



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 23, 2024

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 TWO MINUTES

Present: Ryana Parks-Shaw, Eric Bunch, Nathan Willett and Melissa Patterson Hazley

BEGINNING OF CONSENTS

240592 Sponsor: Director of City Planning and Development Department

Approving the plat of Limeview, an addition in Jackson County, Missouri, on approximately 6 acres generally located on the west side of Holmes Road, approximately 700 feet south of East 127th Street, creating 19 lots and 2 tracts for the purposes of detached residential homes; 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-2023-00025)

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

240606 Sponsor: Director of City Planning and Development Department

Approving the plat of Redwood Tiffany Springs, an addition in Platte County, Missouri, on approximately 36 acres generally located at the southeast corner of North Ambassador Drive and

Northwest Tiffany Springs Parkway creating two lots and one tract for the purpose of the creation of a 178-unit residential development with 35 buildings; 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-2022-00033)

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*****

HEALTH DEPARTMENT

240583 Sponsor: Director of Health Department

Accepting and approving a grant award amendment from the Centers of Disease Control and Prevention to provide additional funding to assist in workforce development and meeting public health foundational capabilities in the Kansas City, Missouri area; estimating and appropriating the additional sum of \$739,567.00 in the Health Grants Fund for a total amount of \$7,826,9961.00; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Director of Health

Elizabeth Duggan, Health Department presented. This ordinance approves direct Public Health Infrastructure Grant (PHIG) funding in the amount of \$739,567.00 from the Centers of Disease Control and Prevention. These funds will be used to increase staff training opportunities, continue funding for the Community Wellness Ambassador program, begin data modernization efforts, and make improvements to the Health Department's large public meeting spaces.

Adv and Do Pass

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

240584 Sponsor: Director of Health Department

Authorizing the Director of Procurement to execute a contract amendment for Becoming a Man & Working on Womanhood Services; authorizing the Director of Health to expend \$240,000.00 for a total contract amount of \$630,000.00; and authorizing the Director of Procurement to extend the term of the contracts or increase or decrease the total contract dollar amounts upon need and appropriation without further Council approval.

Sponsors: Director of Health

Kevin Humphries, Health Department, presented. This ordinance approves a contract amendment in the amount of \$240,000.00 to support another year of the Becoming a Man & Working on Womanhood Program. Youth Guidance currently serves Ruskin High School, Hickman Mills Middle School, and Center Middle School. Youth Guidance is working with the Kansas City Health Department to build robust measures of student growth in the areas of Social Emotional Development, Social Emotional Learning, and Trauma Exposure and Symptoms.

Adv and Do Pass

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

240607 Sponsor: Director of Health Department

Accepting and approving a one-year grant award from the U.S. Department of Housing and Urban Development under the Shelter Plus Care program for homeless services in the Kansas City area; estimating and appropriating \$499,276.00 in the Health Grants Fund; authorizing a \$485,054.00 contract with SAVE, Inc., for housing assistance services for persons living with HIV in the Kansas City area; and authorizing the Director of Health to execute contract amendments without further Council approval.

Sponsors: Director of Health

Olivia Rousselo, Health Department, presented. This ordinance approves an acceptance of a one-year grant award in the amount of \$499,276.00 from the U.S. Department of Housing and Urban development to support SAVE, Inc with homelessness services in the Kansas city, Missouri area, serving only those disabled due to HIV/AIDS diagnosis. A presentation is on file in the City Clerk's office.

Adv and Do Pass as Cmte Sub

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

CITY PLANNING

240581 Sponsor: Director of City Planning and Development Department

Approving the petition to establish the West Bottoms Central Community Improvement District; establishing the West Bottoms Central Community Improvement District generally bounded by Forester Viaduct to the north, Santa Fe Street to the east, West 11th Street to the south, and Mulberry Street to the west in Kansas City, Jackson County, Missouri; requiring the annual submission of certain records; and directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Sponsors: Director of City Planning & Development

Charles Renner with Husch Blackwell LLP and Grant Hromas with SomeraRoad Real Estate Development, presented. This ordinance approves a petition to establish the West Bottoms Central Community Improvement District for a 27-year timeframe. This CID is made up of 12 parcels which have a total of two owners. The District is directed to submit proposed budgets, annual reports, and copies of resolutions passed by the District board per State statute in addition to entering into a cooperative agreement with the City.

