



# 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*

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**Tuesday, September 30, 2025**

**1:30 PM**

**26th Floor, Council Chamber**

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**Meeting 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\*\*\*

**250794** Sponsor: Director of City Planning and Development Department

Approving the plat of KCI Logistics Parks Third Plat, an addition in Platte County, Missouri, on approximately 430 acres generally located at the southwest corner of North Winan Road and Highway 92, creating two lots for the purpose of industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and 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-2025-00025)

**Sponsors:** Director of City Planning & Development

Held Until 10/14/2025

Hold on Agenda

**250796** Sponsor: Director of City Planning and Development Department

Approving the plat of Chatham Avenue Self Storage, an addition in Platte County, Missouri, on approximately 3 acres generally located 600 feet north of the intersection of N.W. 64th Street and N. Chatham Avenue, creating 2 lots and 2 tracts for the purpose of a self-storage building; accepting various easements; authorizing the Director of City Planning and Development and 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-2025-00023)

**Sponsors:** Director of City Planning & Development

Consent Item, No Discussion

Adv and Do Pass, Consent

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

**250822** Sponsor: Director of City Planning and Development Department

Approving the plat of Fountain Hills - 13th Plat, an addition in Clay County, Missouri, on approximately 19 acres generally located at the terminus of North Belleview Avenue northeast of Northwest 95th Terrace, creating 52 lots and 3 tracts for the purpose of residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and 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-2024-00039)

**Sponsors:** Director of City Planning & Development

Consent Item, No Discussion

Adv and Do Pass, Consent

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

**250823** Sponsor: Director of City Planning and Development

Approving the plat of Tiffany Square Apartments, an addition in Platte County, Missouri, on approximately 8 acres generally located at the southwest corner of North Ambassador Drive and Northwest Old Tiffany Springs Road, creating one lot and two tracts for the purpose of a residential development; accepting various easements; 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-2025-00019)

**Sponsors:** Director of City Planning & Development

Consent Item, No Discussion

Adv and Do Pass, Consent

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

\*\*\*END OF CONSENTS\*\*\*

#### HEALTH DEPARTMENT

**250824** Sponsor: Director of Health Department

Accepting and approving a grant amendment from the Missouri Department of Health and Senior Services for COVID-19 and adult vaccination capacity; estimating and appropriating \$29,392.35 in the Health Grants Fund; and appropriating \$1,000.00 from the Unappropriated Fund Balance of the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**Sponsors:** Director of Health

Consent Item, No Discussion

Adv and Do Pass, Consent

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

**250826** Sponsor: Director of Health Department

Accepting and approving a \$1,500,000.00 grant award with the Missouri Department of Health and Senior Services that provides funding for the Epidemiology & Laboratory Capacity Enhancing Detection Expansion Reinstatement; estimating and appropriating \$1,500,000.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**Sponsors:** Director of Health

Tim Gridley, Health Department, presented. This ordinance approves acceptance of a reinstated \$1,500,000 grant from the Missouri Department of Health and Senior Services to support the Epidemiology & Laboratory Capacity Enhancing Detection Expansion program. The ordinance appropriates the funds within the Health Grants Fund, authorizes the Director of Health to expend the funds, and takes effect immediately under the accelerated effective date provision of the City Charter. A copy of this 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

CITY PLANNING AND DEVELOPMENT

**250834** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 14 acres generally located at the northwest corner of N.E. Barry Road and N. Prospect Avenue from Districts R-80 and R-0.5 to District R-1.5 and approving a development plan, also serving as a preliminary plat, to allow for single- and two-unit residential buildings. (CD-CPC-2025-00080 and CD-CPC-2025-00082)

**Sponsors:** Director of City Planning & Development

Held Until 10/14/2025

Hold on Agenda

**250836** Sponsor: Councilmember Kevin O'Neill

Rezoning an area of about 2.83 acres located at 9790 North Oak Trafficway from District MPD to District MPD, and approving an amendment to a previously approved development plan to allow for the development of the site for retail and general auto repair service uses. (CD-CPC-2025-00099)

