



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, September 10, 2024

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

240714 Sponsor: Director of City Planning and Development Department

Approving the plat of Staley Farms Villas - First Plat, an addition in Clay County, Missouri, on approximately three acres generally located at the northwest corner of Northeast Staley Road and North Olive Avenue, creating eight lots and one tract for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2023-00019)

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

240702 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Alex Block and Russ Cline as successor directors to the
Flintlock Shoppes Community Improvement District.

Sponsors: Lucas

Consent item, no discussion was held.

Adv and Do Pass, Consent

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

240703 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing David Harris, Russ Cline, Amy Ehlers, Angie Rogers and
Steve Caffey as successor directors to the Landing Mall Community Improvement District.

Sponsors: Lucas

Consent item, no discussion was held.

Adv and Do Pass, Consent

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

240704 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Amy Ehlers, Steve Caffey, Russ Cline, Angie Rogers and
Alex Block as successor directors to the Skelly Community Improvement District.

Sponsors: Lucas

Consent item, no discussion was held.

Adv and Do Pass, Consent

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

240705 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Steve Caffrey, Angie Rogers, Amy Ehlers, Alex Block and Russ Cline as successor directors to the Flintlock Plaza Community Improvement District.

Sponsors: Lucas

Consent item, no discussion was held.

Adv and Do Pass, Consent

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

240713 Sponsor: Director of Health Department

Authorizing the Director of Procurement to execute contracts for Treatment & Respite Care for People with Substance Use Disorder from previously appropriated funds; and authorizing the Director of Procurement to extend the term of the contracts or increase/decrease the total contract dollar amounts upon need and appropriation without further Council approval.

Sponsors: Director of Health

Rashid Junaid, Health Department, presented. This ordinance authorizes the director of procurement to execute contracts for Treatment & Respite Care for people with Substance Abuse Disorder. This project aims to improve substance use treatment and care services over a four-year initial term, with potential for renewal. It encompasses four key scopes of work. focusing on enhancing Medically Assisted Treatment, providing respite care, offering Safe Haven-style housing, and expanding peer outreach and recovery support.

Adv and Do Pass as Cmte Sub

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

240717 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.2 acres generally located at southwest corner of West 47th Street and Holly Street from District R-2.5 to B1-1. (CD-CPC-2024-00085)

Sponsors: Director of City Planning & Development

Matthew Barnes, City Planning and Development, presented. This ordinance approves rezone 0.2 acres generally located at the southwest corner of West 47th Street and Holly Street from Districts R-2.5 and B1-1 to solely District B1-1. This rezoning is necessary for the existing site to comply with the Zoning and Development Code. The existing restaurant, The Bar West Plaza, is remodeling and staff is requiring that the entire property come into conformance with the Zoning and Development Code with this project. The applicant has consolidated the lots

Adv and Do Pass

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

240721 Sponsor: Director of the Public Works Department

Vacating unimproved City right-of-way in Jackson County, Missouri; and upon the effective date of this ordinance, the City Clerk is hereby directed to record said ordinance in the Office of the Recorder of Deeds for Jackson County, Missouri.

Sponsors: Director of Public Works

Held until 9/17/24

Hold on Agenda

240722 Sponsor: Councilmember Kevin O’Neill

Amending Committee Substitute for Ordinance No. 230501 to revise the legal description of the “Offered Property” described in the seventh WHEREAS of such ordinance; amending Committee Substitute for Ordinance No. 230501 by repealing the Section 2 and enacting a new Section 2 directing the City Manager to accept the Offered Property on behalf of the City and directing that the Offered Property not be placed into the parks system; and amending Committee Substitute for Ordinance No. 230501 by repealing Section 3 and enacting a new Section 3 to remove the requirement for future development along Tiffany Springs Parkway comply with the Boulevard and Parkway Standards under Section 88-323 of the Zoning and Development Code; authorizing and directing the Director of Parks and Recreation to execute an amendment to the Real Estate Sale Contract.

Sponsors: O’Neill

Roxsen Koch, Polsinelli Law firm, presented. This ordinance approves reducing the City’s right of way along Tiffany Springs Parkway from 120 feet to 80 feet through this area, which will still allow for street alignment, substantial landscape along the right of way, a 10 foot trail and 5 foot sidewalk on either side of the roadway.

