



Kansas City

414 E. 12th Street
Kansas City, MO 64106

Meeting Minutes - Final-Revised

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, February 25, 2025

1:30 PM

26th Floor, Council Chamber

Webinar Link: <https://us02web.zoom.us/j/84530222968>

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

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>

Public Testimony is Limited to 2 Minutes

Present: Ryana Parks-Shaw, Nathan Willett and Melissa Patterson Hazley

Excused: Eric Bunch

FIRST READINGS

CITY PLANNING AND DEVELOPMENT DEPARTMENT

250146 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 36 acres in Districts R-1.5, B2-2 and B4-3 generally located at N. Indiana Avenue and N.E. Barry Road to allow for residential and commercial development. (CD-CPC-2024-00184)

Sponsors: Director of City Planning & Development

Andrew Clark, City Planning and Development Department presented. This ordinance approves a development plan for approximately 36 acres at N. Indiana Avenue and N.E. Barry Road. This plan includes residential and commercial development in Districts R-1.5, B2-2, and B4-3. The specific area is detailed with precise boundaries and measurements. The ordinance confirms that all required public notices and hearings have been completed.

Adv and Do Pass

Aye: Parks-Shaw, Councilmember Willett and Councilmember Patterson
Hazley

Excused: Vice Chair Bunch

250147 Sponsor: Director of City Planning and Development Department

Approving and authorizing the discharge of the special tax bills and waiver of the resulting liens on the real property commonly known as 4263 East 60th Terrace.

Sponsors: Director of City Planning & Development

Abbey Brinkley, City Planning and Development Department presented. This resolution approves the discharge of special tax bills and waives the resulting liens on the property at 4263 East 60th Terrace. The City issued these tax bills for board-up and trash abatements performed between 2020-2024, totaling \$11,029.00. The Lien Waiver Review Committee found a public benefit in discharging these liens and recommended waiving up to \$12,000.00. The City Manager is directed to carry out this discharge and waiver. A copy of this presentation is on file with the City Clerk's office.

Adv and Do Pass as Cmte Sub

Aye: Parks-Shaw, Councilmember Willett and Councilmember Patterson
Hazley

Excused: Vice Chair Bunch

[250148](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving the ProspectUS Equitable Transit Oriented Development Strategic Plan along the Prospect Avenue Corridor between 75th Street to the south and 12th Street to the north, and along 12th Street between Prospect Avenue to the east and Wyandotte Street to the west. (CD-MISC-2023-00004)

Sponsors: Director of City Planning & Development

Jonathan Feverston, City Planning and Development Department, presented. The resolution approves the ProspectUS Equitable Transit Oriented Development Strategic Plan for the Prospect Avenue Corridor between 75th Street and 12th Street, and along 12th Street between Prospect Avenue and Wyandotte Street. This plan provides a strategic framework for redevelopment, aligning with the KC Spirit Playbook. The City Plan Commission recommended approval on January 15, 2025, after public testimony. The plan guides future development and identifies community needs and solutions. All required public notices and hearings have been completed. A copy of this presentation is on file with the City Clerk's office.

Adv and Do Pass

Aye: Parks-Shaw, Councilmember Willett and Councilmember Patterson
Hazley

Excused: Vice Chair Bunch

[250161](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 50 acres generally located at the southeastern corner of N. Congress Avenue and N.W. Cookingham Drive from District AG-R to Districts M2-1, B3-2, and R-5 and approving a development plan, also serving as a preliminary plat, to allow for the construction of industrial, commercial, and residential buildings. (CD-CPC-2024-00144 & CD-CPC-2024-00145).

Sponsors: Director of City Planning & Development

Held until 3.4.25

Hold on Agenda

[250162](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the KCI Area Plan on about 16.8 acres generally located at the southeast corner of N. Congress Avenue and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial/industrial. (CD-CPC-2024-00141)

Sponsors: Director of City Planning & Development

Held until 3.4.25

Hold on Agenda

[250168](#) Sponsor: Director of City Planning and Development Department

Approving a development plan which also serves as a preliminary plat to allow for five residential townhomes in two phases on one lot, in District R-5, on about 0.73 acres generally located at the southeast corner of W. 49th Street and Sunset Drive. (CD-CPC-2023-00159).

