

South Plaza Neighborhood Association 2022 Spring Newsletter

South Plaza Neighborhood Association Website



President's Message:

I pray all who read this share the same love & enthusiasm for our South Plaza Neighborhood as your dedicated SPNA Board members. Over the last several months, we have reached out to City & other Community leaders on matters that are a concern to all of us. Several examples include:

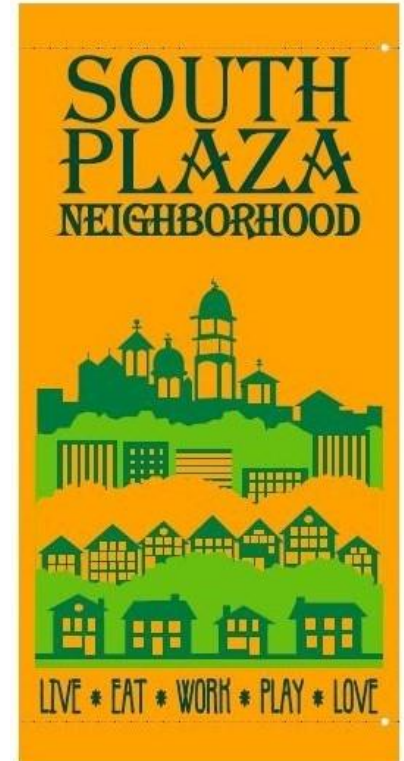
We just submitted an application to the Rebuild KC Neighborhoods Grant program for \$638K to rebuild sidewalks & curbs in South Plaza. This is just a start - we are also attending public meetings in regards to the Go KC Sidewalks program & plan to submit a request for over \$1M to continue to improve our sidewalks & curbs. We are awaiting approval of our PIAC request to repair the Sister Cities International Pedestrian Bridge over Brush Creek & adjoining stairs, sidewalks & curbs.

We are meeting regularly with the Main Street Coalition - consisting of participants from neighborhoods all along the light rail construction, to discuss neighborhood concerns about proposed development along the Main Street Streetcar Line.

We are also meeting regularly with City Planning Director Jeffrey Williams with the goal of having a set of new regulations in regards to exterior lighting of buildings. This is in response to several new high rise construction projects around the Plaza.

SPNA Treasurer Martha Hogerty is a board member of the UMKC Neighborhood Advisory Council working on issues that impact both the University & their adjoining neighborhoods.

We, along with members of Plaza Westport Neighborhood Association are setting up meetings with Councilman Bunch & Councilwoman Bough to discuss 6th District priorities as they relate to the Plaza area & surrounding residential & retail development, including the demolition of 7th Church of Christ Scientist at the corner of 47th & Pennsylvania & replacing it with Cocina47 four-story structure that exceeds the Plaza Plan height limit of 45 feet, & status of our work with the Planning Department on regulatory revisions of exterior lighting, and how the city leaders will continue to be responsive to other neighborhood issues. I saw multiple neighbors at the KC Streetcar Open House on Mar 30 at Drexel Hall. KC Streetcar 'conductors' hosted Q&A alongside the route



Next Meeting

Sunday April 24th

6PM

At Il Centro

Speakers:

UMKC

Café Europa

KC Streetcar

President's Message (Cont):

map & architectural drawings of the stops along the line, including great pics of our two southern stops - just south of 47th & Main, & just north of 51st & Brookside. Ribbon cutting celebration is being held Apr 6th at

Pershing & Main. Our neighborhood will be in a state of flux for the next two years as construction continues along the Streetcar line.

Short term detours are a fact of life as the Water Department replaces water mains in our neighborhood - currently on Walnut Street from 49th to 51st Terr. Short term pain for long term gain. Our neighborhood is in the midst of great change. Though change can be stressful at times, let us embrace these changes that will greatly improve our connection to the rest of Kansas City.



Dumpster Day: Sat July 23rd

2022 Dumpster Day Saturday July 23rd 8:30 am - 12:30 pm 51st Terr
- just West of Brookside Blvd.

In addition to large KCMO dumpster for disposal of non-hazardous materials, a truck from Cornerstones of Care will be happy to accept gently-used toys, clothing, shoes & household items.



