



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, February 4, 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, Eric Bunch, Nathan Willett and Melissa Patterson Hazley

Beginning of Consents

250090 Sponsor: Director of City Planning and Development Department

Approving the plat of Kinsley Forest Commercial - 2nd Plat, an addition in Clay County, Missouri, on approximately 19 acres generally located at the southwest corner of North Summit Street and Northwest Englewood Road creating three lots and three tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00033)

Sponsors: Director of City Planning & Development

Consent Item. No discussion was held.

Adv and Do Pass, Consent

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

End of Consents

250083 Sponsor: Director of General Services Department

Authorizing the Manager of Procurement Services to execute a \$410,000.00 contract with McKinsey & Company, Inc. Washington D.C. to provide process mapping services; authorizing the Manager of Procurement Services to amend and extend the Contract; appropriating and estimating revenue in the amount of \$410,000.00; and authorizing the Director of City Planning & Development Department to expend funds from the unappropriated fund balance of the 2210 fund and appropriating funds to 2210-642500-B.

Sponsors: Director of General Services

Keely Golden, General Services Department, presented. The Kansas City Council has approved a \$410,000 contract with McKinsey & Company for process mapping services. The Manager of Procurement Services can amend and extend the contract. Funds are appropriated from the Development Services Fund, with the Director of City Planning and Development as the requisitioning authority. The City is financially obligated only when a purchase order is issued and signed by the Director of Finance. MBE/WBE goals were waived due to the specialized nature of the services. 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

250084 Sponsor: Director of City Planning and Development Department

Rezoning an area of about seven acres generally located at the southwest corner of N.W. Mexico City Avenue and N.W. Roanridge Road from District AG-R to District MPD and approving a development plan in District MPD for the purpose of expanding the district, which allows for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/I-435 and N.W. 128th Street, specifically at the southeast corner of Missouri Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue. (CD-CPC-2024-00138)

Sponsors: Director of City Planning & Development

Justin Smith, City Planning and Development Department, presented. This ordinance approves a major amendment to the current approved development plan which also serves as a preliminary plat, in District MPD (Master Planned Development) for the purpose of expanding the district boundary, and to allow for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/ I-435 & NW 128th St. 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

250085 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.83 acres generally located at the northwest and northeast corners of E. 31st Street and Walnut Street, northeast corner of E. 31st Street and Grand Avenue, and northeast corner of E. 31st Street and McGee Street from District UR to District UR and approving a development plan, also serving as a preliminary plat, to allow a major amendment to an existing UR plan for 5 multi-unit residential buildings. (CD-CPC-2024-00190).

Sponsors: Director of City Planning & Development

Genevieve Kohn, City Planning and Development Department, presented. The approval of this ordinance involves a major amendment to an existing Urban Redevelopment (UR) district, which also serves as a preliminary plat. This amendment allows for the construction of five multi-unit residential buildings on approximately 1.83 acres. The location includes the northwest and northeast corners of E 31st Street and Walnut Street, the northeast corner of E 31st Street and Grand Avenue, and the northeast corner of E 31st Street and McGee Street. 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

250088 Sponsor: Director of Law Department

Accepting an additional \$10,685.00 for a 3-month extension from the Victims of Crime Act (VOCA) grant funded by the U.S. Department of Justice, and passed through the State of Missouri's Department of Public Safety to support the work of the City's Prosecutor's Office; estimating and appropriating \$10,685.00 from the Unappropriated Fund balance of the General Grants Fund; authorizing the City Attorney to enter into a subaward grant agreement in connection with this grant; and designating the Law Department with requisitioning authority for Account No. 25-2580-135701-A.

Sponsors: Director of the Law Department

Laura Dold, Law Department presented. This ordinance permits the City to receive \$10,685.00 in grant funding from the VOCA grant. The City had already approved the acceptance of these funds for the 2024/25 fiscal year. This ordinance extends the grant period by three months, through March 2025. A presentation is on file with the City Clerk's Office.

Adv and Do Pass, Consent

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

250089

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.68 acres in District R-1.5 generally located on East 10th Street between Van Brunt Boulevard and Elmwood Avenue to allow for a 6-unit cottage house development. (CD-CPC-2024-00165)

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development Department, presented. The ordinance approves a residential development plan for a 6-unit cottage house project in district R-1.5, covering about 0.68 acres on East 10th Street between Van Brunt Boulevard and Elmwood Avenue. This development, located in the historic Northeast neighborhood, includes one site access, six parking spaces, an internal sidewalk, a community garden, and a rain garden/detention area. The plan meets all relevant standards of the Zoning and Development Code and the Truman Plaza Area Plan. 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

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 off Docket

Hold off 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 off Docket

Hold off Agenda

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 2.25.2025

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

Matthew Barnes, City Planning and Development Department, presented. This ordinance approves vacating an improved street ending in a cul-de-sac, about 415 feet southwest of NE Parvin Road, in an industrial area. The street provides access to three parcels for light industrial use, and the vacation allows lot consolidation. The right-of-way contains utilities, including a water main needing relocation and a fire hydrant permit. Everyg requires a utility easement, and City Planning Staff mandates a cross-access easement or lot consolidation for legal access. 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

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 2.25.2025

Hold on Agenda

250011 Sponsor: Director of City Planning and Development Department

Approving a major amendment to an approved development plan on about 7.2 acres in District MPD generally located at 9806 N. Oak Trafficway to allow for a drive-through restaurant. (CD-CPC-2024-00149). *****Held until 2.25.25*****

Sponsors: Director of City Planning & Development

Held until 2.25.2025

Hold on Agenda

250029 Sponsor: Director of City Planning and Development Department

Detaching approximately three acres located at the southeast corner of N.W. 77th Street and N. Revere Drive in District R-7.5 from the corporate limits of the City of Kansas City, Missouri to permit the annexation by the City of Platte Woods, Missouri. (CD-CPC-2024-00116)

Sponsors: Director of City Planning & Development

Adv and Do Pass

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

ADDITIONAL BUSINESS

1. There may be a general discussion regarding 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