Sponsors: Director of City Planning & Development

Matthew Barnes, City Planning and Development, presented. This ordinance approves a development plan in District R-5 to build five residential townhomes in two phases on one lot located at the southeast corner of W. 49th Street and Sunset Drive. The plan allows the existing duplex to remain and adds three new townhomes. Phase I involves subdividing the existing duplex, and Phase II includes constructing three new townhomes. The new buildings will be three stories, matching the existing structure, and will feature stucco and metal panels with reinforced concrete walls.

Access will be via vacated W. 49th Street, which serves this parcel and the 433 Ward Parkway Condominiums. A permanent turnaround at W. 49th Street's terminus will meet KCFD specifications. The site slopes significantly from south to north, requiring stabilization with retaining walls and ground cover. A copy of this presentation is on file with the City Clerk's office.

Adv and Do Pass

Aye: Parks-Shaw, Councilmember Willett and Councilmember Patterson
Hazley

Excused: Vice Chair Bunch

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

250150 Sponsor: Director of Housing and Community Development Department

Approving the Substantial Amendment to 2018-2021 One Year Action Plans to reprogram funding for the Community Development Block Grant (CDBG); approving the Substantial Amendment to the 2021 Action Plan for CDBG CARES Act funding; appropriating CDBG funding in the years of 2018-2021 in the amount of \$5,181,166.00 and funding in the amount of \$650,000.00 for CDBG CARES Act funding; authorizing the Director of Housing and Community Development Department to expend \$5,831,166.00; authorizing the Manager of Procurement Services to execute contracts; and amending the CDBG appropriation amounts of \$3,938,245.47 and the revenue estimate amounts of \$5,907,415.12, previously appropriated funding from the U. S. Department of Housing and Urban Development (HUD) for CDBG projects.

Sponsors: Director of Housing and Community Development

Dion Lewis, Housing and Community Development Department, presented. This ordinance approves substantial amendments to the 2018-2021 One Year Action Plans and the 2021 Action Plan for CDBG CARES Act funding. It reprograms \$5,181,166.00 for CDBG projects and \$650,000.00 for CDBG CARES Act projects. The Director of Housing and Community Development is authorized to expend these funds, and the Manager of Procurement Services can execute contracts. The ordinance also amends the CDBG appropriation and revenue estimates to align with HUD funding. The funds will support public facilities, neighborhood revitalization, homeless prevention, and workforce development.

Adv and Do Pass

Aye: Parks-Shaw, Councilmember Willett and Councilmember Patterson
Hazley

Excused: Vice Chair Bunch

COUNCIL

[250165](#) Sponsor: Councilperson Crispin Rea

RESOLUTION - Authorizing the City Manager to execute a petition to establish the Crossroads Community Improvement District.

Sponsors: Rea

Abbey Brinkley, City Planning and Development Department presented. The resolution authorizes the City Manager to execute a petition to establish the Crossroads Community Improvement District. The Missouri Community Improvement District Act allows for the creation of such districts through petitions signed by property owners within the proposed district. The Crossroads Community Association plans to submit a petition, and the City owns property within the proposed district. The City Manager needs City Council authorization to sign the petition on behalf of the City. If a proper petition is filed, the City Council will consider establishing the district. A copy of this presentation is on file with the City Clerk's Office.

Immediate Adoption As A Consent

Aye: Parks-Shaw, Councilmember Willett and Councilmember Patterson
Hazley

Excused: Vice Chair Bunch

[250167](#) Sponsor: Councilperson Crispin Rea

Amending Chapter 2 of the Code of Ordinances of the Kansas City, Missouri, Classification and Compensation Plan, by repealing and reenacting Section 2-1104 for the purpose of adding prenatal leave.

