



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, October 28, 2025

12:30 PM

26th Floor, Council Chamber

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

FIRST READINGS

250923 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.86 acres generally located on Corporate Drive, just north of the intersection with N. Cambridge Avenue from Districts UR and M3-5 to District UR and approving a development plan to allow for outdoor storage on the property. (CD-CPC-2025-00133)

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development Department, presented. This ordinance approves rezoning approximately 10.86 acres located on Corporate Drive, north of N. Cambridge Avenue, from Districts UR and M3-5 to District UR. This action includes approval of a development plan to allow outdoor storage on the property. The rezoning is detailed in Section 88-20A-1512 of the Zoning and Development Code and reflects updates to the official zoning map. 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

HELD IN COMMITTEE

250850 Sponsor: Director of City Planning and Development Department

Amending Ordinance No. 241051 conditionally approving the application of Historic Northeast Lofts, LLC, for a Brownfields loan to remediate Buildings Nos. 1 and 2 of the former Hardesty Federal Complex by repealing Sections 1 and 3 and enacting new Sections 1 and 3.

Sponsors: Director of City Planning & Development

Andrew Bracker, City Planning and Development Department, presented. This ordinance approves an amendment to Ordinance No. 241051 to update conditions for a Brownfields loan to Historic Northeast Lofts, LLC, for remediation of Buildings 1 and 2 at the former Hardesty Federal Complex. Due to changes in site ownership and project financing, Sections 1 and 3 were repealed and replaced. The loan remains in the City's best interest and aligns with EPA requirements. 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

250858 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.98 acres generally located at 8625 Troost Avenue B from District R-2.5 to District B1-1 to allow a mesh security fence with barbed wire to be installed around a utility substation at the site. (CD-CPC-2025-00091)

Sponsors: Director of City Planning & Development

Ahnna Nanoski, City Planning and Development Department, presented. This ordinance approves the rezoning of approximately 10.98 acres at 8625 Troost Avenue B from District R-2.5 (Residential) to District B1-1 (Neighborhood Business). This change allows for the installation of a mesh security fence with barbed wire around a utility substation at the site. The rezoning is outlined in Section 88-20A-1505 of the Zoning and Development Code and reflects updates to the official zoning map. All required public notices and hearings were completed prior to approval. 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

250871 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 15 acres generally located at West 35th Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west from Districts R-1.5, R-5, R-6, and UR to Districts R-1.5, R-5, R-6, UR /HO in order to designate the area as a local Historic District on the Kansas City Register of Historic Places. (CD-CPC-2025-00100).

Sponsors: Director of City Planning & Development

Held until 12.9.2025

Hold on Agenda

250875 Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about 23 acres to allow additional permitted uses in District B3-2 generally located in an area abutting 150 Highway on the west, W. 135th Street on the north and W. 138th Terrace on the south. (CD-CPC-2025-00120)

Sponsors: Director of City Planning & Development

Genevieve Kohn-Smith, City Planning and Development Department, presented. This ordinance approves a major amendment to a previously approved development plan for approximately 23 acres in District B3-2, located near 150 Highway, W. 135th Street, and W. 138th Terrace. The amendment allows for additional permitted uses while maintaining conditions from Ordinance No. 180499. 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

250877 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 4 acres generally located at the northwest corner of East 135th Street and Oak Street from District B2-2 to District MPD and approving a development plan which serves as a preliminary plat to allow for commercial and storage development. (CD-CPC-2025-00124).

Sponsors: Director of City Planning & Development

Matthew Barnes, City Planning and Development Department, presented. This ordinance approves the rezoning of approximately 4 acres at the northwest corner of East 135th Street and Oak Street from District B2-2 to District MPD. The approval includes a development plan serving as a preliminary plat for commercial and storage uses. The plan is subject to multiple conditions related to landscaping, lighting, signage, fire access, and permitted uses. All required public notices and hearings were completed. 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

250878 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Martin City Area Plan on about 4 acres generally located approximately 130 feet north of E. 135th Street, northwest corner of E. 135th Street and Oak Street by changing the recommended land use on the northern portion of the site from mixed use community to commercial for commercial and self-storage development. (CD-CPC-2025-00140)

Sponsors: Director of City Planning & Development

Matthew Barnes, City Planning and Development Department, presented. This ordinance approves an amendment to the Martin City Area Plan for approximately 4 acres located near the northwest corner of E. 135th Street and Oak Street. The amendment changes the recommended land use on the northern portion of the site from mixed use community to commercial to support the proposed commercial and self-storage development. A copy of this presentation is on file with the City Clerk's Office.

Immediate Adoption

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

250887 Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to review and recommend updates to Chapter 88, the Zoning and Development Code of Kansas City, Missouri in order to improve development processes and align them with current best practices.

Sponsors: Parks-Shaw

Mayor Pro Tem Ryana Parks-Shaw, presented. This ordinance approves the adoption of a resolution directing the City Manager to conduct a comprehensive review of Chapter 88, the Zoning and Development Code, to modernize development processes and align them with best practices. The review will include stakeholder engagement, evaluation of peer city models, and recommendations to improve efficiency, transparency, and responsiveness. It will also assess data center regulations, including infrastructure and sustainability impacts. Recommendations are to be presented within 180 days. No presentation.

Immediate Adoption as a Committee Substitute

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

250908 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 5.5 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street from District B3-2 to District B3-4, and approving a development plan on approximately 8.5 acres to allow for multi-unit residential development. (CD-CPC-2025-00121 and CD-CPC-2025-00122)

Sponsors: Director of City Planning & Development

Matthew Barnes, City Planning and Development Department, presented. This ordinance approves the rezoning of approximately 5.5 acres on the east side of North Oak Trafficway at Northeast Hill Street from District B3-2 to B3-4. Additionally, a development plan was approved for about 8.5 acres to allow for multi-unit residential development. The rezoning and development plan are outlined in Section 88-20A-1511 and are subject to specified conditions. 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

250912 Sponsor: Councilmember Crispin Rea

RESOLUTION - Directing the City Manager to develop minimum maintenance standards for historic buildings and make recommendations to Council within 60 days.

Sponsors: Rea

Councilman Crispin Rea, presented. This ordinance directs the City Manager to develop minimum maintenance standards for historic buildings to prevent deterioration and demolition due to neglect. The City Manager is to present policy recommendations to the Council within 60 days. This initiative supports neighborhood preservation and sustainable development. No presentation.

Immediate Adoption

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

250913 Sponsor: Councilmember Crispin Rea

RESOLUTION - Directing the City Manager to review best practices in peer cities related to potholes, evaluate policies in Kansas City, and make recommendations for policy improvements within 60 days.

Sponsors: Rea

Held off agenda

Hold off 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. 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