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, March 24, 2026	**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

FIRST READINGS

Beginning of Consent(s)

260270 Sponsor: Director of City Planning and Development Department

Approving the plat of Stone View, an addition in Clay County, Missouri, on approximately 6 acres generally located at 7800 North Oak Trafficway creating 2 lots and 3 tracts for a multi-family residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the 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-2025-00013)

Sponsors: Director of City Planning & Development

Consent Item, No Discussion

Adv and Do Pass, Consent

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

Excused: Parks-Shaw

260271 Sponsor: Director of City Planning and Development Department

Approving the plat of Crash Champions KCMO, an addition in Clay County, Missouri, on approximately 5 acres generally located at the northeast corner of Northwest 68th Street and Highway 169, creating one lot and one tract, for the purpose of a motor vehicle repair shop; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the 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-2025-00033)

Sponsors: Director of City Planning & Development

Consent Item, No Discussion

Adv and Do Pass, Consent

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

Excused: Parks-Shaw

260272 Sponsor: Director of City Planning and Development Department

Approving the plat of Blue River Commerce Center Sixth Plat, an addition in Jackson County, Missouri, on approximately 14 acres generally located at 1800 E. Bannister, creating one lot for the purpose of an industrial site; 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-2025-00037)

Sponsors: Director of City Planning & Development

Consent Item, No Discussion

Adv and Do Pass, Consent

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

Excused: Parks-Shaw

260273 Sponsor: Director of City Planning and Development Department

Approving the plat of Northland Christian Education System, an addition in Clay County, Missouri, on approximately 35 acres generally located at the southwest corner of Northwest 107th Street and North Trailblazer Drive, creating one lot for the purpose of a school; 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-2026-00002)

Sponsors: Director of City Planning & Development and Willett

Consent Item, No Discussion

Adv and Do Pass, Consent

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

Excused: Parks-Shaw

260274 Sponsor: Director of City Planning and Development Department

Approving the plat of Cadence - Fourth Plat, an addition in Clay County, Missouri, on approximately 20 acres generally located at the northeast corner of Northwest 104th Street and North Liberty Street, creating 54 lots and 4 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the 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-2026-00001)

Sponsors: Director of City Planning & Development

Consent Item, No Discussion

Adv and Do Pass, Consent

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

Excused: Parks-Shaw

End of Consent(s)

260267 Sponsor: Director of Health Department

Accepting and approving a one-year $1,224,667.00 Ryan White HIV Emergency Relief Part A/Minority AIDS Initiative Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of $1,224,667.00; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Director of Health

Elizabeth Yoder, Health Department, presented. The ordinance accepts and approves a one-year $1,224,667 Ryan White HIV Emergency Relief Part A/Minority AIDS Initiative grant from the U.S. Department of Health and Human Services, Health Resources and Services Administration, for the period of March 1, 2026 through February 28, 2027. The grant provides funding for core medical and related support services for individuals living with HIV/AIDS in the eleven-county Kansas City Transitional Grant Area, with the purpose of improving access to care and reducing health disparities in communities most impacted by HIV/AIDS. A copy of this presentation is on file with the City Clerk's office.

Adv and Do Pass

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

Excused: Parks-Shaw

260280 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.44 acres generally located 140 feet south of West Linwood Boulevard on the west side of Main Street in District B4-5 to allow for a mixed-use development, including residential units and ground floor commercial space. (CD-CPC-2026-00008)

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development Department, presented. This ordinance approves a development plan for approximately 0.44 acres located south of West Linwood Boulevard on the west side of Main Street to allow a mixed-use project with residential units and ground-floor commercial space. The approval is subject to multiple conditions, including compliance with zoning, fire and life-safety requirements, lighting and signage standards, public infrastructure improvements, and parkland dedication obligations. Additional conditions include cross-access agreements, adequate water and fire service capacity, and required reviews and permits prior to issuance of building or occupancy certificates. A copy of this presentation is on file with the City Clerk's office.
Adv and Do Pass

