



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, January 7, 2025

1:30 PM

Virtual Only

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

FIRST READINGS

CONSENT ITEMS

241081 Sponsor: Director of City Planning and Development Department

Approving the plat of Brighton Plaza, an addition in Clay County, Missouri, on approximately four acres generally located at the southeast corner of Northeast Barry Road and North Brighton Avenue, creating two lots for the purpose of a commercial 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-2024-00023)

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

241082 Sponsor: Director of City Planning and Development Department

Approving the plat of Barry View Townhomes, an addition in Platte County, Missouri, on approximately 15 acres generally located between Northwest Milrey Drive and Northwest 83rd Street, creating seven lots and five tracts for the purpose of a residential 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-2024-00027)

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

241083 Sponsor: Director of City Planning and Development Department

Approving the plat of Tiffany Square, an addition in Platte County, Missouri, on approximately 3 acres generally located at the southwest corner of Northwest Old Tiffany Springs Road and North Ambassador Drive, creating 13 lots for the purposes of mixed use 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-2024-00003)

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

COUNCIL

241104 Sponsor: Councilperson Darrell Curls

Approving a major amendment to an approved development plan that will also serve as a preliminary plat on about 70 acres in District M2-2 generally located at the northwest corner of E. 63rd Trafficway and I-435 to incorporate new phasing and building layout for the existing land reclamation, quarry, excavation, office, commercial, and warehouse development.. (CD-CPC-2024-00152)

Sponsors: Curls

Larisa Chambi, City Planning and Development Department, presented. The ordinance approves a major amendment to an existing development plan for about 70 acres in District M2-2, located at the northwest corner of E. 63rd Trafficway and I-435. This amendment incorporates new phasing and building layouts for land reclamation, quarry, excavation, office, commercial, and warehouse development. Key conditions include approval of a final plat before issuing any certificates of occupancy. Compliance with signage, tree preservation, and landscaping requirements. Installation of fire hydrants and compliance with fire access road standards. Submission of various plans and studies, including streetscape, storm drainage, and stream buffer plans. Payment of impact fees and ensuring adequate water pressure and service lines. The ordinance ensures all necessary public notices and hearings were conducted. 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

HEALTH DEPARTMENT

241077 Sponsor: Director of Health Department

Accepting and approving a one-year \$204,331.25 grant with the Missouri Department of Health and Senior Services that provides funding for the Maternal Child Health Services; estimating revenue in the amount of \$204,331.25 in the Health Grants Fund; appropriating \$204,331.25 from the Unappropriated Fund Balance of the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Director of Health

Terry Winbush, Health Department, presented. The ordinance approves a one-year grant of \$204,331.25 from the Missouri Department of Health and Senior Services for Maternal Child Health Services. The Maternal Child Health Block Grant aims to prevent and reduce injuries among infants, children, adolescents, and women. During the grant period, MCH staff will collaborate with community partners to prevent intentional injuries among youth aged 10-19 and their close contacts, such as parents, teachers, and youth leaders. They will use research-based curricula, including CDC program elements, to enhance social skills, build healthy relationships, and improve decision-making processes to prevent violence and suicide. 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

CITY PLANNING AND DEVELOPMENT DEPARTMENT

241088 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 17.24 acres generally located at 11511 Holmes Road from District R-7.5 to District MPD and approving a development plan that will also serve as a preliminary plat to allow for approximately 174 residential units. (CD-CPC-2024-00134)

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development Department, presented. This ordinance approves rezoning area of about 17.24 acres located at 11511 Holmes Road to district Master Planned Development for a project consisting of 39 buildings with three different building types, totaling 174 units. Single-family and two-unit structures will be near Campbell, while four-unit structures will be along Holmes Road. The development includes alleys for rear garage access and primarily uses brick for construction. 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

241089 Sponsor: Director of City Planning and Development Department

Approving the petition to add property to the Metro North Crossing Community Improvement District, generally bounded by Northwest 88th Street on the north, Northwest Barry Road on the south, North Baltimore Avenue on the east, and North Summit Street on the west, in Kansas City, Clay County, Missouri; and directing the City Clerk to report the amendment of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Sponsors: Director of City Planning & Development

Abbey Brinkley, City Planning and Development Department, presented. The ordinance approves a petition to add property to the Metro North Crossing Community Improvement District in Kansas City, Clay County, Missouri. This would add one property to the CID, 400 C NW Barry Road, which is known as the site of Macy's. The City Clerk is directed to report this amendment to the Missouri Department of Economic Development and the Missouri State Auditor. The District was originally established for twenty years by Ordinance No. 170975, which identified it as a blighted area. The District's board of directors has consented to the approval of this petition.

Adv and Do Pass

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

241090

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Red Bridge Area Plan by amending the proposed Land Use Plan and Map from residential low density to residential medium density on about 13.43 acres for the parcels east of Holmes Road bounded between E. 115th Street on the north and E. 117th Street on the south, beginning at the east right-of-way line of Holmes Road and extending east 377 feet at E. 117th Street, 518 feet at the widest point, and 423 feet at E. 115th Street. (CD-CPC-2024-00133)

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development Department, presented. This ordinance approves rezoning an area generally located at 115th and Holmes from district Residential 7.5 to Master Planned Development District to allow construction of 34 units multiplex on about 3.44 acres, and approval of a preliminary development plan acting as a preliminary plat.