Adv and Do Pass

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

240723 Sponsor: Councilmember Melissa Patterson Hazley

Authorizing the City Manager to execute a contract amendment with Economic Development Corporation of Kansas City, Missouri (EDC) to appoint the EDC as program administrator to assist the Central City Economic Development Sales Tax Board with implementation of economic development programs. ***Held until 10/01/2024***

Sponsors: Patterson Hazley

Held until 9/17/24

Hold on Agenda

240669 Sponsor: Director of Water Services Department

Authorizing a \$4,256,137.00 construction contract with MegaKC Corporation, for the Green Infrastructure Project 1-2: Paseo Gateway/KCU project; authorizing a maximum expenditure of \$4,682,000.00; authorizing a \$500,000.00 design professional services Amendment No. 1 to Contract No. 1650 with McClure Engineering Company, for the Green Infrastructure Project 1-2: Paseo Gateway/KCU project for a total contract amount of \$863,000.00; and recognizing this ordinance as having an accelerated effective date.

Andy Shively, Water Services Department, presented. This ordinance approves a \$4,256,137.00 construction contract with MegaKC Corporation for the Green Infrastructure Project 1-2: Paseo Gateway/KCU project. The purpose of this project is to reduce combined sewer overflows at Outfall 074. The Green Infrastructure Project 1-2: Paseo Gateway/KCU, is an additional phase of the Independence & Paseo Intersection Improvements Project by the Parks & Recreation Department. The Project includes construction of green infrastructure (extended wet detention basins), instrumentation to manage the flow of storm water within the green infrastructure, and site amenities, the funds for which are to be reimbursed by Kansas City University, who leases the public right-of-way and has agreed to maintain the green infrastructure facility.

Adv and Do Pass

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

240639 Sponsor: Councilmember Darrell Curls

Extending a moratorium until October 7, 2024, on the approval of any new permits, including building code permits and special use permits, plan review, project plans, and zoning changes, where the subject matter of the project is a proposed gas station, provided that the moratorium shall not apply in certain circumstances; and directing the City Manager to review and recommend any appropriate changes to the Zoning and Development Code or other City regulations regarding gas stations by August 6, 2024; reducing the Contingent Appropriation in the General Fund and appropriating same to cover notification expenses; and declaring this ordinance as having an accelerated effective date.

Sponsors: Curls

Held off agenda

Hold off Agenda

HELD IN COMMITTEE

[240292](#) Sponsor: Councilperson Nathan Willett

Directing the City Manager to explore the feasibility of acquiring certain properties; directing the City Manager to develop an implementation plan for the potential development of a comprehensive houseless services campus at said properties; and authorizing the City Manager to execute a \$100,000 sole source professional services contract for consultant services in developing the implementation plan, using previously appropriated funds.

Sponsors: Willett and Patterson Hazley

Held off agenda

Hold off Agenda

[240653](#) Sponsor: Director of City Planning and Development Department

Amending the Major Street Plan to change the street typology designation of N.W. Tiffany Springs Parkway from parkway to local link between I-29 Highway on the east and N. Hampton Avenue on the west. (CD-CPC-2024-00055)

Sponsors: Director of City Planning & Development

Roxsen Koch, Polsinelli Law firm, presented. This ordinance approves an amendment to the Major Street Plan to change the Street Typology designation of NW Tiffany Springs Parkway from Parkway to Local Link between I-29 Highway on the east and N. Hampton Avenue on the west. The current street typology designation is a Parkway that starts at N. Oak Trafficway connecting the Twin Creeks development and N. Line Creek Parkway on to Tiffany Greens development and terminating at Mark L. McHenry Park on N. Hampton Avenue.

Adv and Do Pass

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

240411 Sponsor: Councilmember Eric Bunch
COMMITTEE SUBSTITUTE

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring a distance of 2,000 feet between marijuana dispensary facilities and amending the distance between schools and marijuana facilities; amending 88-805-04-V, Retail Sales, to classify marijuana dispensary facilities as a retail sales use; and amending Section 88-810 by adding definitions applicable to marijuana uses.

Sponsors: Bunch

Sara Copeland, Planning and Development Division, presented. This ordinance approves amending chapter 88-354 code of ordinances by adding a separation requirement 1000 ft between dispensary facilities, schools, churches and daycare facilities. The purpose is to prevent over saturation of new marijuana facilities, primarily along the Kansas border and near schools, churches and daycare facilities.

Adv and Do Pass as Cmte Sub, Debate

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

ADDITIONAL BUSINESS

1. Land Development Division Transition update
2. Staff from the City Auditor's Office will present an audit, Timeliness of Residential Single-Family Building Permits.
3. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.

4. 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.

5. 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