



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, January 28, 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, Nathan Willett and Melissa Patterson Hazley

Excused: Eric Bunch

250038 Sponsor: Director of Health Department

Accepting and approving a grant award in the amount of \$2,196,300.00 with the U.S. Department of Housing & Urban Development for Housing Opportunities for Persons with AIDS (HOPWA), authorizing the Chief Procurement Officer to execute contracts with SAVE, Inc, in the amount of \$1,411,672.00, and Vivent Health in the amount of \$538,996.00; authorizing the Chief Procurement Officer to extend the term of the contract or increase the total contract dollar amount upon need and appropriation without further Council approval; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Director of Health

Jonathan Antle, Health Department, presented. This ordinance approves acceptance of a \$2,196,300 grant from the US Department of Housing & Urban Development for the Housing Opportunities for Persons with AIDS (HOPWA) program. The Chief Procurement Officer is authorized to execute contracts with SAVE, Inc. for \$1,411,672 and Vivent Health for \$538,996. Additionally, the Chief Procurement Officer can extend the contract term or increase the contract amount as needed without requiring further Council approval. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

Aye: Parks-Shaw, Councilmember Willett and Councilmember Patterson
Hazley

Excused: Vice Chair Bunch

[250046](#) Sponsor: Councilmember Nathan Willett

Rezoning an area of about 56 acres generally located at N. Line Creek Parkway and N.W. Old Stagecoach Road from District AG-R to District R-7.5 and approving a development plan to allow for residential development consisting of 283 dwelling units. (CD-CPC-2024-00169 & CD-CPC-2024-00164)

Sponsors: Willett

Andrew Clark, City Planning and Development Department, presented. This ordinance approves rezoning approximately 56 acres at N. Line Creek Parkway and N.W. Old Stagecoach Road from AG-R to R-7.5 to allow for a residential development with 283 dwelling units. The development will feature 11 different home models, ranging from 800 to 1,800 square feet, all built on slabs without basements. The project will be a build-to-rent community, with the developer retaining ownership of the homes. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

HELD IN COMMITTEE

[241040](#) Sponsor: Director of City Planning and Development Department

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 2.4.2025

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 2.4.2025

Hold on Agenda

[241057](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the Line Creek Valley Area Plan for an area of approximately 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue by changing the recommended land use from low density residential to mixed use community. (CD-CPC-2024-00170) *** **Held Until 2/25/2025** ***

Sponsors: Director of City Planning & Development

Held Until 2.25.2025

Hold on Agenda

[241058](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue from Districts B3-3/R-2.5 and R-7.5 to District B3-3 to allow for commercial land uses. (CD-CPC-2024-00153). *** **Held Until 2/25/2025** ***

Sponsors: Director of City Planning & Development

Held Until 2.25.2025

Hold on Agenda

[241065](#) Sponsor: Director of City Planning and Development Department

COMMITTEE SUBSTITUTE

Approving a development plan on about 7.6 acres in District KCIA generally located at 10220, 10200, and 10150 N. Everton Avenue to allow for one industrial logistic/warehouse building. (CD-CPC-2024-00107)

Genevieve Kohn, City Planning and Development Department, presented. This ordinance approves a development plan for a 7.6-acre site at 10220, 10200, and 10150 N Everton Avenue in District KCIA. The plan includes a 54,000 square foot industrial warehouse with a potential future expansion of 27,000 square feet. The building will have 23 loading docks on the west side and 86 parking spaces for passenger vehicles on the east and north sides. The future expansion will add 7 more doors and 43 additional parking spaces. The site will have multiple access points from N Everton Avenue, and the developer must extend the water main along N Everton Avenue to the southern edge of the site.

Adv and Do Pass

241073 Sponsor: Councilmember Nathan Willett

Declaring a moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district within the KCI Area Plan boundary during the KCI Area Plan update process. *** **Held Until 2/25/2025** ***

Sponsors: Willett

Held Until 2.25.2025

Hold on Agenda

250010 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the KCI Area Plan for an area of approximately 59 acres 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-2024-00031)

Sponsors: Director of City Planning & Development

Andrew Clark, City Planning and Development Department, presented. This ordinance approves expanding a previously approved area plan amendment to include a speculative data center on an additional 30 acres east of the original site. This land is currently undeveloped, zoned for agricultural use, and located near Interstate 435. The area is designated as Open Space/Buffer and Mixed-Use Community in the KCI Area Plan. The amendment will change the Mixed-Use Community designation to Commercial/Industrial, while the Open Space/Buffer designation will remain unchanged due to the existing stream buffer. A presentation is on file with the City Clerk's Office.

Immediate Adoption

Aye: Parks-Shaw, Councilmember Willett and Councilmember Patterson
Hazley

Excused: Vice Chair Bunch

250027 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 59 acres 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-2024-00030 & CD-CPC-2024-00032)

Sponsors: Director of City Planning & Development

Andrew Clark, City Planning and Development Department, presented. This ordinance approves expanding a previously approved development plan to include a speculative data center on an additional 30 acres east of the original site. This land is currently undeveloped, zoned for agricultural use, and located near Interstate 435. The expansion will involve removing over nine acres of trees, but no tree mitigation is required due to the existing stream buffer along the eastern and southern edges of the site. The applicant requested a 10-foot deviation to allow for 70-foot-tall structures and a 17-foot waiver for a 33-foot right-of-way dedication along NW Cookingham Drive. Public Works and KC Water have agreed to allow city improvements, such as streetlights and signage, to encroach within KC Water's 50-foot waterline easement. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

Aye: Parks-Shaw, Councilmember Willett and Councilmember Patterson
Hazley

Excused: Vice Chair Bunch

ADDITIONAL BUSINESS

1. Land Development Division Update

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