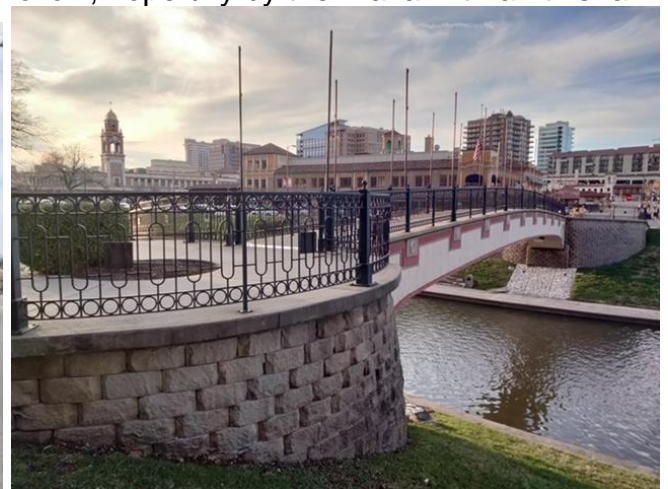
Cocina47 Plaza Development Project

The Plaza Jack Henry building \$44 million redevelopment plan now includes Seventh Church of Christ Scientist at 47th & Pennsylvania. The church has already sold the property to Drake Development, who intend to raze the existing church building & replace it with with three restaurants, one on each floor, & also include worship space for the existing congregation. Their three-story Cocina47 plan far exceeds required height restrictions, and has no plan for parking.

A broad coalition of neighborhood leaders, including historic preservationists, the Country Club landlord, property owners & tenants have joined together in opposition to this development plan as it is currently proposed. The height directly violates the Midtown Plaza Area Plan & Plaza Bowl Overlay District ordinance (both designed to preserve the character & integrity of the Plaza). This coalition has requested support from our South Plaza Neighborhood Association. The concern is if this developer is allowed for a variance, other future development will see no need to follow City regulations.

2022 Public Improvements Advisory Committee (PIAC) Neighborhood Improvement Request

We have had success obtaining PIAC funds for public improvement projects in the past & are cautiously optimistic we will be successful with our current request. PIAC is funded by a one-cent sales tax for public improvements and the committee solicits resident input for requests for infrastructure improvement projects annually. In last several years, we were able to replace both our South Plaza Neighborhood Marker & the stairs at the Triangle Park at 50th & Brookside. We soon will find out if our request to repair the Sister Cities International pedestrian bridge over Brush Creek was approved. The numerous non-ADA compliant safety issues include crumbling steps, sidewalks & curbs on both sides, missing & crumbling tiles, lack of street lights & peeling paint. I originally had the honor of petitioning the PIAC committee at Liberty Memorial last August & we submitted our official request on 08/30/21. Acceptance letters for projects to be included will be mailed out this April. Cost estimates & actual construction would then follow, hopefully by the Plaza Art Fair this fall!



UMKC Neighborhood Meeting Notes

UMKC has established an on-campus covid testing site available Monday-Saturday from 8 AM to 4:00 PM at 5050 Oak Street. Open to the public as well as students. Walk-ins are accepted, but to make an appointment go to the website book.curative.com or call 888-702-9042. Results available in 1-2 days. Bring your ID. Insurance is not necessary but if you have insurance bring your insurance card.

Saint Lukes has an urgent care at Rockhurst University at 5151 Troost. Open Monday-Friday 9AM to 8PM and Saturday 8Am to 5PM.

The grassed areas where the former Oak Street Residence Hall stood will be used for intramural use. Small bleachers will be placed but there will be no lighting or nighttime activities.

UMKC police are focusing on parking lot patrol to reduce catalytic converter theft. Neighbors need to be aware of this concern.

UMKC owns 143 rental properties between 52nd and 55th streets and Rockhill to Holmes. They consist of up and down duplexes and single family homes. Rentals range from \$1100 to \$1800, most in the \$1200 to \$1600 range. If you know of anyone seeking rentals they can be found at the following site: <https://www.voepelproperties.com/viewlistings/>

Just click on status box, then click umkc homes, then click on search.

