

ACTION AGENDA
JANUARY 28, 2021 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM

You are invited to a Zoom webinar.

When: Jan 28, 2021 07:00 PM Central Time (US and Canada)

Topic: Full Commission Meeting - P/Z

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83700679052?pwd=dG0ya1UUhM5dDZaVnVieEkrU1pFZz09>

Passcode: 597497

Or iPhone one-tap :

US: +13462487799,,83700679052# or +16699009128,,83700679052#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 837 0067 9052

International numbers available: <https://us02web.zoom.us/j/83700679052?pwd=dG0ya1UUhM5dDZaVnVieEkrU1pFZz09>

Staff present: Doug Bach, Emerick Cross, Bridgette Cobbins, Misty Brown, Brett Deichler, Gunnar Hand, Janet Parker, Alley Porter, Rocki Mayes
Absent: Commissioner Townsend

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY COMMISSIONER HAROLD JOHNSON, FAITH DELIVERANCE CHURCH OF GOD IN CHRIST**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, JANUARY 28, 2021 AGENDA**
- VI. CLERK'S STATEMENT**
(Anyone wishing to speak about a particular item on the Planning & Zoning Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Planning & Zoning Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Planning & Zoning Consent Agenda are viewed as a single group and voted on with one vote.)
- VII. PLANNING AND ZONING CONSENT AGENDA**
- VIII. PLANNING AND ZONING NON-CONSENT AGENDA**
- IX. MAYOR'S AGENDA**
- X. REGULAR CONSENT AGENDA**
- XI. PUBLIC HEARING AGENDA**
- XII. STANDING COMMITTEES' AGENDA**
- XIII. ADMINISTRATOR'S AGENDA**
- XIV. COMMISSIONERS' AGENDA**
PLANNING & ZONING AND REGULAR SESSION

JANUARY 28, 2021

- XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA
- XVI. PUBLIC ANNOUNCEMENTS
- XVII. ADJOURN

PLANNING AND ZONING AGENDA

VII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. **COZ-0002 - LONNIE AND LESLIE CANNON**

Synopsis: Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District for an existing duplex at 3410 Metropolitan Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21643

APPROVED MCKIERNAN/JOHNSON, VOTE 9:0

2. **COZ-0003 - ANDREA WEISHAUBT WITH ATLAS SURVEYORS**

Synopsis: Change of Zone from AG (WYCO) Agriculture District to A-G (City) Agriculture District to create a code-compliant agricultural parcel at 12525 Leavenworth Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21644

APPROVED MCKIERNAN/JOHNSON, VOTE 9:0

3. **COZ-0004 - BOB BECKER WITH LEGENDS 267, LLC**

Synopsis: Change of Zone from CP-2 Planned General Business District to RP-6 Planned High Rise Apartment District for 267 apartment units at 1879 Village West Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21645

APPROVED MCKIERNAN/JOHNSON, VOTE 9:0

4. **COZ-0005 - JOSE LOPEZ ZAVALA**

Synopsis: Change of Zone from R-1(B) Single Family District to A-G Agriculture District to keep horses, sheep, cows and chickens at 3834 Bell Crossing Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21646

APPROVED MCKIERNAN/JOHNSON, VOTE 9:0

5. **COZ-0010 - NP TURNER INDUSTRIAL, INC.**

Synopsis: Change of Zone from "No Zoning - Right-of-Way" to MP-2 Planned General Industrial District for continuation of Turner Logistics Center for warehousing, distribution

and light manufacturing businesses at 615 North 69th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21647

APPROVED MCKIERNAN/JOHNSON, VOTE 9:0

B. SPECIAL USE PERMIT APPLICATIONS

1. SU20-00092 - ESTER REED

Synopsis: Renewal of a Special Use Permit (#SP-2018-93 - expired 1/10/2021) for the Temporary Use of Land to park a dump truck at 1610 North 51st Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR APPROVAL FOR 1 YEAR)

Tracking #: 21642

APPROVED MCKIERNAN/JOHNSON, VOTE 9:0

2. SU20-00095 - BETH LEON

Synopsis: Special Use Permit to keep three (3) goats at 7640 Tauromee Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR APPROVAL FOR 2 YEARS)

Tracking #: 21649

APPROVED MCKIERNAN/JOHNSON, VOTE 9:0

3. SU20-00096 - BLAIR THEDINGER

Synopsis: Special Use Permit to keep two (2) goats at 411 and 415 Stine Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR APPROVAL FOR 2 YEARS)

Tracking #: 21650

APPROVED MCKIERNAN/JOHNSON, VOTE 9:0

4. SP-2020-98 - DARREN ALLEN WITH LOUNGE 42 LLC

Synopsis: Renewal of a Special Use Permit (#SP-2018-68 - expired 9/27/2020) for a drinking establishment with live entertainment at 4220 Leavenworth Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

(RECOMMENDED FOR APPROVAL FOR 5 YEARS)

