



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, August 19, 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

250650 Sponsor: Director of City Planning and Development Department

Approving the plat of 9640 North Indiana, an addition in Clay County, Missouri, on approximately 10 acres generally located 1,500 feet south of the intersection of Northeast 100th Street and North Indiana Avenue, creating two lots for the purpose of a residential development; 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-2025-00008)

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

FIRST READINGS

250631 Sponsor: Director of Housing and Community Development Department

Accepting the recommendations of the Housing Trust Fund Board; reducing an existing appropriation by \$6,980,346.00 and appropriating \$6,980,346.00 from previously appropriated fund balance in the Housing Trust Fund; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; and authorizing the Director of the Housing and Community Development Department to expend up to \$6,980,346.00 from funds appropriated in the Housing Trust Fund.

Sponsors: Director of Housing and Community Development

Mary Owens, Housing and Community Development Department, presented. This ordinance accepts the Housing Trust Fund Board's July 14, 2025, recommendations and reallocates \$6,980,346 within the Housing Trust Fund. This amount is reduced from one account and reappropriated from the fund balance to support selected housing projects. Funding is contingent on additional financing, including Low-Income Housing Tax Credits (LIHTC), ensuring projects proceed only if financially viable. This maintains oversight and aligns with the City's housing policy and previous ordinances supporting affordable housing development. 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

250637 Sponsor: Director of Neighborhood Services Department

Amending Chapter 48, Code of Ordinances, entitled “Nuisances,” by repealing Section 48-1, Definitions, and Section 48-30, Rank weeds and noxious plants; amending Chapter 56, Code of Ordinances, entitled “Property Maintenance Code,” by repealing Section 56-433, Noxious weeds and enacting new sections of like number and subject matter, and by enacting a new Section 56-116, Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch; amending Chapter 34, Code of Ordinances, entitled “Health and Sanitation,” by repealing Article VII, Weeds and noxious plants; and amending Chapter 62, Code of Ordinances, entitled “Solid Waste,” by repealing Article VIII, Nuisances.

Sponsors: Director of Neighborhoods, Bunch and Parks-Shaw

Held until 9/9/2025.

Hold on Agenda

250651 Sponsor: Director of Health Department

Accepting and approving a grant award in the amount of \$583,444.00 with the US Department of Housing & Urban Development (HUD) for Continuum of Care “Shelter Plus Care;” appropriating and estimating revenue in the amount of \$583,444.00; authorizing the Director of Health to execute a contract in the amount of \$600,941.00 with SAVE, Inc., consisting of Federal funds, for permanent supportive housing services in the Kansas City area; authorizing the Director of Health to extend the term of the contract or increase the total contract dollar amount upon need and appropriation; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Director of Health

Olivia Rousselo, Health Department, presented. This ordinance approves acceptance of a \$583,444 grant from HUD under the Shelter Plus Care program to support permanent housing for individuals with HIV/AIDS. The funds are appropriated into the Health Grants Fund, and the Director of Health is authorized to execute a \$600,941 contract with SAVE, Inc., which includes a \$35,000 match from the Health Levy. Participants pay 30% of their income toward rent, with HUD covering the remainder. The ordinance allows for contract extensions and is recognized for accelerated implementation due to its funding provisions. A presentation is on file with the City Clerk’s Office.

Adv and Do Pass

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

Excused: Councilmember Willett

250653 Sponsor: Director of Municipal Court

Authorizing the acceptance of a \$64,414.00 grant from the Jackson County COMBAT program to fund the Kansas City Municipal Court Truancy Court Program; estimating and appropriating \$64,414.00 for the Jackson County COMBAT grant in the General Grants Fund to fund the Kansas City Municipal Truancy Court Program; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Director of Municipal Court

Consent Item. No discussion was held

Adv and Do Pass, Consent

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

Excused: Councilmember Willett

250668 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to Shoal Creek Valley Area Plan by changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density, in an area generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway. (CD-CPC-2025-00079)

Sponsors: Director of City Planning & Development

Held until 9/9/2025.

Hold on Agenda

250669 Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Authorizing the City Manager to negotiate and execute the necessary agreements with Swope Health Services or an affiliated entity for the purpose of site preparation and development activities in connection with the Swope Health Village Development, including the property located at 5900 Swope Parkway; and authorizing the City Manager to expend up to \$4,000,000.00 from previously appropriated funds in the Health Levy Fund.

Sponsors: Parks-Shaw

Morgan Holechek, City Manager's Office, presented. This ordinance authorizes the City Manager to negotiate and execute agreements with Swope Health Services for site preparation and development of the Swope Health Village, including the property at 5900 Swope Parkway. The ordinance approves up to \$4,000,000 in expenditures from the Health Levy Fund, adding to a previously appropriated \$5,000,000, for a total City contribution of \$9,000,000. The ordinance also waives Code § 74-12, which normally requires incentivized projects to be substantially complete within five years, recognizing the multi-phase nature of the Swope Health Village project, scheduled for completion by 2035. A presentation is on file with the City Clerk's Office.

Adv and Do Pass as Cmte Sub

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

Excused: Councilmember Willett

250674 Sponsor: Director of City Planning and Development Department

Rezoning an area of approximately 30 acres generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 and R-2.5 to District R-2.5 and approving a development plan which also serves as a preliminary plat allowing for 177-unit cottage house development on one lot. (CD-CPC-2025-00077 and CD-CPC-2025-00076)

Sponsors: Director of City Planning & Development

Held until 9/9/2025.

Hold on Agenda

HELD IN COMMITTEE

250536 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Midtown/Plaza Area Plan on about 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from residential low density and mixed use neighborhood to mixed use neighborhood for. (CD-CPC-2025-00055)

Sponsors: Director of City Planning & Development

Held until 9/9/2025.

Hold on Agenda

250537 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.6 acres generally located at 3809 Roanoke Road from Districts B3-2 and R-5 to District B3-3 and approving a development plan to allow for a multi-unit residential building with limited commercial space. (CD-CPC-2025-00054 and CD-CPC-2025-00056)

Sponsors: Director of City Planning & Development

Held until 9/9/2025.

Hold on Agenda

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 off docket.

Hold off Agenda

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.

Sponsors: Director of Housing and Community Development

Held off docket.

Hold off Agenda

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