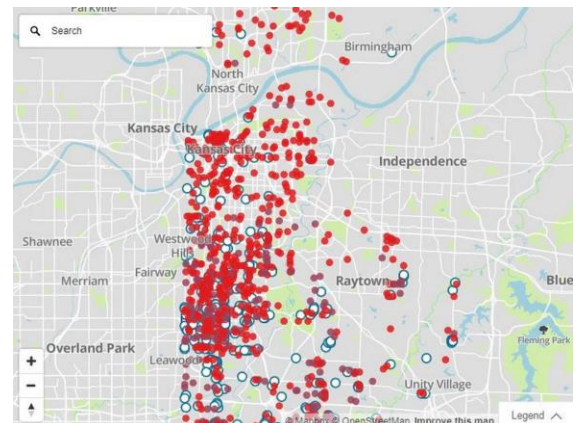
Forest Decker is the new director of the City's Neighborhood Services Department. Certain offices are shifting under him. Neighborhood concerns should be directed to him. forest.decker@kcmo.org 816-513-6562 the website will be updated as the department realignment continues. <https://www.kcmo.gov/city-hall/departments/neighborhoods-housing-services>

Home Preparedness

A recent article in the *KC Star* newspaper from 3/13/2022 presented suggestions on preparing for household emergencies resulting from severe weather. Having references for heating, cooling, plumbing and electrical contractors ahead of time, perhaps from regular maintenance checks is valuable. Know how to shut off your water main and electrical panel. Keep a fire extinguisher in the kitchen and on each level of the home if possible. Keep one in your vehicle too. Test and change the batteries in the smoke detectors. A power outage may last more that a day or two if a storm has affected a large area, so plan ahead. Go to [ready.gov](https://www.ready.gov) for tips on managing a crisis.

Report Potholes

It is spring so pothole season is still with us. Cold asphalt patches done on the streets in the winter may have failed and old holes reopened. With warmer temperatures, the city can do hot asphalt patches that last longer. The city has cameras attached to some city vehicles to get a more uniform analysis of pavement conditions. Also a stricter excavation policy requiring better coordination with utility companies making street cuts. Please report potholes to the Action Center, 311. See www.kcmo.gov/potholes.



Short Term Rentals in KCMO

Short term rentals (STR) are defined as the rental of a dwelling unit for less than 30 days. Companies or “platforms” that facilitate the vacation rental online marketplace of STRs are those such as Airbnb and Vrbo. All short term rentals must be registered with the city, pay fees and get permits to operate. STRs cannot offer food. They cannot exceed a maximum of 8 guests. No parties, conferences or meetings are allowed in the STRs. The STR ordinance was passed in 2018.

Short term rentals can operate in most city zones and there are different requirements for different types. STRs located in a commercial, industrial or agricultural zone must simply be registered. A fee is required.

STRs located in residential zones (R- districts) must be registered and go through an administrative approval process or be granted a special use permit. STRs are not allowed in R-10 or R-7.5 zones (single family) unless they were already operating prior to 2018 and are granted a special use permit to continue as such after 2018. The administrative approval process for STRs in all other R zones requires notification of the neighborhood association and notification of the abutting property owners. Then depending on the “type” and whether they are run seasonally or year-round, they may or may not be required to also obtain the consents of the abutting property owners.

Type 1 STRs are where the host, the owner or long term tenant, occupies the unit themselves. Under the ordinance they can rent out the unit short term, for up to 95 days per year. Abutting property owner consents are not required.