Tracking #: 21654

APPROVED MCKIERNAN/JOHNSON, VOTE 9:0

C. MASTER PLAN AMENDMENTS APPLICATIONS

1. MPL2020-014 - BOB BECKER WITH LEGENDS 267, LLC

Synopsis: Master Plan Amendment from Planned Commercial (Prairie Delaware Piper Master Plan) to High Density Residential (City-Wide Master Plan) at 1879 Village West Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21651

APPROVED MCKIERNAN/JOHNSON, VOTE 9:0

2. **#MPL2020-015 - NP TURNER INDUSTRIAL, LLC**

Synopsis: Master Plan Amendment from Public/Semi Public to Business Park at 615 North 69th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21648

APPROVED MCKIERNAN/JOHNSON, VOTE 9:0

D. PLAN REVIEW APPLICATIONS

1. **PR2020-33 - BOB BECKER WITH LEGENDS 267, LLC**

Synopsis: Preliminary and Final Plan Review for 267 apartment units at 1879 Village West Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21653

APPROVED MCKIERNAN/JOHNSON, VOTE 9:0

2. **#PR2020-34 - SHAUN COFER WITH SCANNELL PROPERTIES #459, LLC**

Synopsis: Preliminary Plan Review for a business park and neighborhood retail center at 9700 Leavenworth Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21655

**REMANDED BACK TO PLANNING AND ZONING REGARDING 99TH ST. ENTRANCE/EXIT
BYNUM/PHILBROOK VOTE 9:0**

E. MISCELLANEOUS - ORDINANCES (The following ordinances formalize previous Commission approval.)

1. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-59) for continuation of an auto salvage yard at 1124 Pawnee Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21658

ORDINANCE NO. O-20-21 APPROVED, MCKIERNAN/JOHNSON, VOTE 9-0

2. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-95) for receiving of inventory at the dock, storage within the building interior and shipping at 1223 Meadowlark Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21657

ORDINANCE NO. O-21-21 APPROVED, MCKIERNAN/JOHNSON, VOTE 9-0

3. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-96) for continuation of tractor trailer truck parking at the American Motel at 7949 Splitlog Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21656

ORDINANCE NO. O-22-21 APPROVED, MCKIERNAN/JOHNSON, VOTE 9-0

4. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-72) to operate a microbrewery at 13400 Donahoo Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21659

ORDINANCE NO. O-23-21 APPROVED, MCKIERNAN/JOHNSON, VOTE 9-0

5. AN ORDINANCE authorizing a Special Use Permit (#SP-2020-73) for an event space with live entertainment at 13400 Donahoo Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21660

ORDINANCE NO. O-24-21 APPROVED, MCKIERNAN/JOHNSON, VOTE 9-0

6. AN ORDINANCE rezoning property at 6600 Thorn Drive (#3242) from R-1 Single Family District to MP-3 Planned Heavy Industrial District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 21661

ORDINANCE NO. O-25-21 APPROVED, MCKIERNAN/JOHNSON, VOTE 9-0

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

A. CHANGE OF ZONE APPLICATION

1. #3243 - WILLIAM BUCK WITH BHC RHODES

Synopsis: Change of Zone from R-1 Single Family, C-1 Limited Business and CP-1 Planned Limited Business Districts to R-4 Garden Apartment District for a multi-family development (Tower View Apartments) at 5115 and 5125 Gibbs Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL TO RP-4 PLANNED GARDEN APARTMENT DISTRICT - 5/4 VOTE)**

Tracking #: 20647

DENY THE APPLICATION WHICH WOULD BE TO GO IN OPPOSITION TO WHAT WAS RECOMMENDED BY THE PLANNING COMMISSION MARKLEY/KANE, VOTE 9:0

B. MASTER PLAN AMENDMENT

1. #MP-2020-8 - WILLIAM BUCK WITH BHC RHODES

Synopsis: Master Plan Amendment from Community Commercial and Low Density Residential to Medium Density Residential at 5115 and 5125 Gibbs Road, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751. **(RECOMMENDED FOR APPROVAL - 5/4 VOTE)**

Tracking #: 20648

**DENY THE APPROVAL AS SENT FORWARD BY THE PLANNING
COMMISSION TO OVERTURN THE PLANNING COMMISSION
MARKLEY/RAMIREZ, VOTE 9:0**

**TAX STATUS REPORT
BOARD OF COMMISSIONERS AGENDA FOR JANUARY 28, 2021**

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2019.

NOTE: This information cannot serve as the basis for approval or denial of an application. It is not among the factors to be considered as set by ordinance or among accepted zoning factors and criteria. However, such information in certain cases might be relevant to evaluating accepted factors or as an accompaniment to other valid purposes and/or factors.

REGULAR AGENDA

IX. MAYOR'S AGENDA

X. CONSENT AGENDA

**1. RESOLUTION: SECOND AMENDMENT TO MULTI-SPORT STADIUM
SPECIFIC VENTURE AGREEMENT**

Synopsis: A resolution adopting the Second Amendment to Multi-Sport Stadium Specific Venture Agreement to increase the ticket tax by \$1.25 to cover debt service for the parking improvements and the ground lease costs associated with said parking improvements, submitted by Deborah Jonscher, Deputy Chief Financial Officer. The second amendment will increase the ticket tax on Sporting KC tickets from \$2.25 to \$3.50 per ticket.