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

Excused: Parks-Shaw

260284 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.42 acres generally located at the southeast corner of E. 135th Street and Wornall Road from District UR to District UR, and approving a development plan to amend the allowed uses on Lot 2 and allow for used vehicles sales. (CD-CPC-2026-00006)

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development Department, presented. This ordinance rezones approximately 2.42 acres at the southeast corner of E. 135th Street and Wornall Road from District UR to District UR and approves a development plan for the site. The amendment allows used vehicle sales on Lot 2 while maintaining existing design standards and restricting certain prohibited uses. Approval is subject to numerous conditions related to signage, landscaping, safety, infrastructure, and future platting and development requirements. A copy of this presentation is on file with the City Clerk's office.
Adv and Do Pass

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

Excused: Parks-Shaw

260281 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-370-09 "Special Event Building Signage" and enacting in lieu thereof a new section of like number and subject matter; and by enacting a new Section 88-810-1785, "Sign, Projected Image," for the purpose of permitting projected image signs during designated major events. (CD-CPC-2026-00012)

Sponsors: Director of City Planning & Development

Sara Copeland, City Planning and Development Department, presented. This ordinance amends the Zoning and Development Code by revising regulations for Special Event Building Signage and permitting the use of projected image signs during designated Major Events. It establishes standards for temporary wall and projected image signage, including size limits, location restrictions, illumination requirements, and public safety protections. The ordinance also adds a new definition for "Projected Image Sign" to provide clarity and consistency within the sign regulations. A copy of this presentation is on file with the City Clerk's office.

Adv and Do Pass

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

Excused: Parks-Shaw

260283 Sponsor: Director of City Planning and Development Department

Rezoning an area of about .16 acres generally located on the north side of Independence Boulevard just west of the intersection of Highland Avenue from District MPD/ICO to District MPD/ICO/HO in order to designate Leonard Smith Hall at 1700 Independence Boulevard as a local landmark on the Kansas City Register of Historic Places. (CD-CPC-2026-00003)

Sponsors: Director of City Planning & Development

Held until March 31, 2026.

Hold on Agenda

HELD IN COMMITTEE

240524 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 60 acres, which also serves as a preliminary plat, for an industrial development in District M2-3 generally located at 10951 N. Congress Avenue. (CD-CPC-2024-00038)

Sponsors: Director of City Planning & Development

Genevieve Kohn-Smith, City Planning and Development Department, presented. This ordinance approves a development plan and preliminary plat for approximately 60 acres at 10951 N. Congress Avenue to allow an industrial development in District M2-3. The approval is subject to extensive conditions relating to tree preservation, landscaping, lighting, signage, stormwater management, traffic and street improvements, fire and life-safety access, and utility infrastructure. Additional requirements include phased platting, stream buffer protection, covenants for private utility maintenance, and contributions toward adjacent road improvements. A copy of this 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

260261 Sponsor(s): Councilmembers Nathan Willett and Kevin O'Neill

Rezoning an area of about 12.72 acres generally located at the northeast corner of North Shoal Creek Parkway and North Oak Trafficway from Districts B2-2 and MPD to District MPD with an associated development plan that also serves as a preliminary plat to allow for a commercial retail development, including a grocery store and other commercial uses. (CD-CPC-2026-00002)

Sponsors: Willett and O'Neill

Genevieve Kohn-Smith, City Planning and Development Department, presented. This ordinance rezones approximately 12.72 acres at the northeast corner of North Shoal Creek Parkway and North Oak Trafficway from Districts B2-2 and MPD to District MPD and approves a major amendment to the associated development plan, which also serves as a preliminary plat. The amendment allows for a commercial retail development including a grocery store and additional commercial uses. Approval is subject to extensive conditions related to site access, infrastructure improvements, fire and life-safety standards, streetscape and stormwater management, and the platting and realignment of Northeast Karapat Drive. A copy of this 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

Absent: Parks-Shaw

260213 Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved master planned development on about 2,500 acres generally located on the north side of I-29/I-435 and Northwest 128th Street in District MPD to allow for expanding the district boundary by 167 acres to allow for 20 million square feet of commercial, office and warehousing uses. (CD-CPC-2025-00169).