Sponsors: Rea

Held until 3.4.25

Hold on Agenda

HELD IN COMMITTEE

241054 Sponsor: Director of City Planning and Development Department

Rezoning an area of about .37 acres generally located at 629 W. 39th Street from District UR to District B3-2 so the site can be redeveloped. (CD-CPC-2024-00148)

Sponsors: Director of City Planning & Development

Ahnna Nanoski, City Planning and Development Department, presented. This ordinance approves rezoning approximately 0.37 acres at 629 W. 39th Street from District UR (Urban Redevelopment) to District B3-2 (Community Business) to allow for redevelopment. The rezoning is going to be for the parking and potential drive through facilities for a marijuana dispensary.

Adv and Do Pass

Aye: Parks-Shaw, Councilmember Willett and Councilmember Patterson
Hazley

Excused: Vice Chair Bunch

241057 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the Line Creek Valley Area Plan for an area of approximately 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue by changing the recommended land use from low density residential to mixed use community. (CD-CPC-2024-00170) ***Held until 3.25.2025***

Sponsors: Director of City Planning & Development

Held until 3.25.25

Hold on Agenda

241058 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue from Districts B3-3/R-2.5 and R-7.5 to District B3-3 to allow for commercial land uses. (CD-CPC-2024-00153). ***Held until 3/25/2025***

Sponsors: Director of City Planning & Development

Held until 3.25.25

Hold on Agenda

241061 Sponsor: City Manager's Office

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the Country Club Plaza Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Areas 1, 7, and 8 described therein; declaring as surplus those funds within the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; dissolving the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; authorizing the distribution of such surplus funds; and directing the City Clerk to send copies of this ordinance to Jackson County.

Sponsors: City Manager's Office

David Leader, Economic Development Corporation, presented. This ordinance approves the termination of the Country Club Plaza Tax Increment Financing Plan and the designation of Redevelopment Project Areas 1, 7, and 8. It acknowledges the expiration of the 23-year period for tax increment financing in Project Areas 1, 2, and 3. The ordinance declares surplus funds in the special allocation funds for Project Areas 1, 2, 3, 7, and 8, authorizes their distribution, and dissolves these funds. It also estimates and appropriates \$2,900,000.00 for Country Club Plaza improvements and directs the City Clerk to send copies of the ordinance to Jackson County.

Adv and Do Pass as Cmte Sub

Aye: Parks-Shaw, Councilmember Willett and Councilmember Patterson
Hazley

Excused: Vice Chair Bunch

241073 Sponsor: Councilmember Nathan Willett

Declaring a moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district within the KCI Area Plan boundary during the KCI Area Plan update process.

Sponsors: Willett

Councilman Nathan Willett, presented. This ordinance declares a moratorium until July 16, 2025, on approving any zoning map amendments to a manufacturing (M) zoning district within the KCI Area Plan boundary during the plan update process. The KCI Area Plan, adopted in 2009, is being updated to balance residential and business needs and guide future development. The Director of City Planning and Development is tasked with reviewing and recommending updates to the plan by July 16, 2025. All required public notices and hearings have been completed.

Adv and Do Pass as Cmte Sub

Aye: Parks-Shaw, Councilmember Willett and Councilmember Patterson
Hazley

Excused: Vice Chair Bunch

250011 Sponsor: Director of City Planning and Development Department

Approving a major amendment to an approved development plan on about 7.2 acres in District MPD generally located at 9806 N. Oak Trafficway to allow for a drive-through restaurant. (CD-CPC-2024-00149).

Sponsors: Director of City Planning & Development

Genevieve Kohn, City Planning and Development, presented. This ordinance approves a major amendment to an approved development plan for approximately 7.2 acres in District MPD at 9806 N. Oak Trafficway to allow for a drive-through restaurant. The ordinance also maintains the conditions of a previous ordinance (No. 220235) and requires additional landscape screening along N. Oak Trafficway. A copy of this presentation is on file with the City Clerk's Office.

Hold on Agenda

ADDITIONAL BUSINESS

1. There may be general discussion for 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.
3. 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.

Adjournment