Adv and Do Pass

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

240593

Sponsor: Director of City Planning and Development Department

Repealing Ordinance No. 230589 that approved the plat of Columbus Park Townhomes and enacting a new ordinance that approves the plat of Pacific Street Townhomes, an addition in Jackson County, Missouri, on approximately 0.7 acres generally located at the southwest corner of Pacific Street and Troost Avenue, creating 12 lots and 1 tract for the purpose of townhomes; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2022-00013)

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

240599

Sponsor: Director of City Planning and Development Department

Vacating an approximately 130 foot street in District R-7.5 zoning generally located on Fremont Avenue north of East 55th Terrace; and directing the City Clerk to record certain documents. (CD-ROW-2023-00053).

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development, presented. This ordinance approves the vacation of a Vacation of Public Right of Way in District R-7.5 (Residential) of about 130 feet in length generally located on Fremont Avenue north of East 55th Terrace. This is an undeveloped right-of-way terminating in a dead end to the north. The surrounding land uses to the east, west and south comprise single-family, detached residential homes. To the north, the Urbavore Urban Farm is situated and utilizes the right-of-way for property access. The Urbavore parcel fronts Bennington Avenue. There are no existing utilities within the public right-of-way. A presentation is on file in the City Clerk's office.

Adv and Do Pass

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

240601 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.35 acres in District DX-15 generally located at 1818 Main Street for a major amendment to a previously approved development plan to allow for 147 units. (CD-CPC-2024-00058)

Sponsors: Director of City Planning & Development

Held until 8.6.24

Hold on Agenda

240603 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the Greater Downtown Area Plan future land use recommendation from residential medium density to downtown residential on about 0.18 acres generally located at 521 Campbell Street. (CD-CPC-2024-00070)

Sponsors: Director of City Planning & Development

Genevieve Kohn, City Planning and Development, presented. This ordinance approves an Area Plan amendment to the Greater Downtown Area Plan future land use recommendation from Residential Medium Density to Downtown Residential and rezoning without plan from district R-1.5 to district DR-3 on about 0.18 acres generally located at 521 Campbell Street. The DR district is primarily intended to accommodate residential development and small-scale commercial uses on lower floors and residential units above. See also 240604. A presentation is on file in the City Clerk's office.

Immediate Adoption

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

240604 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.18 acres from District R-1.5 to District DR-3 generally located at 521 Campbell Street. (CD-CPC-2024-00069)

Sponsors: Director of City Planning & Development

Genevieve Kohn, City Planning and Development, presented. This ordinance approves an Area Plan amendment to the Greater Downtown Area Plan future land use recommendation from Residential Medium Density to Downtown Residential and rezoning without plan from district R-1.5 to district DR-3 on about 0.18 acres generally located at 521 Campbell Street. The change in zoning will allow the existing building type. The DR district is primarily intended to accommodate residential development and small-scale commercial uses on lower floors and residential units above. A presentation is on file in the City Clerk's office.
Adv and Do Pass

240605 Sponsor: Director of City Planning and Development Department

Approving the designation of the Carmen building on 101 W. Linwood Boulevard to the Kansas City Register of Historic Places (B4-5/HO Overlay) on an area of about 1.45 acres generally located between Wyandotte Street and Baltimore Avenue on the south side of West Linwood Boulevard. (CD-CPC-2024-00049)

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development, presented. This ordinance approves the Carmen Building at 101 West Linwood Boulevard, a local landmark, to be designated to the Kansas City Register of Historic Places. The recommended future land use of the plan is mixed use neighborhood, which is intended to accommodate and promote neighborhood serving retail sales or service uses, as well as mixed-use development consisting of business uses on a building's lower floors and residential uses on upper floors. A presentation is on file in the City Clerk's office.

Adv and Do Pass

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

COUNCIL

240614 Sponsor: Mayor Quinton Lucas

RESOLUTION - Approving an amendment to the Heart of the City Area Plan on about 23.40 acres generally bounded by Agnes Avenue on the west, Emanuel Cleaver II Boulevard on the south, Indiana Avenue on the east, and 45th Street on the north, by changing the recommended land use from institutional to residential medium-high density to allow for a residential development containing approximately 290 dwelling units. (CD-CPC-2024-00064)

Sponsors: Lucas

Genevieve Kohn, City Planning and Development, presented. This ordinance approves the proposed Land Use Plan and Map for that area of approximately 23.40 acres generally bounded by Agnes Avenue on the west Emanuel Cleaver II Boulevard on the south, Benton Avenue on the east, and 45th Street on the north by changing the recommended land use from institutional to residential medium-high density to allow for a residential development containing approximately 280 units. A presentation is on file in the City Clerk's office.

Be Adopted

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

240615 Sponsor: Councilmember Wes Rogers

Rezoning an area of about 15.3 acres generally located between N.W. 81st Street (extended) and N.W. 83rd Street on both sides of N.W. Milrey Drive (8199 N.W. Milrey Drive) from District R-2.5 to District R-1.5 and approving a development plan which also serves as a preliminary plat for a residential development consisting of two lots and one tract. (CD-CPC-2024-00060 and CD-CPC-2024-00061)

Sponsors: Rogers

Andrew Clark, City Planning and Development, presented. This ordinance approves rezoning the property located between NW Milrey Drive and NW 83rd Street from R-2.5 to R-1.5 to allow for a residential development plan. The development plan will consist of a mixture of four-plex and six-plex structures for a total of 150 dwelling units on roughly 15 acres. A presentation is on file in the City Clerk's office.

Adv and Do Pass

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

SEMI-ANNUAL DOCKET

Consideration of Semi-Annual Docket items.

HELD IN COMMITTEE

[240434](#) Sponsor: Councilmember Wes Rogers
SECOND COMMITTEE SUBSTITUTE

Amending Chapter 18, Article XIV, Section 18-367, Code of Ordinances, entitled “Adoption of International Energy Conservation Code (2021); amendments,” by providing an additional path of compliance that accomplishes Strategies B-2 and B-3 of the 2022 Climate Protection & Resiliency Plan through a nationally recognized system for calculating a home’s energy performance; allowing for previously approved building plans to be approved under the additional compliance path; and providing a method to further improve energy performance over time. ***HELD UNTIL 08.13.24***

Sponsors: Rogers and Patterson Hazley

Held until 7.30.24

Hold on Agenda

[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) ***Held off docket***

Sponsors: Director of City Planning & Development

Held until 7.30.24

Hold on Agenda

240566 Sponsor: Mayor Quinton Lucas

Rezoning an area of about 23.40 acres with the common address of 4520 Benton Boulevard, generally bounded by Agnes Avenue on the west, Emanuel Cleaver II Boulevard on the south, Indiana Avenue on the east, and East 45th Street on the north, from District R-2.5 to District UR, and approving a development plan. (CD-CPC-2024-00063).

Sponsors: Lucas

Genevieve Kohn, City Planning and Development, presented. This ordinance approves rezoning 23.40 acres located at 4520 Benton Boulevard from District R-2.5 (Residential 2.5) to District UR (Urban Redevelopment) to allow for a residential development of 8 multi-unit buildings totaling approximately 280 dwelling units. A presentation is on file in the City Clerk's office.

Do Pass as Committee Substitute

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

240572 Sponsor: Councilmember Melissa Patterson Hazley

Directing the City Manager to negotiate and enter into a contract with a non-profit organization to improve the efficiency, affordability, and durability of homes in disinvested neighborhoods.

Sponsors: Patterson Hazley

Held until 7.30.2024

Hold on Agenda

ADDITIONAL BUSINESS

1. Land Development Division Transition update
2. There may be a general discussion regarding 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