Sponsors: Director of City Planning & Development

Justin Smith, City Planning and Development Department, presented. This ordinance approves a major amendment to a previously approved master planned development (MPD) encompassing approximately 2,500 acres north of I-29/I-435 to expand the district boundary by an additional 167 acres. The amendment allows up to 20 million square feet of commercial, office, and warehousing uses within the expanded MPD area. Approval is subject to conditions including adherence to prior ordinance requirements, major street plan amendments, streetscape review, and compliance with water and fire service regulations. A copy of this 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

260220 Sponsor: Director of City Planning and Development Department

Amending the Major Street Plan for Kansas City to revise the alignment of Mexico City Avenue, from connecting to Highway 92, to connecting to North Bethel Avenue, and directing the City Clerk to file certain documents with the appropriate offices. (CD-CPC-2025-00170).

Sponsors: Director of City Planning & Development

Justin Smith, City Planning and Development Department, presented. This ordinance amends the Kansas City Major Street Plan to revise the alignment of Mexico City Avenue so that it connects to North Bethel Avenue rather than Highway 92. The amendment reflects staff review and recommended updates to the Major Street Plan Map and Appendix A - Major Street Inventory. The City Clerk is directed to file the amended plan documents with the appropriate offices. A copy of this presentation is on file with the City Clerk's office.

Adv and Do Pass

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

Excused: Parks-Shaw

260221 Sponsor: Director of City Planning and Development Department

Revising a previously approved street name plan known as the Barryview Townhomes Street Name Plan to align with the currently assigned addresses and street names.

Sponsors: Director of City Planning & Development

Justin Smith, City Planning and Development Department, presented. This ordinance revises the previously approved Barryview Townhomes Street Name Plan to align street names with currently assigned addresses. It renames segments of Northwest 82nd Street, Northwest 81st Terrace, and Northwest 81st Street between North Milrey Drive and North Berkley Avenue to ensure consistency and clarity. Existing traffic ordinances on the affected streets remain unchanged. A copy of this presentation is on file with the City Clerk's office.
Adv and Do Pass, Consent

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

Excused: Parks-Shaw

250997 Sponsor: Councilmember Crispin Rea

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.
*****Held until April 14, 2026*****

Sponsors: Rea

Held until March 31, 2026.

Hold on Agenda

260142 Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Directing the City Manager to submit a response to the Missouri Department of Revenue's Request For Proposals for license office operations; and directing the City Manager to develop a yearly funding plan in an amount not to exceed $750,000.00 for operational costs and report back to City Council in 30 days.

Sponsors: Parks-Shaw

Held until March 31, 2026.

Hold on Agenda

260257 Sponsor: Councilmember Johnathan Duncan

RESOLUTION - Adopting the Health Commission's 2026-2029 Kansas City Community Health Improvement Plan ("KC-CHIP") as the City's guiding framework for improving population health and strengthening community well-being; and directing the Health Commission to provide an annual update to the City Council.

Sponsors: Duncan

Held until March 31, 2026.

Hold on Agenda

260264 Sponsor: Councilperson Nathan Willett

RESOLUTION - Directing the City Manager, within 90 days, to report to Council on City's ability to regulate the unauthorized placement of advertising signs on private and public property and rights-of-way within the City and to establish appropriate enforcement provisions and penalties for repeat offenders.

Sponsors: Willett

Councilman Nathan Willett, presented. This resolution directs the City Manager to report to the City Council within 90 days on the City's ability to regulate the unauthorized placement of advertising signs on private and public property, including rights-of-way. The report is to review existing code provisions, identify enforcement challenges, and evaluate options for removal authority, cost recovery, and penalties for repeat offenders. The purpose is to protect private property rights, reduce visual blight, address public safety concerns, and ensure any regulatory approach is lawful and content-neutral.

Immediate Adoption

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

Excused: Parks-Shaw

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=3hOuBIg4fok
• 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