

**MEETING SUMMARY OF THE
NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
Wednesday, March 31, 2021**

The regular meeting of the Neighborhood Planning and Development Committee was held on Wednesday, March 31, 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

210254 Approving the plat of Pine Grove Pointe 4th Plat, an addition in Clay County, Missouri, on approximately 24.07 acres generally located at N.E. 103rd Street and N.E. Pine Grove Drive, creating 63 lots and 6 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-2020-00038)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
RECOMMENDS "ADVANCE AND DO PASS, CONSENT"
This is a consenting item. There was no discussion on this item.
AYES: 5 - Barnes Jr., Bough, Fowler, Ellington, Loar
NAYS: 0

End of Consent Items

210244 Appropriating \$15,600.00 from the Health Fund and Health Grant Fund to HIV Services accounts; authorizing the Director of Health to execute a contract with SHughes Consulting and Supportive Services in an amount not to exceed \$15,600.00 for technical assistance for HIV Services; and recognizing this ordinance as having an accelerated effective date.

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

– Frank Thompson, Health Department, spoke to this ordinance. This will allow for the consultant to work closely with the HIV Services Manager to ensure that deliverables are met and high quality services are provided related to the HIV Services' Ending the HIV Epidemic and Capacity Building Assistance. This contract will last for thirteen weeks and will provide for 30 hours of consulting services per week during that period.

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

NAYS: 0

210245 Accepting and approving a twelve-month \$1,127,564.00 grant with the Missouri Department of Health and Senior Services to provide funding for HIV case management services in Kansas City, Missouri

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

Frank Thompson, Health Department, spoke to this ordinance. This funding will help ensure that all residents living with HIV/AIDS within the Kansas City Transitional Grant Area (K-TGA) have access to medical care and support services that will remove barriers that will enable persons living with HIV engaged and be successful in treatment. The funds will provide culturally sensitive Case Management, Referral for Health Care Support and Linkage to Care services to persons living with HIV.

This grant is effective from April 1, 2021 to March 31, 2022.

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

NAYS: 0

210246 Authorizing the Director of Health to enter into contracts with area health centers to include Kansas City CARE Clinic, Northland Health Care Access, Samuel U. Rodgers Health Center, Swope Ridge Geriatric Center, Swope Parkway Health Center, Children's Mercy Hospital, and Truman Medical Center, to provide primary health care services to uninsured residents in Kansas City, Missouri; authorizing the Director of Health to extend the term of the contracts or increase or decrease the total contract dollar amounts upon need and appropriation without further Council approval; and establishing an effective date of May 1, 2021.

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

Frank Thompson, Health Department, spoke to this ordinance. This ordinance will allow for the listed providers to enter into contracts to care for the uninsured and underinsured.

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

NAYS: 0

210250 RESOLUTION - Approving an amendment to the Greater Downtown Area Plan on about 3.327 acres generally located at the southeast corner of E. 18th Street and Woodland Avenue by changing the recommended land use from institutional to mixed-use to allow a vacant school building to be converted to a 5-story mixed-use building. (CD-CPC-2021-00023)

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
RECOMMENDS "IMMEDIATE ADOPTION"

Xue Wood, City Planning, provided a presentation to this ordinance. This is a companion resolution to ordinance 210251. This amendment will allow for a cultural exhibit, artistic workspace, indoor/outdoor event space, retail space, etc. The applicant proposes three gated vehicular accesses to the site, as well as a pedestrian entrance from all facades of the building. With the current building being a 4-story historic school, the applicant proposes to convert it into a 5-story mixed use building with approval from the Historic Preservation Committee. The change will not increase the building height overall. 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

- 210251 Rezoning a tract of land of about 3.327 acres generally located at the southeast corner of E. 18th Street and Woodland Avenue from District UR to District UR and approving a development plan to allow a vacant school building to be converted to a 5-story mixed-use building. (CD-CPC-2021-00024)

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

Xue Wood, City Planning, provided a presentation to this ordinance. This is a companion ordinance to resolution 210250. This rezoning will allow for cultural exhibit, artistic workspace, indoor/outdoor event space, retail, etc. This proposed plan is subject to institutional use and will need an area plan amendment. The applicant proposes to convert this historic building into a 5-story mixed use building with retail, lounge and studios in the west wing and an event space and studios in the east wing. They propose to add a 1,700 square foot entrance to the north of the building, which will be constructed with glass and metal, that has been approved by the Historic Preservation Committee. 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

- 210256 Amending Chapter 88, Zoning and Development Code, by adding a new section to be known as Section 88-420-18, Outdoor Seating for Eating and Drinking Establishments, to allow eating and drinking establishments to use parking lots and open space for outdoor seating.

NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE
RECOMMENDS "DO PASS"

Councilwoman Andrea Bough, 6th District At Large, spoke to this ordinance. This will allow restaurants and other drinking establishments to utilize their extra parking spaces, and open spaces on private property for services of food and beverages. This amendment will make this a permanent option.

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

NAYS: 0

- 210258 (Sub.) Approving an amendment to a previously approved UR plan in District UR on approximately 5 acres generally located at the northwest corner of Broadway Boulevard and Valentine Road to allow for a 297-unit apartment building with 60,500 square feet of retail space.

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

Olofu Agbaji, City Planning, provided a presentation to this ordinance. This amendment will allow for the UR Plan's Phase II to be changed. This will substitute the proposed hotel in Phase II to a multifamily residential unit. The plan will allow for the conversion of these units into a hotel should the market demand pick up. Phase II will be an 84-unit apartment with about 6,000 square feet of first floor retail/commercial space and residential amenities. With this change the overall count will be 297 apartment units and 60,500 square foot of retail space. The remainder of this UR plan will remain the same. 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

HELD IN COMMITTEE

- 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 "HOLD ON AGENDA (4/7/2021)"

210168
(Sub.) Approving an exception request to the stream buffer setback requirements and waiving the mitigation requirements of Section 88-415, Code of Ordinances, in connection with the CKS Packaging development, located at 4000 N. Kimball Drive. (CLDPIR-2020-00078)

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

Jeffrey Williams, Director of City Planning, led the discussion on this ordinance. This approval will also include a waiver to the stream buffer setback requirements. CKS Packaging will expand their facilities to include the property to the north of their existing building. Davidson Architecture & Engineering submitted an application for the exception due to the error of The Kansas City Natural Resources Map showing a regulated stream on the property which does not exist. This ordinance was heard last week with a presentation. A digital copy of such presentation can be found in the Office of the City Clerk.

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

210189 Vacating a portion of E. 23rd Street in Districts R-0.5 and DC-15 generally located just north of Children's Mercy Hospital, to allow for the hospital to eliminate the need for certain encroachment permits and the associated ongoing fees for existing pedestrian bridges and future building footprints and directing the City Clerk to record certain documents. (1752-V)

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

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 "HOLD ON AGENDA (4/7/2021)"

210232 Rezoning about 16 acres generally located at the southeast corner of N. Lucerne Avenue and N.W. 58th Terrace, specifically at the terminus of N.W. 58th Terrace, from District R-6 to District R-80, and approving a development plan in District R-80 to allow for two principal residential structures on one lot. (CD-CPC-2020-00187 & 00188)

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

Olofu Agbaji, City Planning, provided a presentation to this ordinance. This will allow for the construction of an 80' X 90' barn with residential quarters, also called a "barndominium" as phase one of this development. Phase two will be the construction of the principal residence which is anticipated to be about 75' X 85'. The buildings will be setback about 370' from the cul-de-sac bulb of NW 58th Terrace. 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

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