Immediate Adoption

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

241091

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Midtown/Plaza Area Plan on about 0.16 acres generally located on East 34th Street between Gillham Road and Holmes Street by changing the recommended land use from residential low density to mixed use neighborhood. (CD-CPC-2024-00162)

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development Department, presented. This ordinance approves an amendment to the Midtown/Plaza Area Plan, changing the designation from Residential Low Density to Mixed Use Residential. Although the property, which is located at 608 E 34th Street, is in a residential area, historical photos show this property was always intended for commercial use. The amendment aligns with the Midtown/Plaza Area Plan, and the mixed-use neighborhood designation fits the B1 zoning. A neighborhood association representative supported the application. A presentation is on file with the City Clerk's Office.

Immediate Adoption

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

241092 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.16 acres generally located at East 34th Street between Gillham Road and Holmes Street from District R-1.5 to District B1-1 to allow for commercial uses. (CD-CPC-2024-00161)

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development Department, presented. This ordinance approves rezoning approximately 0.16 acres from district Residential 1.5 to district B1-1 (Commercial 1) and to amend the Midtown/Plaza Area Plan from Residential Low Density to Mixed Use Neighborhood. The property is situated on East 34th Street, between Gillham Road and Holmes Street.

Adv and Do Pass

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

241093 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-516-06, Amendments to Development Plans or Project Plans, and enacting in lieu thereof a new section of like number and subject matter for the purpose of expanding the types of amendments that can be approved administratively. (CD-CPC-2024-00140)

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development Department, presented. This ordinance approves the amendment to remove the square footage cap for building coverage and total floor area, increase the maximum building height from 6 feet to 15 feet in most zoning districts, and sets height limits for manufacturing districts based on their proximity to residential areas. It also differentiates the allowed increase in impervious surfaces, capping it for manufacturing properties within five hundred feet of residential districts. 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

LAW DEPARTMENT

241095 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 in the General Grants Fund; authorizing the City Attorney to enter into a subaward grant agreement in connection with this grant; the Law Department is hereby designated requisitioning authority.

Sponsors: Director of the Law Department

Briana Zavadil, Victims of Crime Act, presented. This ordinance authorizes the City Attorney to enter into a three-month extension agreement worth \$10,685.00 with Missouri's Department of Public Safety to manage the Victims of Crime Act (VOCA) grant from the US Department of Justice. The US Department of Justice provided grant funds to Missouri's Department of Public Safety for 2024, and the City has already allocated the required matching funds. The Law Department, through the Prosecutor's Office Domestic Violence Program, will manage this grant. The extension will support the City's Prosecutor's Office by funding three domestic violence advocates and one domestic violence prosecutor.

Adv and Do Pass, Consent

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

HELD IN COMMITTEE

240919 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 7 acres in District O-1 generally located at 12940 Wornall Road to allow for a residential mixed-use development. (CD-CPC-2024-00108)

Sponsors: Director of City Planning & Development

Held until 1.14.2025

Hold on Agenda

[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 until 1.14.2025

Hold on 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 until 1.14.2025

Hold on 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 1.14.2025

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

Held until 1.14.2025

Hold on Agenda

241057 Sponsor: Director of City Planning and Development Department

Approving an area plan amendment to the Line Creek Valley Area Plan for an area of approximately 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue by changing the recommended land use from low density residential to mixed use community. (CD-CPC-2024-00170)

Sponsors: Director of City Planning & Development

Held until 1.14.2025

Hold on Agenda

241058 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.5 acres generally located at N.W. Barry Road and N.W. Winter Avenue from Districts B3-3/R-2.5 and R-7.5 to District B3-3 to allow for commercial land uses. (CD-CPC-2024-00153).

Sponsors: Director of City Planning & Development

Held until 1.14.2025

Hold on Agenda

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 2.4.2025

Hold on Agenda

241065 Sponsor: Director of City Planning and Development Department
COMMITTEE SUBSTITUTE

Approving a development plan on about 7.6 acres in District KCIA generally located at 10220, 10200, and 10150 N. Everton Avenue to allow for one industrial logistic/warehouse building. (CD-CPC-2024-00107)

Held until 1.14.2025

Hold on Agenda

241072 Sponsor: Director of City Planning and Development Department

Approving The Block 138 PIEA General Development Plan and declaring the area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, on about 0.84 acres in an area generally bordered by W. 14th Street on the north, West Truman Road on the south, Main Street on the east, and Baltimore Avenue on the west. (CD-CPC-2024-00180)

Sponsors: Director of City Planning & Development

David Macoubrie, Missouri Planned Industrial Expansion Authority, presented. This ordinance designates a PIEA development area in the South Loop of downtown Kansas City to facilitate the construction of the Four Light multi-family building. This area, bounded by Main Street, Truman Road, Baltimore Street, and 14th Street, will be classified as an "undeveloped industrial area," allowing for commercial and multi-family development. The developer has already completed the Three Light building and the Midland building renovation and now plans to develop Four Light in the designated PIEA area. This approval allows the Four Light project to proceed, and the developer must pay prevailing wages and comply with the City's MBE/WBE requirements.

Adv and Do Pass

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

SEMI ANNUAL DOCKET

The listing of Semi-Annual Docket items are provided this week for informational purposes only. Please see City Clerk's Office for full listing.

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