



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, July 29, 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 and Nathan Willett

Excused: Melissa Patterson Hazley

BEGINNING OF CONSENTS

250605 Sponsor: Director of City Planning and Development Department

Approving the plat of Marketplace 152 - Lot 5, an addition in Clay County, Missouri, on approximately 1.66 acres generally located at the northwest corner of Missouri State Route 152 and North Indiana Avenue, creating one lot for the purpose of a commercial lot; 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-2025-00015)

Sponsors: Director of City Planning & Development

Consent item. No discussion was held.

Adv and Do Pass, Consent

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

Excused: Councilmember Patterson Hazley

250615 Sponsor: Councilmember Crispin Rea

Approving the plat of 19th and Locust Townhomes, an addition in Jackson County, Missouri, on approximately 0.47 acres generally located at the southeast corner of E. 19th Street and Locust Street creating 13 lots and 3 tracts for the purpose of residential townhomes; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00021)

Sponsors: Rea

Consent item. No discussion was held.

Adv and Do Pass, Consent

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

Excused: Councilmember Patterson Hazley

250620 Sponsor: Councilmember Nathan Willett

Approving the plat of Twin Creeks Lots 1-7, an addition in Clay County, Missouri, on approximately 13 acres generally located at the southeast corner of Northwest 88th Street and North Madison Avenue, creating 7 lots for the purpose of commercial/office development; accepting various easements; establishing grades on public ways; 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-2025-00017)

Sponsors: Willett

Consent item. No discussion was held.

Adv and Do Pass, Consent

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

Excused: Councilmember Patterson Hazley

*****END OF CONSENTS*****

FIRST READINGS

250591 Sponsor: Director of Neighborhood Services Department

Accepting a \$250,000.00 Capacity Building Grant from the Ewing Marion Kauffman Foundation by expanding the City's Neighborhood Empowerment Grant program to include technical assistance programming for grant recipients.

Sponsors: Director of Neighborhoods

Sarah Waggoner, Neighborhood Services Department, presented. This ordinance approves acceptance of a \$250,000 Capacity Building Grant from the Ewing Marion Kauffman Foundation to enhance its Neighborhood Empowerment Grant program. This funding will support the implementation of a technical assistance initiative, providing administrative and financial training to nonprofit neighborhood organizations. The ordinance authorizes the Director of Neighborhood Services to manage the grant, execute the agreement, and oversee the allocation of funds, which aim to strengthen community engagement, improve neighborhood conditions, and support resident-led projects. The ordinance takes effect immediately under the City Charter's accelerated provisions. No presentation was made.

Adv and Do Pass

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

250598 Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Central City Economic Development (CCED) Tax Board to increase funding for two projects in the amount of \$771,680.00; reducing an existing appropriation by \$771,680.00 and appropriating \$771,680.00 from the Unappropriated Fund Balance in the Central City Economic Development; and authorizing the Manager of Procurement Services to execute necessary documents to amend the funding agreements and expend up to \$771,680.00 from the funds appropriated in the Central City Economic Development fund.

Held off agenda

Sponsors: Director of Housing and Community Development

Held until 8.12.2025.

Hold on Agenda

250616 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 103 acres generally located at U.S. 169 and N.W. Barry Road from District UR to District UR and approving a development plan to allow for major amendment to a previously approved development plan which includes commercial and residential uses. (CD-CPC-2025-00062).

Sponsors: Director of City Planning & Development and Willett

Genevieve Kohn-Smith, City Planning and Development Department, presented. This ordinance approves a major amendment to a previously approved development plan for approximately 103 acres at U.S. 169 and N.W. Barry Road, maintaining its Urban Redevelopment (UR) zoning designation. The updated plan allows for expanded commercial and residential development, subject to extensive conditions. These include compliance with fire safety standards, infrastructure improvements, streetlight integration, sidewalk and curb repairs, water and sewer system adequacy, and traffic safety measures. The ordinance ensures that all development aligns with city codes and public safety requirements while supporting continued urban growth in the area. 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

250617 Sponsor: Director of City Planning and Development Department

Vacating an approximately 2,000 square-foot alley in Zoning Districts R-1.5/B3-2/B4-5 (residential/commercial) generally located 100 feet south of the intersection of East 31st Street and Grand Avenue; and directing the City Clerk to record certain documents. (CD-ROW-2025-00014)

Sponsors: Director of City Planning & Development

Justin Smith, City Planning and Development Department, presented. This ordinance approves the vacation of a 2,000-square-foot alley located approximately 100 feet south of East 31st Street and Grand Avenue, within zoning districts R-1.5, B3-2, and B4-5. The vacation was requested by Mike Sulzman and supported by the required property owner's consents. The ordinance includes conditions to retain utility easements and protect infrastructure for providers such as Evergy, Spectrum Charter, Segra-UPN, Google Fiber, and the Kansas City Water Services Department. The City Clerk is authorized to record the ordinance and related documents with Jackson County. 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

250546 Sponsor: Director of Housing and Community Development Department

Authorizing the Manager of Procurement Services to execute a Central City Economic Development (CCED) funding agreement with Palestine Economic Development Corporation for construction of a 39-bed assisted living facility to be located at 35th Street and Prospect Avenue in Kansas; authorizing the Director of the Housing and Community Development Department to expend up to \$2,049,146.85 of previously appropriated Central City Economic Development Fund; requiring the contract to comply with the Missouri Prevailing Wage Law, the City's Contracting Program Requirements; and prohibiting the use of any CCED sales tax funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement and requiring the disclosure of total project sources and projected costs and periodic reporting of project progress. *** Held off agenda***

Sponsors: Director of Housing and Community Development

Held until August 12, 2025.

Hold on Agenda

250555 Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about .7 acres in District UR generally located at 2701 and 2702 Troost Avenue to allow for the construction of two multi-unit buildings. (CD-CPC-2025-00042)

Sponsors: Director of City Planning & Development

Ahnna Nanoski, City Planning and Development Department, presented. The ordinance approves a major amendment to a development plan for approximately 0.7 acres at 2701 and 2702 Troost Avenue, allowing construction of two mixed-use buildings with a 47% increase in residential units and a deviation permitting 81 parking spaces. A third building is also proposed nearby, and all structures will include commercial components with rear parking. Public notices and hearings were completed per city code. 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

250580 Sponsor: Councilmember Nathan Willett

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-445-08, “Additional Requirements for Specific Sign Types in Non-Residential Districts,” and enacting in lieu thereof a new section of like number and subject matter to establish regulations for digital monument signs.

Sponsors: Willett

This ordinance was held off agenda.

Hold off Agenda

250586 Sponsor: Councilmember Crispin Rea

Approving the petition to amend the River Market Community Improvement District, generally bounded by the south bank of the Missouri River on the north, Interstate 70/35 on the south, Missouri 9 Highway on the east, and the Burlington Northern Santa Fe Railroad on the west, in Kansas City, Jackson County, Missouri; directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri State Auditor; reducing the General Fund contingent appropriation in the amount of \$1,000; appropriating the same; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Rea and Bunch

Larisa Chambi, City Planning and Development Department, presented. This ordinance an amendment to the River Market Community Improvement District in Kansas City, extending its term by 10 years, updating assessment methods, and reallocating \$1,000 from the General Fund to support the district. It also directs reporting to state agencies and designates city planning as the requisitioning authority, with immediate effect due to its financial nature.

Adv and Do Pass

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

ADDITIONAL BUSINESS

1. Land Development Division Update
2. There may be general discussion for current Neighborhood Planning and Development Committee issues.
3. 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.
4. 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