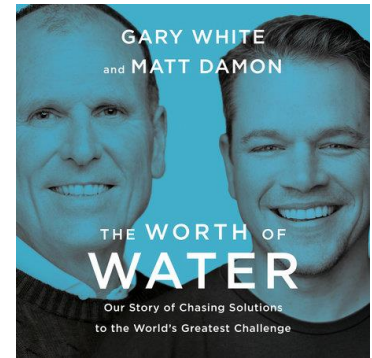
Type 2 STRs are where the owner/host does not occupy the unit themselves for a minimum of 270 days annually as their principal residence. They can rent out the unit for short term seasonally (up to 95 days) or year-round. If the STR is operated year-round (more than 95 days), the owner/host must also get the consents of at least 55% of the abutting property owners. If the STR does not receive 55% or more in consents, the applicant can request a special use permit, of which the registration fee 6 times greater, and the process requires a Board of Zoning Adjustment hearing. If the BZA grants a special use permit, it is time-limited to two years. STRs must renew registration annually.

The registration fees allow the city to hire staff for the oversight of the STRs. As of January 2022, out of an estimated 1000 STRs operating in Kansas City, over 700 of them are not registered. There is no “STR tax” or additional property tax applied to the STR units. There are no requirements for off-street parking in the current STR ordinance. The guests may write bad reviews to the corporate platform that facilitates the STR if parking is a problem. The city’s registration fees support compliance efforts.

The city’s map with parcel viewer will show whether a property has a permit for “Short Term Rental”. When an individual property has been clicked on to display ownership, etc., click on the word “permit(s)” to see if the short term rental phrase is displayed. Properties listed on one of the commercial platforms, but not registered with the city can be reported to the 311 Action Center. They will investigate and pursue resolution. A person could also report the lack of required municipal registration to the company.

Neighborhood Spotlight: Gary White

South Plaza neighbor Gary White (Villa D'Este Condos) is CEO of Water.org & is co-authoring book 'The Worth of Water' with Matt Damon, documenting their efforts to bring fresh water to impoverished people around the world! [Check out the amazing work on the Good Morning America show.](#)



Business Spotlight on Café Europa

At SPNA January meeting, Ben Cascio introduced himself & told fascinating stories of his family's contributions to the marketing & distribution of food in the Kansas City Area. Ben is excited for the opening of Café Europa's flagship café, coffee bar & gourmet local food market on Main Street in the old fire station building formerly occupied by Planet Sub. At that time, he was looking forward to a spring opening in our neighborhood. Ben will return to join us at our April 24th SPNA meeting to let us know about his progress & to bring a sample gift basket of goodies to be found at the new Café Europa as a door prize for some lucky neighbor. *Must be present to win!* We appreciate Ben's commitment to South Plaza & willingness to return to our meeting.



Bonus Business Spotlight Speaker from UMKC

Nate Addington holds the lofty title of Director of Community Engagement & Outreach, External Relations and Constituent Engagement. Judging simply from email communication, I can tell you that he is wholeheartedly committed to his position & seems to take joy in it. We look forward to hearing Nate tell us how we can better engage with our neighbor UMKC. Nate tells me he has "swag" for a lucky neighbor to claim in a door prize drawing. *Must be present to win!*



Supporting the Local Businesses of the South Plaza Neighborhood

SPNA has been an integral part of South Plaza for nearly three decades. Over the last several years, many local businesses have shown their support & commitment to South Plaza by appearing at our quarterly meetings, joining SPNA as Business Members, providing services & improving relations between commercial & residential elements of South Plaza. We sincerely appreciate the following entities who have supported South Plaza, past & present:

- ❖ ANDRE'S CONFISERIE SUISSE
- ❖ ACCURSO'S ITALIAN RESTAURANT
- ❖ THE BEACON TAVERN
- ❖ BIKE WALK KC
- ❖ BLACK DIRT]
- ❖ CAFÉ EUROPA
- ❖ CASA LOMA APARTMENTS
- ❖ COMMUNITY AMERICA CREDIT UNION
- ❖ DIAGNOSTIC IMAGING
- ❖ DST SYSTEMS
- ❖ EGGTC.
- ❖ EL CAMINO APARTMENTS
- ❖ ENVIRONMENTAL MECHANICAL CONTRACTORS
- ❖ 51 MAIN
- ❖ GREGORY MCGEE CO.
- ❖ HANGERS CLEANERS
- ❖ THE HEMINGWAY CONDOMINIUMS
- ❖ HUSCH BLACKWELL LAW FIRM
- ❖ JANE CALIGURI, INTERIOR DESIGN
- ❖ KANSAS CITY TOY & MINIATURE MUSEUM
- ❖ KANSAS CITY PUBLIC LIBRARY, PLAZA BRANCH
- ❖ K C STREETCAR COALITION
- ❖ KANSAS CITY VETERANS CENTER
- ❖ KSHB CHANNEL 41
- ❖ JIM LEBOW, D.D.S
- ❖ MARSHALL MILLER LAW FIRM
- ❖ MARTHABELLE'S PRINT SHOP & *OUR FRIEND HENRY*
- ❖ MINSKY'S PIZZA
- ❖ MISSION TACOS
- ❖ NICK & JAKE'S
- ❖ OAK NAILS
- ❖ OSTERIA IL CENTRO
- ❖ PERFECT SCENTS
- ❖ PIZZA 51
- ❖ PLANET SUB
- ❖ PLAZA ANIMAL CLINIC
- ❖ PRIME SUSHI
- ❖ SALON TU
- ❖ SHAKE SHACK
- ❖ 3RD STREET SOCIAL
- ❖ UMKC
- ❖ U S BANK
- ❖ VAN TRUST
- ❖ VILLA D'ESTE CONDOS
- ❖ VINCA JEWELERS
- ❖ VISITATION CATHOLIC CHURCH & SCHOOL
- ❖ WHOLE FOODS

Businesses make good neighbors, too. Thank you! We welcome support from other neighborhood businesses. Please let us know how we can help each other.

WE NEED YOUR FEEDBACK

[Take the SPNA Member Survey Today!](https://www.surveymonkey.com/r/8W2BPC6)

<https://www.surveymonkey.com/r/8W2BPC6>

Not a SPNA Member?

SPNA annual membership runs from July through June of each year, with most members paying at the July quarterly meeting. If you'd like to join SPNA or renew your membership, feel free to mail your check to our SPNA Treasurer: Martha Hogarty, 311 West 51st Terrace, KCMO 64112. Thanks!

Want to Volunteer?

SPNA is always looking for new volunteers to support our operations on the board. Elections take place each July. Please reach out to Cliff Couty with any questions.

SOUTH PLAZA NEIGHBORHOOD ASSN. INC. BOARD OF DIRECTORS AND OFFICERS (July 2020)

Name and address of director:	Term of Director:	Officer term, current year:
Cliff Couty , President 5050 Main Apt 233 Kansas City, Mo. 64112 Mobile phone: 816-686-2547 E-mail: cliffcouty@live.com	07/2020-07/2022	President, 07/2021-07/2022
Francie Hall , Vice President E-mail: francie416@gmail.com	07/2020-07/2022	Vice President, 07/21-07/22
Martha Hogerty , Treasurer E-mail: mhogerty47@gmail.com	07/2020-07/2022	Treasurer, 07/2021-07/2022
Sean Tucker , Secretary E-mail: smtucker@cmh.edu	07/2021-07/2023	Secretary, 07/2021-07/2022
Kelly Hollowell , Member E-mail: khollowell@gmail.com	07/2021-07/2023	
Kate Marshall , Member E-mail: katemarshall430@gmail.com	07/2020-07/2022	
Jeannie Moore , Member E-mail: beanwoman33@yahoo.com	07/2021-07/2023	Vacancy Appointee
Ex-officio: Keith Spare , President E-mail: keithspare@aol.com	Ex-officio: Donna Kerr E-mail: dmkkc210@gmail.com	

APPLICATION FOR MEMBERSHIP IN SOUTH PLAZA NEIGHBORHOOD ASSOCIATION

Name _____ Phone _____

Address _____ Email _____

- Please indicate:
- Tenant \$15
 - Homeowner \$20
 - Small business/organization \$75 - \$100
 - Large business/organization \$100 - \$150 or more

Make check payable to: South Plaza Neighborhood Association
311 West 51st Terrace
Kansas City, MO 64112

Complete document and mail with payment