City Manager's Office, spoke to this ordinance. This is a companion ordinance to Ordinance No. 210205. This will allow for the construction of a multifamily residential building with approximately 138 residential units, approximately 2,500 square feet of amenity and co-working space and a rooftop amenity deck of approximately 1,500 square feet. The total costs of this project is \$25 million and is anticipated to be financed, in part, and developed via a sale-leaseback transaction for the purpose of conveying sales tax exemption on construction materials.

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

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 (4/14/2021)"

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 (4/14/2021)"

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