



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, July 15, 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, Eric Bunch, Nathan Willett and Melissa Patterson Hazley

BEGINNING OF CONSENTS

250511 Sponsor: Director of City Planning and Development Department

Approving the plat of Fareway Meat Market, an addition in Jackson County, Missouri, on approximately 1.7 acres generally located at the southeast corner of West 79th Street and Ward Parkway, creating two (2) lots for the purpose of a commercial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00006)

Sponsors: Director of City Planning & Development

Consent item. No discussion was held.

Adv and Do Pass, Consent

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and
Councilmember Patterson Hazley

END OF CONSENTS

FIRST READINGS

250513 Sponsor: Councilmember Wes Rogers

Approving the petition to establish the Grey Oaks Community Improvement District; establishing the Grey Oaks Community Improvement, generally located at the east of North Oak Trafficway and south of Northeast 79th Terrace in Kansas City, Clay County, Missouri; determining the Grey Oaks Community Improvement District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the Grey Oaks Community Improvement District to the Missouri Department of Economic Development and the Missouri State Auditor.

Sponsors: Rogers

Patricia Jensen, Rouse Frets Law, presented. This ordinance approves the creation of the Grey Oaks Community Improvement District (CID) in Clay County. The area is designated as blighted, and the CID is authorized to fund improvements to address these conditions. It will operate for 27 years, must submit annual reports, and enter a cooperative agreement with the City. The City Clerk will notify state agencies of its formation. No tax abatements are allowed based on the blight designation. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and
Councilmember Patterson Hazley

250515 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Alexa Barkley, George Farrill, Danny Lake and Rob Sight as successor directors to the Martin City Community Improvement District.

Sponsors: Lucas

Consent item. No discussion was held.

Immediate Adoption As A Consent

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and
Councilmember Patterson Hazley

250521 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.2 acres located at E. 12th Street and Hardesty Avenue from Districts B3-2 and R-1.5 to District B1-1 to allow for the construction of a new medical clinic and office. (CD-CPC-2025-00057)

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development Department, presented. This ordinance approves a rezoning to approximately 1.2 acres located at E. 12th Street and Hardesty Avenue from Districts B3-2 (Community Business) and R-1.5 (Residential 1.5) to District B1-1 (Neighborhood Business 1). This rezoning will allow for the development of a new medical clinic and office. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and Councilmember Patterson Hazley

250522 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Truman Plaza Area Plan on about 1.2 acres generally located at the northeast corner of E. 12th Street and Hardesty Avenue by changing the recommended land use from residential urban low density to mixed use neighborhood to allow for the construction of a medical office. (CD-CPC-2025-00065)

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development Department, presented. This ordinance approves an amendment to the Truman Plaza Area Plan for approximately 1.2 acres at the northeast corner of E. 12th Street and Hardesty Avenue. The amendment changes the recommended land use from residential urban low density to mixed use neighborhood to support the development of a medical office. A presentation is on file with the City Clerk's Office.

Immediate Adoption

Aye: Parks-Shaw, Vice Chair Bunch, Councilmember Willett and Councilmember Patterson Hazley

250523 Sponsor: Director of City Planning and Development Department

Approving an amendment to the KCI Area Plan by replacing the Proposed Land Use Map, and updating the land use categories and definitions. (CD-MISC-2025-00002).

Sponsors: Director of City Planning & Development

Held until 7.22.25

Hold on Agenda

250530 Sponsor: Mayor Quinton Lucas

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-805-04, "Commercial Use Group," and enacting in lieu thereof a new section of like number and subject matter to establish special use permit requirements and operational standards for used motor vehicle sales lots.

Sponsors: Lucas

Held until 9.9.25

Hold on Agenda

HELD IN COMMITTEE

250481 Sponsor: Councilmember Darrell Curls

RESOLUTION - Approving an area plan amendment to the Hickman Mills Area Plan from Residential Low Density to Mixed Use Neighborhood on about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd Street. (CD-CPC-2025-00049)

Sponsors: Curls

Held off docket

Hold off Agenda

250482 Sponsor: Councilmember Darrell Curls

Rezoning an area of about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E. 102nd Street from District O-2 to District B1-2 to allow for a sports and recreation facility. (CD-CPC-2025-00050)

Sponsors: Curls

Held off docket

Hold off Agenda

SEMI-ANNUAL DOCKET

The listing of Semi-Annual Docket items are provided this week for informational purposes only. Please see City Clerk's Office for full listing.

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