**Sponsors:** O'Neill

Genevieve Kohn-Smith, City Planning and Development, presented. This ordinance the rezoning of 2.83 acres at 9790 North Oak Trafficway from MPD to MPD with an amended development plan. Lot 3 will now allow general auto repair in a 10,202 sq ft building with seven service bays and a showroom. Lot 4 will permit all B1 district uses, as no tenant is currently identified. Landscaping and building materials will comply with MPD design standards, including added plantings to screen blank walls. A presentation is on file with the City Clerk's Office. Adv and Do Pass

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

**Nay:** Councilmember Patterson Hazley

**NEIGHBORHOOD SERVICES DEPARTMENT**

**250837** Sponsor: Director of Neighborhood Services Department

Accepting and approving a \$49,000.00 grant award from the Missouri Department of Conservation, through a cooperative agreement, to educate about native plants by providing training for both Community Engagement Officers and the general public and increase the number of Missouri native plants within the Kansas City landscape by providing residents with native plants and landscape consultations; estimating and appropriating \$49,000.00 in Fund 26-2580-5781066-B/C-G57MODOC25; and recognizing this ordinance as having an accelerated effective date.

**Sponsors:** Director of Neighborhoods

Consent Item, No Discussion

Adv and Do Pass

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

**HELD IN COMMITTEE**

**250492** Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board to rescind the \$225,260.00 award previously allocated to Allenwood Properties, LLC for 2809, 2811, 2815 E. Linwood Avenue; and reducing a \$225,260.00 appropriation in the Housing Trust Fund and appropriating such sums to the Unappropriated Fund Balance of the Housing Trust Fund.

**Sponsors:** Director of Housing and Community Development

Mary Owens, Housing and Community Development, presented. This ordinance accepts the Housing Trust Fund Advisory Board's recommendation to rescind a \$225,260 award to Allenwood Properties, LLC for 2809-2815 E. Linwood Avenue due to the developer's inability to secure financing. The appropriation is reduced and returned to the Housing Trust Fund's unappropriated balance for future affordable housing projects. 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

**250560** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2 acres generally located at the southeast corner of Northwest Barry Road and Interstate 29 from District AG-R/B3-3 to District B3-3 and approving a development plan to allow for the creation of a car wash. (CD-CPC-2025-00066 & CD-CPC-2025-00070).

**Sponsors:** Director of City Planning & Development

Matthew Barnes, City Planning and Development Department, presented. This ordinance approves the rezoning of approximately 2 acres at the southeast corner of NW Barry Road and I-29 from District AG-R/B3-3 to B3-3 and approves a development plan for a car wash. All public notices and hearings required by the Zoning and Development Code were completed. 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

**250714** Sponsor: Director of City Planning and Development Department

Approving a development plan on about two acres in District B3-3 located at the southeast corner of Northwest Barry Road and Interstate 29 to allow for the creation of a car wash. (CD-CPC-2025-00066).

**Sponsors:** French

Held Off Agenda

Hold off Agenda

**250804** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 3 acres generally located at 3200 and 3201 Troost Avenue from Districts B4-5 and B3-2 to District MPD and approving a development plan to allow for a multi-unit building to be constructed on each site. (CD-CPC-2025-00075).

**Sponsors:** Director of City Planning & Development

Ahnna Nanoski, City Planning and Development Department, presented. This ordinance approves the rezoning of approximately 3 acres at 3200 and 3201 Troost Avenue from Districts B4-5 and B3-2 to MPD and approves a development plan for construction of a multi-unit building on each site. 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

## ADDITIONAL BUSINESS

1. Tiffany Frolics Community Improvement District - Public Hearing
2. Maple Park Community Improvement District - Public Hearing
3. There may be general discussion for 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](mailto: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](http://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](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