



# 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, December 17, 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

#### FIRST READINGS

#### COUNCIL

**241050** Sponsor: Councilmember Wes Rogers

Authorizing the purchase of approximately 8.223 acres of real property located at 5521 N.E. San Rafael Drive for parks purposes contingent upon approval of the Board of Parks and Recreation Commissioners; and authorizing acceptance of the deed to said property and an expenditure of \$165,000.00 for the purchase.

**Sponsors:** Rogers and French

James Wang, Parks and Recreation Department, presented. This ordinance authorizes the purchase of 8.223 acres for park purposes at 5521 N.E. San Rafael Drive with an expenditure of \$165,000.00. The property, offered by the Gracemor-Randolph Community Council, will be incorporated into the existing San Rafael Park. Potential improvements include demolishing the existing pool and pool house, and adding amenities like a loop trail system, pedestrian bridge, and additional parking.

Adv and Do Pass

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

**241052** Sponsor: Councilmember Wes Rogers

Approving a development plan on about 10 acres in District B3-2 generally located at the northeast corner of N.W. 68th Street and Highway 169 to allow for a major amendment to an approved development plan to permit general motor vehicle repair. (CD-CPC-2024-00137)

**Sponsors:** Rogers

Olofu Agbaji, City Planning and Development Department, presented. This ordinance approves a development plan for around 10 acres, which includes a major amendment to an existing plan. This amendment also replaces the need for a Special Use permit, permitting General Motor Vehicle Repair in the B3-2 Commercial District at the northeast corner of NW 68th Street and Highway 169.

Adv and Do Pass

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

**241070** Sponsor: Councilmember Eric Bunch

Amending Chapter 88, the Zoning and Development Code by enacting a new Section 88-586, for the purpose of reviewing proposed demolitions of structures to determine if the structures have historical, architectural, cultural or urban design value to the City.

**Sponsors:** Bunch and Willett

Bradley Wolf, City Planning and Development Department, presented. This ordinance approves the new Demolition Review process which will establish a clear procedure for handling demolition requests. It introduces a waiting period for the City and Applicant to consider other options for buildings with significant historical, architectural, cultural, or urban design importance. Additionally, it invites public feedback to reduce unnecessary demolitions, particularly when there are no immediate plans for the site's reuse.

Adv and Do Pass

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

**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.

**Sponsors:** Willett

Held until 1.28.25

Hold on Agenda

**CITY MANAGER'S OFFICE**

**241055** Sponsor: City Manager's Office

Authorizing the Kansas City Tax Increment Financing Commission to surplus the funds remaining in the special allocation fund and the Winchester Housing Improvement Fund; authorizing the City Manager to enter into a Contribution Agreement with the Economic Development Corporation of Kansas City for the purposes of funding the remaining projects selected under the Winchester Housing Improvement Program; estimating and appropriating surplus revenues in the amount of \$187,500.00 for the purpose of funding two Winchester Housing Improvement Program projects ; and designating requisitioning authority.

**Sponsors:** City Manager's Office

Heather Brown, Economic Development Corporation, presented. This ordinance permits the Kansas City Tax Increment Financing Commission to use leftover funds from the special allocation and Winchester Housing Improvement funds. It authorizes the City Manager to collaborate with the Economic Development Corporation of Kansas City to finance the remaining projects in the Winchester Housing Improvement Program. The ordinance also allocates \$187,500 for two housing repair projects and assigns requisitioning authority.

Adv and Do Pass

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

**241061** Sponsor: City Manager's Office

Accepting and approving the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri, as to the termination of the Country Club Plaza Tax Increment Financing Plan and the termination of the designation of Redevelopment Project Areas 1, 7, and 8 described therein; declaring as surplus those funds within the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; dissolving the special allocation funds established in connection with Redevelopment Project Areas 1, 7, and 8; authorizing the distribution of such surplus funds; and directing the City Clerk to send copies of this ordinance to Jackson County.

**Sponsors:** City Manager's Office

Held until 1/7/2025

Hold on Agenda

HOUSING AND COMMUNITY DEPARTMENT

**241068** Sponsor: Director of Housing and Community Services Department

Accepting the recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$35,000.00; reducing an existing appropriation by \$35,000.00; appropriating \$35,000.00 from the Unappropriated Fund Balance; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$35,000.00 from the funds appropriated in the Central City Economic Development Tax Fund.

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

Consent item. No discussion was held.

Adv and Do Pass, Consent

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

CITY PLANNING AND DEVELOPMENT DEPARTMENT

**241051** Sponsor: Director of City Planning and Development Department

Approving the application of Historic Northeast Lofts LLC (“HNEL”) for a loan from the Kansas City Brownfields Revolving Loan Fund in an amount not to exceed \$7,575,000.00 and authorizing the Director of City Planning and Development to execute the necessary loan documents and authorizing further acts.

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

Andrew Bradford, City Planning and Development Department, presented. Historic Northeast Lofts LLC (HNEL) has been approved for a loan of up to \$7,575,000 from the Kansas City Brownfields Revolving Loan Fund to clean up hazardous materials from two buildings at the former Hardesty Federal Complex. The \$180 million development will feature 389 residential units (82% affordable), daycare, solar power, energy-efficient construction, transit-oriented development, and greenspace. 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

[241054](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about .37 acres generally located at 629 W. 39th Street from District UR to District B3-2 so the site can be redeveloped. (CD-CPC-2024-00148)

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

Held until 1.7.2025

Hold on Agenda

[241056](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 30,000-square-foot section of improved street right-of-way in District M1-5/US (Manufacturing/Underground Space) generally located along North Winchester Drive south of Northeast Parvin Road; and directing the City Clerk to record certain documents. (CD-ROW-2024-00024)

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

Held until 1.7.2025

Hold on Agenda

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

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)

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

Held until 1.7.2025

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).

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

Held until 1.7.2025

Hold on Agenda

**241065** Sponsor: Director of City Planning and Development Department

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)

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

Held until 1.7.2025

Hold on Agenda

**241066** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.5 acres generally located at N.E. Barry Road and N. Indiana Avenue from District R-1.5 to District B2-2 and approving a development plan to allow for two commercial buildings. (CD-CPC-2024-00142 & CD-CPC-2024-00143)

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

Andrew Clark, City Planning and Development Department, presented. This ordinance approves rezoning the property within the Staley Corners East Development District, approved in March 2020, from R-1.5 to B2-2. The area, initially planned for a 40-unit senior housing complex, will now feature two single-story retail buildings totaling nearly 20,000 square feet. The development includes 62 parking stalls screened with ornamental trees, shrubs, and grasses, and two pedestrian connections to N. Indiana Avenue. A presentation is on file with the City Clerk's Office.

Adv and Do Pass as Cmte Sub

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

**Excused:** Parks-Shaw

[241072](#) Sponsor: Director of City Planning and Development Department

Approving The Block 138 PIEA General Development Plan and declaring the area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, on about 0.84 acres in an area generally bordered by W. 14th Street on the north, West Truman Road on the south, Main Street on the east, and Baltimore Avenue on the west. (CD-CPC-2024-00180)

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

Held until 1.7.2025

Hold on Agenda

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 1.7.2025

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 1.7.2025

Hold on Agenda



## 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](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