



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, April 29, 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

FIRST READINGS

Housing and Community Development Department

250345 Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board revising the affordability levels for the Taliaferro & Browne Prospect Summit Townhomes project; and authorizing the Manager of Procurement Services to execute a funding agreement amendment to reflect said change.

Sponsors: Director of Housing and Community Development

Mary Owens, Department of Housing and Community Development, presented. This ordinance approves the Housing Trust Fund Advisory Board's recommendation to approve a change in the affordability levels for the Prospect Summit Townhomes project. Initially awarded through Ordinance 230962 under Round III of the Housing Trust Fund, this project has established CREO goals of 15% MBE and 15% WBE for Construction Services, and 14% MBE and 14% WBE for Professional Services.

Adv and Do Pass

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

Health Department

250346 Sponsor: Director of Health Department

Authorizing the Chief Procurement Officer to execute contracts with area health centers to include Children's Mercy Hospital, Northland Health Care Access, Swope Parkway Health Center, Kansas City CARE Clinic, Samuel U. Rodgers Health Center, and University Health, to provide primary health care services to uninsured residents in Kansas City, Missouri; authorizing the Chief Procurement Officer to extend the term of the contracts or increase the total contract dollar amounts upon need and appropriation; and establishing an accelerated effective date.

Sponsors: Director of Health

Bill Snook, Health Department, presented. The ordinance authorizes the Chief Procurement Officer to execute contracts with six local health centers-Children's Mercy Hospital, Northland Health Care Access, Swope Parkway Health Center, Kansas City CARE Clinic, Samuel U. Rodgers Health Center, and University Health-to provide primary health care services to uninsured residents of Kansas City, Missouri. The Chief Procurement Officer is also authorized to extend the contract terms or increase the contract amounts as needed. This ordinance addresses the ongoing need for health care services among uninsured and underinsured citizens in Kansas City, ensuring that these essential services are funded and provided effectively. 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

Law Department

250347 Sponsor: Director of Law Department

Accepting an additional \$10,685.00 for a 3-month extension from the Victims of Crime Act (VOCA) grant funded, by the U.S. Department of Justice, and passed through the State of Missouri's Department of Public Safety to support the work of the City's Prosecutor's Office; estimating and appropriating \$10,685.00 in the General Grants Fund; authorizing the City Attorney to enter into a subaward grant agreement in connection with this grant; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Director of the Law Department

Laura Dolt, Law department, presented. This ordinance authorizes the acceptance of an additional \$10,685.00 from the Victims of Crime Act (VOCA) grant, funded by the U.S. Department of Justice and passed through the State of Missouri's Department of Public Safety, to support the City's Prosecutor's Office. It also authorizes the City Attorney to enter into a subaward grant agreement. This ordinance ensures the continued support and funding for essential services provided by the City's Prosecutor's Office to assist victims of crime.

Adv and Do Pass, Consent

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

City Planning and Development Department

250343 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 77 acres generally located at the southwest corner of North Platte Purchase Drive and N.W. 108th Street from District R-7.5 to District R-6 and approving a development plan to allow for residential development. (CD-CPC-2024-00194 and CD-CPC-2024-00195)

Sponsors: Director of City Planning & Development

Justin Smith, City Planning and Development Department, presented. This ordinance approves rezoning approximately 77 acres at the southwest corner of North Platte Purchase Drive and N.W. 108th Street from District R-7.5 to District R-6 and to approve a development plan for residential development including 295 lots of detached homes. The proposal aims to develop a high-density residential area with adequate amenities, addressing community concerns through revised plans. A presentation is on file with the City Clerk's Office.
Adv and Do Pass as Cmte Sub

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

250344 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 1.98 acres for approximately 278 units in District R-0.5 generally located on parcels encompassed by Broadway Boulevard on the west, West 45th Terrace on the north, Wornall Road on the east, and West 46th Street on the south to allow for a residential development plan serving as a preliminary plat. (CD-CPC-2025-00013)

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development, presented. This ordinance approves a development plan for approximately 1.98 acres at Broadway Boulevard and West 45th Terrace, rezoning the area to District R-0.5 for a residential development with 278 units and a parking garage. This proposal aims to develop a high-density residential area with adequate amenities, addressing community concerns through revised plans. A presentation is on file with the City Clerk's Office.

Adv and Do Pass as Cmte Sub

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

250358 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1 acre generally located at Interstate 435 and N.W. Cookingham Drive from District AG-R to District M2-3 and approving a development plan that also serves as a preliminary plat to allow for communications service establishments. (CD-CPC-2025-00024 and CD-CPC-2025-00026)

Sponsors: Director of City Planning & Development

Andrew Clark, City Planning and Development, presented. This ordinance rezones approximately 1 acre at Interstate 435 and N.W. Cookingham Drive from District AG-R to District M2-3 and approves a development plan for communications service establishments. This proposal aims to facilitate the development of communications service establishments by rezoning the area and ensuring compliance with necessary conditions. 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

250359 Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre generally located at northwest corner of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard from District R-2.5 to District B1-1 and approving a development plan on about three acres to allow for the expansion of an existing day care campus. (CD-CPC-2025-00004 & CD-CPC-2025-00008)

Sponsors: Director of City Planning & Development

Held until 5.6.25

Hold on Agenda

250360 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the KCI Area Plan on about one acre generally located at Interstate 435 and N.W. Cookingham Drive by changing the recommended land use from mixed use community to commercial and industrial. (CD-CPC-2025-00025)

Sponsors: Director of City Planning & Development

Andrew Clark, City Planning and Development, presented. The resolution amends the KCI Area Plan for approximately one acre at Interstate 435 and N.W. Cookingham Drive, changing the recommended land use from mixed use community to commercial/industrial. The City Plan Commission reviewed and recommended approval of this amendment on March 19, 2025. The amendment aligns with the KC Spirit Playbook. 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

250361 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 86 acres in District M1-5 generally located at Stadium Drive and Raytown Road to allow for warehousing, wholesaling, freight movement, general manufacturing, production and industrial service uses. CD-CPC-2025-00027

Sponsors: Director of City Planning & Development, Robinson and Patterson Hazley

Andrew Clark, City Planning and Development, presented. The ordinance approves a development plan for approximately 86 acres in District M1-5 at Stadium Drive and Raytown Road, allowing for warehousing, wholesaling, freight movement, general manufacturing, production, and industrial service uses. The plan aims to facilitate industrial development while ensuring compliance with city codes and safety standards. 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

250362 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Line Creek Valley Area Plan on about 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue by changing the recommended land use from residential low density to residential medium density. (CD-CPC-2024-00038)

Sponsors: Director of City Planning & Development

Matthew Barnes, City Planning and Development, presented. The resolution approves an amendment to the Line Creek Valley Area Plan for approximately 20 acres at the southwest corner of Northwest 68th Street and North Madison Avenue, changing the recommended land use from residential low density to residential high density. This amendment, recommended by the City Plan Commission on April 16, 2025, aligns with the KC Spirit Playbook adopted on April 20, 2023. All required public notices and hearings have been conducted. 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

250364 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the Swope Area Plan future land use recommendation on about one acre generally located at the northwest corner of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard from residential medium-high density to mixed-use community. (CD-CPC-2025-00037)

Sponsors: Director of City Planning & Development

Held until 5.6.25

Hold on Agenda

250365 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue from District R-80 to District R-6 and approving a development plan to allow for the creation of 57 lots and 5 tracts for the purpose of a residential development. (CD-CPC-2025-00033 and CD-CPC-2025-00034).

Sponsors: Director of City Planning & Development

Matthew Barnes, City Planning and Development, presented. This ordinance approves the rezoning of approximately 20 acres at the southwest corner of Northwest 68th Street and North Madison Avenue from District R-80 to District R-6, along with a development plan to create 57 residential lots and 5 tracts. The approval includes conditions related to tree preservation, landscaping, street trees, signage, fire safety, infrastructure improvements, and compliance with city codes. The developer must also ensure proper sight distance, repair sidewalks, and improve N. Holly Street to residential collector standards. This plan facilitates residential development while ensuring adherence to safety and regulatory requirements. 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

HELD IN COMMITTEE

250325 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.9 acres generally located at 9200 N.W. 119th Terrace from District AG-R to District B3-3. (CD-CPC-2024-00178)

Sponsors: Director of City Planning & Development

Ahnna Nanoski, City Planning and Development, presented. This ordinance approves the rezoning of approximately 1.9 acres at 9200 N.W. 119th Terrace from District AG-R (Agricultural - Residential) to District B3-3 (Community Business). This change is reflected in the newly enacted Section 88-20A-1476 of the Zoning and Development Code. All required public notices and hearings have been conducted in accordance with the Code of Ordinances. 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

250327 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Sections 88-255-09, 88-260-06, 88-516-06, and 88-520-03, said sections all dealing with amendments to approved plans, and enacting in lieu thereof new sections of like number and subject matter for the purpose of requiring major amendments to follow the zoning map amendment process and to allow the City Planning and Development Director to approve minor amendments administratively. (CD-CPC-2025-00011)

Sponsors: Director of City Planning & Development

Adv and Do Pass

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

ADDITIONAL BUSINESS

1. Update on the Development Concierge Team
2. There may be general discussion for current Neighborhood Planning and Development Committee issues.
3. 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.
4. 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