



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 21, 2025

1:30 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

BEGINNING OF CONSENTS

250905 Sponsor: Councilmember Crispin Rea

Approving the plat of West Bottoms Redevelopment UR District, an addition in Jackson County, Missouri, on approximately 3.5 acres generally located within the West Bottoms and more specifically on the blocks bounded by Union Avenue, Santa Fe Street, St Louis Avenue, Union Pacific Rail Road Right-of-Way, and Mulberry Street, creating 4 lots for the purpose of a mixed use community; 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-2025-00001)

Sponsors: Rea

Consent Item, No Discussion

Adv and Do Pass, Consent

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

END OF CONSENTS

FIRST READINGS

COUNCIL

250906 Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Adopting the International Association for Public Participation (IAP2) standards as City's guiding principles and approach toward public engagement; directing the City Manager, within 90 days, to develop a coordinated plan to implement the Kansas City Public Engagement Plan Recommendations, review sections of City's Code of Ordinances that may need to be amended to implement such Recommendations and report to Council and propose any corresponding amendments to the City's Code.

Sponsors: Parks-Shaw

Annelissa Taylor, Neighborhoods Department, presented. This ordinance approves the adoption the International Association for Public Participation (IAP2) standards as the City's guiding principles for public engagement. The City Manager was directed to develop a coordinated implementation plan for the Kansas City Public Engagement Plan Recommendations within 90 days, including a review of the City's Code of Ordinances and proposed amendments. This action builds on prior resolutions to enhance community involvement in City planning and services. A copy of this presentation is on file with the 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

Held Until 10/28/2025

Hold on Agenda

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 Until 10/28/2025

Hold on Agenda

HOUSING AND COMMUNITY DEVELOPMENT

250902 Sponsor: Director of Housing and Community Development Department

Establishing an Emergency Rental Assistance Program for qualified tenants participating in the Right to Counsel Program; authorizing the Manager of Procurement Services to execute agreements with United Way of Greater Kansas City and First Call Technologies, LLC, \$912,400.00 and \$27,600.00, respectively; authorizing the Director of Housing and Community Development to expend up to \$940,000.00 from funds previously appropriated in the General Fund; and directing the Director of Housing and Community Development to report annually to the Mayor, City Manager, and City Council on the program's effectiveness.

Sponsors: Director of Housing and Community Development

Evan Chiarelli, Housing and Community Department, presented. This ordinance approves the establishment of a locally funded Emergency Rental Assistance Program to support qualified tenants in the Right to Counsel Program. Agreements were approved with United Way of Greater Kansas City (\$912,400) for rental assistance services and First Call Technologies, LLC (\$27,600) for data tracking and compliance. Up to \$940,000 in previously appropriated general fund dollars, will be used. The Director of Housing and Community Development will report annually on the program's effectiveness starting September 1, 2026. A copy of this presentation is on file with the Clerk's Office.

Adv and Do Pass

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

Nay: Councilmember Willett

CITY PLANNING AND DEVELOPMENT

250907 Sponsor: Director of City Planning and Development Department

Designating the honorary street name of “Lawrence A. Jones Way” for a portion of Woodland Avenue from the north line of East Linwood Boulevard to the south line of East 31st Street.

Sponsors: Director of City Planning & Development, Parks-Shaw and
Patterson Hazley

Justin Smith, City Planning and Development Department, presented. This ordinance approves the designation of “Lawrence A. Jones Way” as an honorary street name for the portion of Woodland Avenue between East Linwood Boulevard and East 31st Street. The name will serve as a dual designation, recognized by the City’s emergency communication system and the U.S. Postal Service. The Street Naming Committee reviewed and recommended approval of the designation on September 4, 2025. Existing traffic ordinances on the street will remain unchanged. A copy of this presentation is on file with the Clerk’s Office.

Adv and Do Pass

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

Held Until 10/28/2025

Hold on Agenda

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

Held Until 10/28/2025

Hold on Agenda

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

Held Until 10/28/2025

Hold on Agenda

250861 Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Tiffany Frolics Community Improvement District; establishing the Tiffany Frolics Community Improvement District generally located between Barry Road to the north, N.W. Prairie View Road to the east, N.W. 81st Street to the south (extended), and N. Berkley Avenue (extended) and N.W. Milrey Drive (extended) to the west, in Kansas City, Platte County, Missouri; determining the District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Sponsors: Director of City Planning & Development

Mitch DiCarlo, Bloch & Co., presented. This ordinance approves the petition to establish the Tiffany Frolics Community Improvement District (CID) in Kansas City, Platte County, Missouri. The District was determined to be a blighted area, and proposed actions to remediate these conditions were found to serve a public purpose. The CID will exist for 27 years and must annually submit its budget, reports, and resolutions to the City. The City Clerk was directed to report the District's creation to the Missouri Department of Economic Development and State Auditor. The District will also enter into a cooperative agreement with the City prioritizing signage improvements along Barry Road. A copy of this presentation is on file with the Clerk's Office.

Adv and Do Pass as Cmte Sub

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 10/28/2025

Hold on Agenda

250872 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.2 acres generally located 200 feet south of the intersection of West 39th Terrace and Broadway Boulevard from District UR to District B3-2. (CD-CPC-2025-00113)

Sponsors: Director of City Planning & Development

Justin Smith, City Planning and Development Department, presented. This ordinance approves rezoning approximately 0.2 acres located about 200 feet south of the intersection of West 39th Terrace and Broadway Boulevard from District UR (Urban Redevelopment) to District B3-2 (Commercial). The applicant sought the rezoning to allow for a broader range of permitted uses at the site, which is currently fully covered by an existing commercial building. The rezoning complies with Chapter 88 of the Zoning and Development Code, and all required public notices and hearings were completed. A copy of this presentation is on file with the Clerk's Office.

Adv and Do Pass

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

250874 Sponsor: Director of City Planning and Development Department

Vacating approximately 1,168 square feet of public right-of-way in District DX-15 generally located at the northwest corner of Baltimore Avenue and West 20th Street; and directing the City Clerk to record certain documents. (CD-ROW-2025-00021)

Sponsors: Director of City Planning & Development

Justin Smith, City Planning and Development Department, presented. This ordinance approves the vacation of approximately 1,168 square feet of public right-of-way in District DX-15, located at the northwest corner of Baltimore Avenue and West 20th Street. The vacation was petitioned by Zachary Marten and Bret Springs and received approval from the City Plan Commission. The ordinance includes conditions requiring the retention and protection of utility easements for multiple service providers. The City Clerk was directed to record the ordinance and associated documents with the Recorder's Office in Jackson County, Missouri. Conflicting ordinances were repealed. A copy of this presentation is on file with the Clerk's Office

Adv and Do Pass, Consent

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

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

Held Until 10/28/2025

Hold on Agenda

250876 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-06, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs. (CD-CPC-2025-00128)

Sponsors: Director of City Planning & Development

Held Until 11/12/2025

Hold on Agenda

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

Held Until 10/28/2025

Hold on Agenda

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

Held Until 10/28/2025

Hold on Agenda

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

Held Until 10/28/2025

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. 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