



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

Wednesday, March 6, 2024

1:30 PM

26th Floor, Council Chamber

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 Two Minutes*****

Present: Ryana Parks-Shaw, Eric Bunch and Nathan Willett

Excused: Melissa Patterson Hazley

HELD IN COMMITTEE

231047 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-305-04, Home Occupation, and enacting in lieu thereof a new section of like number and subject matter for the purpose of compliance with state law; by repealing Section 88-205-07 Documentation of Overlays, and enacting in lieu thereof a new section of like number and subject matter for the purpose of documenting the recently-adopted Westport Overlay District; by enacting Section 88-327, Communication Services Establishments to provide standards for said uses; and by repealing Section 88-110-03 Table 110-1 (Residential Districts Use Table), Section 88-120-03 Table 120-1 (Business Districts Use Table), and Section 88-130-03 Table 130-1 (Downtown Districts Use Table) and enacting in lieu thereof new tables in each section for the purposes of referencing the use standards of 88-327; by repealing Section 88-516-06-A Major Amendments to Development Plans or Project Plans, and enacting in lieu thereof a new section of like number and subject matter for the purpose of reducing the number of major amendments required. (CD-CPC-2023-00106)

Sponsors: City Plan Commission and Director of City Planning & Development

Larissa Chambi, City Planning and Development, presented. This ordinance approves eight total amendments related to the following topics with this periodic review cycle:

1. Home Occupations
2. Westport Overlay District
3. Communications Service Establishments
4. Major Amendment Criteria

Adv and Do Pass as Cmte Sub, Debate

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

Excused: Councilmember Patterson Hazley

240198 Sponsor: Councilmember Nathan Willett and Kevin O'Neill

Approving a major amendment to a Master Planned Development preliminary development plan, which is also serving as a preliminary plat, on about 500 acres in District MPD generally located at the northeast corner of I-435 and Highway 169 to allow for the six data centers and two office buildings in District MPD. (CD-CPC-2023-00174)

Sponsors: Willett and O'Neill

Genevieve Kohn, City Planning and Development, presented. This ordinance approves a major amendment to a previously approved MPD (Master Planned District), which also serves as a preliminary plat for a data center campus on about 500 acres generally located at the northeast corner of I-435 and HWY 169.

Adv and Do Pass as Cmte Sub

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

Excused: Councilmember Patterson Hazley

240216

Sponsor: Director of City Planning and Development Department

Rezoning an area of about six acres generally located at 7780 E. U.S. 40 Highway from District B3-2 to District M1-1. (CD-CPC-2023-00158).

Sponsors: Director of City Planning & Development

Justin Smith, City Plan Commission, presented. This ordinance approves rezoning approximately 6 acres from District B3-2 to District M1-5. This rezoning will allow for Heavy Equipment Rental/Sales. The project site is currently light equipment sales, the developer plans to have a utility equipment sales/rental service. This project will zone the whole parcel the same zoning district, it is currently split zoned between B3-2 and M1-5. The proposed rezoning does not require an accompanying plan.

Adv and Do Pass, Debate

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

Excused: Councilmember Patterson Hazley

240217

Sponsor: Director of City Planning and Development Department

Rezoning an area of about .3 acres generally located at 4511 - 4521 Summit Street from District R-1.5 to District R-0.75 to accommodate a proposed apartment complex on the subject site. (CD-CPC-2023-00173)

Sponsors: Director of City Planning & Development

Held until 3.20.2024

Hold on Agenda

240218 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 160 acres generally located at the southeast corner of Northeast 96th Street and North Tullis Drive from District R-80 to Districts R-7.5 & R-2.5 and approving a development plan which serves as a preliminary plat to allow for a residential development comprised of 396 lots in 9 phases. (CD-CPC-2023-00169 & CD-CPC-2023-00170)

Sponsors: Director of City Planning & Development

Matthew Barnes, Public Works Department, presented. This ordinance approves a request to rezone about 160 acres located at 8601 NE 96th St from District R-80 (Residential) to Districts R-7.5 and R-2.5 (Residential). This rezoning will allow for 396 residential units. The project site is a vacant parcel made up of one (1) platted lot.

Adv and Do Pass, Debate

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

Excused: Councilmember Patterson Hazley

240224 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 3.6 acres generally located at the northwest corner of Benton Boulevard and East 37th Street from District R-2.5 to District UR, and approving a development plan to allow for a mixed-use development. (CD-CPC-2023-00144)

Sponsors: Director of City Planning & Development

Larissa Chambi, City Planning and Development, presented. This ordinance approves a request to rezone to district UR (Urban Redevelopment) from district-2.5 (Residential 2.5) and a development plan for a mixed use development.

Adv and Do Pass, Debate

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

Excused: Councilmember Patterson Hazley

ADDITIONAL BUSINESS

1. There may be a general discussion regarding 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