



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, May 6, 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

250378 Sponsor: Director of City Planning and Development Department

Approving a Special Character Overlay for the Prospect Corridor to create development and site design standards for the Prospect Avenue area on about 855 acres to include properties that front on Prospect Avenue, from 12th Street to 77th Street, and properties that front on 12th Street, from Charlotte Street to Prospect Avenue and in addition, properties adjacent to Prospect Avenue and along the cross streets are part of the Overlay District, specifically nodes at Truman Road, 18th Street, 23rd Street, 27th Street, 31st and Linwood Boulevard, 39th Street, Martin Luther King Jr. Boulevard, 63rd Street and Meyer Boulevard, Gregory Boulevard, and 75th Street. (CD-CPC-2024-00020)

Sponsors: Director of City Planning & Development

Andrew Clarke, City Planning and Development presented. This ordinance approves the creation of the Prospect Corridor Overlay District, establishing development and design standards for approximately 855 acres. This district includes properties fronting Prospect Avenue from 12th Street to 77th Street, as well as parts of 12th Street from Charlotte Street to Prospect Avenue. It also covers adjacent properties and key intersections along cross streets, including nodes at Truman Road, 18th, 23rd, 27th, 31st & Linwood, 39th, Martin Luther King Jr. Blvd, 63rd & Meyer, Gregory, and 75th Streets. 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

250380 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 18.2 acres generally located at 3808 E. 78th Street from Districts M1-5, M3-5, and R-6 to District MPD and approving a development plan, with associated preliminary plat, to allow for a demolition debris landfill to continue operation on the existing site. CD-CPC-2024-00041

Sponsors: Director of City Planning & Development

Held until 5.13.25

Hold on Agenda

250381 Sponsor: Councilmember Ryana Parks-Shaw

Authorizing the City Manager to negotiate and execute a cooperative agreement with Southpointe Development LLC to facilitate site preparation activities in connection with the redevelopment of certain real property located in an area generally located at 63rd and Prospect; authorizing the use of \$4,500,000.00 previously appropriated from the General Fund; authorizing the use of \$500,000.00 previously appropriated from the Development Services Fund; and authorizing the City Manager to negotiate and execute an Amended and Restated Development Agreement with Southpointe Development LLC.

Sponsors: Parks-Shaw

Mario Vasquez, City Planning and Development, presented. This ordinance authorizes the City Manager to execute agreements with Southpointe Development LLC for site preparation and redevelopment at 63rd & Prospect, using \$5 million in previously allocated funds. This includes updating the existing development agreement and coordinating fund disbursement for project activities. A presentation is on file with the City Clerk's Office.

Adv and Do Pass as Cmte Sub, Debate

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

HELD IN COMMITTEE

241040 Sponsor: Director of City Planning and Development Department
COMMITTEE SUBSTITUTE

Approving a development plan on about 43 acres in District B3-3 generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive to allow for the creation of twelve lots and two tracts for a commercial development. (CD-CPC-2024-00118)

Sponsors: Director of City Planning & Development

Held until 5.13.26

Hold on Agenda

241041 Sponsor: Director of City Planning and Development Department

Vacating an approximately 83,000-square foot area of unimproved right-of-way in District B3-3 generally located on Northwest Skyview Avenue between North Ambassador Drive and Northwest Old Tiffany Springs Road and directing the City Clerk to record certain documents. (CD-ROW-2024-00018)

Sponsors: Director of City Planning & Development

Held until 5.13.26

Hold on Agenda

250300 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 75 acres generally located at the southwest corner of Ess Road and Lee's Summit Road from District R-7.5 to R-80. (CD-CPC-2025-00010)

Sponsors: Director of City Planning & Development

Held until 5.20.25

Hold on Agenda

250335 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 19 acres generally located on the west side of North Platte Purchase Drive approximately 100 feet north of Northwest 79th Terrace from District R-7.5 to District R-2.5 and approving a development plan to allow for the creation of 90 residential units on 16 lots and 3 tracts. (CD-CPC-2025-00023; CD-CPC-2025-00029)

Sponsors: Director of City Planning & Development

Matthew Barnes, City Planning and Development, presented. This ordinance authorizes the City Manager to execute agreements with Southpointe Development LLC for site preparation and redevelopment at 63rd & Prospect, using \$5 million in previously allocated funds. This includes updating the existing development agreement and coordinating fund disbursement for project activities. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

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

Excused: Councilmember Willett

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

Justin Smith, City Planning and Development, presented. This ordinance approves rezoning about one acre at the northwest corner of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard from residential (R-2.5) to neighborhood business (B1-1) and approved a development plan for a three-acre expansion of an existing daycare campus, subject to multiple conditions related to landscaping, lighting, fire safety, signage, and parkland dedication. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

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

Excused: Councilmember Willett

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

Justin Smith, City Planning and Development, presented. This ordinance approves an amendment to the Swope Area Plan, changing the future land use designation for about one acre at the northwest corner of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard from residential medium-high density to mixed-use community, aligning with the KC Spirit Playbook. A presentation is on file with the City Clerk's Office.

Immediate Adoption

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

Excused: Councilmember Willett

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