*On January 4, 2021, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 20634

RESOLUTION NO. R-5-21 ADOPTED MCKIERNAN/RAMIREZ, VOTE 9:0

2. RESOLUTION: BROWNFIELDS COALITION GRANT

Synopsis: A resolution for the UG to enter into the Kansas City Regional Brownfields Assessment Coalition with the Mid-America Regional Coalition, Kansas City, MO and Jackson County, MO, to accept and implement a Brownfields Assessment Coalition Grant funded by a Cooperative Agreement with the EPA, submitted by Stephanie Moore, Economic Development. The total grant is for \$600,000 to be divided by the Coalition members.

*On January 4, 2021, the **Economic Development and Finance Standing Committee**,*

chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Tracking #: 20636

RESOLUTION NO. R-6-21 ADOPTED MCKIERNAN/RAMIREZ, VOTE 9:0

3. RESOLUTION: KCKCC STUDENT HOUSING PROJECT IRBs

Synopsis: A resolution of intent to issue industrial revenue bonds in the amount not to exceed \$20,000,000 to finance the costs of acquiring, constructing, improving and equipping a student housing facility for the benefit of the Kansas City Kansas Community College Foundation, submitted by Katherine Carttar, Director of Economic Development. (sales tax exemption only)

*On January 4, 2021, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 20637

RESOLUTION NO. R-7-21 ADOPTED MCKIERNAN/RAMIREZ, VOTE 9:0

4. RESOLUTION: CASH AND INVESTMENT POLICY

Synopsis: A resolution adopting the Unified Government's Cash and Investment Policy, submitted by Rick Mikesic, Director of Revenue/County Treasurer; and Andrea Parra, Deputy Treasurer.

*On January 4, 2021, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 20510

RESOLUTION NO. R-8-21 ADOPTED MCKIERNAN/RAMIREZ, VOTE 9:0

5. MINUTES

Synopsis: Minutes from Regular Session of December 17, 2020.

Tracking #: MINUTES

APPROVED MCKIERNAN/RAMIREZ, VOTE 9:0

6. WEEKLY BUSINESS

Synopsis: Weekly business dated December 31, 2020, January 7 and 14, 2021.

Tracking #: WEEKLY BUSINESS

RECEIVED AND FILED MCKIERNAN/RAMIREZ, VOTE 9:0

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

1. LAND BANK OPTION APPLICATIONS

Synopsis: Request consideration of the following Land Bank option applications, submitted by Jud Knapp, Interim Land Bank Manager.

New Construction – RST - Single Family Homes

- 5 Single Family Homes
- 1231 Armstrong Ave. 080915
- 1235 Armstrong Ave. 080916
- 1237 Armstrong Ave. 080917
- 1243 Armstrong Ave. 080918
- Combine lots for 1 home
- 1246 Armstrong Ave. 080886
- 1244 Armstrong Ave. 080887

New Construction – J Horton Holdings - Residential

- Phase 1 (3 single family homes)
 - Combine parcels for 1 home
 - 521 Oakland Ave. 081788
 - 517 Oakland Ave. 081787
 - 2 single family homes
 - 516 Oakland Ave. 081780
 - Phase 2 (4 townhome units, 1 duplex)
 - Combine parcels for duplex
 - 509 Oakland Ave. 082009
 - 1420 N. 5th St. 082007
 - 1416 N. 5th St. 082008
 - 4 townhome units
 - 1400 N. 5th St. 082010
 - Phase 3 (4 single family homes)
 - 2 single family homes
 - 520 Everett Ave. 081806
 - 1 single family home
 - 514 Everett Ave. 081807
 - 1 single family home
 - 504 Everett Ave. 081808

New Construction - Amy Strother – Agricultural

- To develop an inner-city equestrian park
 - 3319 N. 44th Ter. 914008 (Trails & Lean to's)
 - 3334 N. 44th Ter. 914007 (Trails & Lean to's)
 - 4551 Sloan Ave. 172300 (Trails & Lean to's)
 - 4600 Parkview Ave. 172401 (Home & Horse Stalls)

*On January 4, 2021, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner McKiernan, voted unanimously to approve and*

forward to full commission.

Tracking #: 20639

APPROVED MCKIERNAN/RAMIREZ, VOTE 9:0

2. LAND BANK PROPERTY TRANSFERS

Synopsis: Request consideration of the following Land Bank yard extension, submitted by Jud Knapp, Interim Land Bank Manager.

1 yard extension request

- Current home – 805 N. 11th St. 080454
- Requesting neighboring Land Bank lot
- 809 N. 11th St. 080453

*On January 4, 2021, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner McKiernan, voted unanimously to approve and forward to full commission.*

Tracking #: 20640

APPROVED MCKIERNAN/RAMIREZ, VOTE 9:0

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN