



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, September 16, 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

FIRST READINGS

BEGINNING OF CONSENTS

250794 Sponsor: Director of City Planning and Development Department

Approving the plat of KCI Logistics Parks Third Plat, an addition in Platte County, Missouri, on approximately 430 acres generally located at the southwest corner of North Winan Road and Highway 92, creating two lots for the purpose of industrial development; 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-2025-00025)

Sponsors: Director of City Planning & Development

Held until 9.30.2025

Hold on Agenda

250795 Sponsor: Director of City Planning and Development Department

Approving the plat of Trails at Ambassador- First Plat, an addition in Platte County, Missouri, on approximately 18 acres generally located at the southwest corner of North Polo Drive and North Ambassador Drive, creating five (5) lots and one (1) tract for the purpose of commercial development; accepting various easements; 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-2024-00036)

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

250796 Sponsor: Director of City Planning and Development Department

Approving the plat of Chatham Avenue Self Storage, an addition in Platte County, Missouri, on approximately 3 acres generally located 600 feet north of the intersection of N.W. 64th Street and N. Chatham Avenue, creating 2 lots and 2 tracts for the purpose of a self-storage building; accepting various easements; 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-2025-00023)

Sponsors: Director of City Planning & Development

Held until 9.30.2025

Hold on Agenda

END OF CONSENTS

250715 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Ryan Hackenmiller, Jessica Rutland and M. Grant Harrison as successor directors to the 51st & Oak Community Improvement District.

Sponsors: Lucas

Consent item. No discussion was held

Immediate Adoption As A Consent

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

HEALTH DEPARTMENT

250784 Sponsor: Director of Health Department

Accepting and approving a one-year \$190,160.00 grant award with Missouri Department of Health and Senior Services for the City's Cities Readiness Initiative program; estimating and appropriating the sum of \$190,160.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Director of Health

Timothy Gridley, Health Department, presented. This ordinance approves a \$190,160 grant from the Missouri Department of Health and Senior Services to support Kansas City's Cities Readiness Initiative, enhancing public health emergency preparedness through improved mass medication and vaccination distribution and coordinated response via Points of Dispensing. A presentation is on file with the City Clerk's Office.

Adv and Do Pass, Consent

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

250785 Sponsor: Director of Health Department

Accepting and approving a one-year \$83,850.00 grant amendment with the Missouri Department of Health and Senior Services to conduct Perinatal Hepatitis B Case management and surveillance activities in Kansas City, Missouri; estimating and appropriating the sum of \$83,850.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

Sponsors: Director of Health

Timothy Gridley, Health Department, presented. This ordinance approves a \$83,850 grant amendment from the Missouri Department of Health and Senior Services to support perinatal Hepatitis B case management and surveillance in Kansas City. The funding enables timely identification, immunization, and treatment of at-risk newborns and close contacts, enhancing public health outcomes. The ordinance includes appropriation of funds and is recognized for accelerated implementation. A presentation is on file with the City Clerk's Office. Adv and Do Pass, Consent

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

250788 Sponsor: Director of Health Department

Accepting and approving a one-year \$130,699.60 grant award with Missouri Department of Health and Senior Services to coordinate services for children and youth with special health care needs; estimating and appropriating the sum of \$130,699.60 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

Sponsors: Director of Health

Terry Winbush, Health Department, presented. This ordinance approves a \$130,699.60 grant from the Missouri Department of Health and Senior Services to support service coordination for children and youth with special health care needs across five counties. The funding facilitates early identification, referral, and coordination of care for medically and financially eligible individuals and is recognized for accelerated implementation. A presentation is on file with the City Clerk's Office.

Adv and Do Pass, Consent

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

250789 Sponsor: Director of Health Department

Accepting and approving a one-year \$125,944.00 grant amendment with Missouri Department of Health and Senior Services to provide funding for a comprehensive HIV surveillance program; estimating and appropriating the sum of \$125,944.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

Sponsors: Director of Health

Timothy Gridley, Health Department, presented. This ordinance approves a \$125,944 grant amendment from the Missouri Department of Health and Senior Services to support Kansas City's HIV surveillance program. The funding enables accurate data collection across a seven-county region, supporting public health reporting, prevention efforts, and services for individuals living with HIV. The ordinance includes fund appropriation and is recognized as having an accelerated effective date. A presentation is on file with the City Clerk's Office.

Adv and Do Pass, Consent

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

250790 Sponsor: Director of Health Department

Accepting and approving a grant award amendment in the amount of \$2,474,669.00 as part of the Ryan White HIV Emergency Relief Part A/Minority AIDS Initiative (MAI) Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of \$2,474,669.00; and recognizing this ordinance as having an accelerated effective date

Sponsors: Director of Health

Jennifer Sims, Health Department, presented. This ordinance approves This ordinance approves a \$2,474,669 grant amendment from the U.S. Department of Health and Human Services to support Ryan White Part A and Minority AIDS Initiative programming in the Kansas City Transitional Grant Area. The funding enhances access to core medical and support services. These services are delivered through subrecipient agencies and aim to improve access, health outcomes, and quality of life for over 2,700 individuals annually. A 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

250792 Sponsor: Director of Health Department

Accepting and approving a one-year \$166,690.00 grant award with Missouri Department of Health and Senior Services for the City's Public Health Preparedness program; estimating and appropriating the sum of \$166,690.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date

Sponsors: Director of Health

Timothy Gridley, Health Department, presented. This ordinance approves a \$166,690 grant from the Missouri Department of Health and Senior Services to support Kansas City's Public Health Preparedness program. The funding strengthens the Health Department's capacity to respond to emergencies through planning for mass care events, coordination with first responders, and operation of a 24/7 duty officer system. A 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

250806 Sponsor: Director of Health Department

Accepting and approving a one-year \$71,149.00 grant award from the Missouri Department of Health and Senior Services to conduct tuberculosis control activities in Kansas City, Missouri; estimating and appropriating \$71,149.00 in the Governmental Grants Fund; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Director of Health

Timothy Gridley, Health Department, presented. This ordinance approves \$71,149.00 grant from the Missouri Department of Health and Senior Services to support tuberculosis control efforts in Kansas City. The funding enables case investigations, treatment, monitoring through Directly Observed Therapy (DOT), and response to both active and latent TB infections. The 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

CITY PLANNING AND DEVELOPMENT

250798 Sponsor: Director of City Planning and Development Department

Approving the petition to amend the Ambassador Building Community Improvement District, generally located at the northwest of the intersection of Northwest Cookingham Drive and North Ambassador Drive in Kansas City, Platte 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

Chris Frantze, The Stinson Law Firm, presented. This ordinance approves an amendment to petition expanding the boundaries of the Ambassador Building Community Improvement District to include adjacent public right of way where there are going to be roadway improvements on Cookingham and replacement of the existing traffic light interchanges with I-29 and Cookingham with roundabouts; pursuant to state law CID's are only permitted to spend funds on projects within their boundaries and in this case the CID is acting as a conduit for state funding that is going towards this project to match the City funding that's already been committed so we need to expand the boundaries to permit the CID to spend the funds on the roundabouts project.

Adv and Do Pass

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

Excused: Parks-Shaw

250802 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 5 acres generally located at W. 13th Street and Summit Street from District UR to District DX-5 and approving a development plan to allow for a school, entertainment venue, and spectator sports and recreation, participant uses. (CD-CPC-2025-00060 & CD-CPC-2025-00059)

Sponsors: Director of City Planning & Development

Genevieve Kohn-Smith, City Planning and Development, presented. This ordinance approves the rezoning of approximately 5 acres located at W. 13th Street and Summit Street from District UR (Urban Redevelopment) to District DX-5 (Downtown Mixed-Use). The rezoning includes approval of a development plan to allow for a school, entertainment venue, and facilities for both spectator and participant sports and recreation uses. A 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

250803 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.45 acres generally located at the southeast corner of East 29th Street and Holmes Street from Districts B4-5 and R-2.5 to District DR-1. (CD-CPC-2025-00106)

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development, presented. The Council approved the rezoning of 0.45 acres at East 29th Street and Holmes Street from Districts B4-5 and R-2.5 to DR-1 (Downtown Residential), per Ordinance CD-CPC-2025-00106. The applicant intends to build five residential structures on currently undeveloped lots, one of which contains remnants of a previous foundation. A 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

250804 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 3 acres generally located at 3200 and 3201 Troost Avenue from Districts B4-5 and B3-2 to District MPD and approving a development plan to allow for a multi-unit building to be constructed on each site. (CD-CPC-2025-00075).

Sponsors: Director of City Planning & Development

Held until 9.30.2025

Hold on Agenda

250805 Sponsor: Director of City Planning and Development Department

Vacating approximately 1.07 acres of right-of-way in Zoning District MPD generally located at Colorado Avenue north of Highway 150; and directing the City Clerk to record certain documents. (CD-ROW-2025-00010)

Sponsors: Director of City Planning & Development

Justin Smith, City Planning and Development, presented. This ordinance approves the vacation of approximately 1.07 acres of right-of-way located in Zoning District MPD near Colorado Avenue north of Highway 150. Proper petition procedures were followed, including consent from adjacent property owners and endorsement by the City Plan Commission. It finds no unreasonable harm to private or public interests and includes conditions requiring the applicant to relocate any conflicting water or sewer mains at their own expense. A 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

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

Genevieve Kohn-Smith, City Planning and Development, presented. This ordinance approves an amendment to the Midtown/Plaza Area Plan to change the future land use designation of approximately 0.6 acres at 3809 Roanoke Road from Residential Low Density to Mixed Use Neighborhood. The proposal includes a rezoning from B3-2 and R-5 to B3-3 and a development plan for a multi-unit residential building featuring 73 dwelling units and 1,233 square feet of ground-floor commercial space. 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

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

Genevieve Kohn-Smith, City Planning and Development, presented. This ordinance approves the rezoning of approximately 0.6 acres located at 3809 Roanoke Road from Districts B3-2 (Community Business) and R-5 (Residential 5) to District B3-3 (Community Business). The rezoning includes approval of a development plan for a multi-unit residential building with limited commercial space. The site, legally described as part of Lots 1 and 2 of the Hamilton Hill subdivision, will be developed with 73 residential units and 1,233 square feet of ground-floor commercial space, with the building fronting the intersection of W 39th Street and Roanoke Road. A presentation is on file with the City Clerk's Office.

Adv and Do Pass as Cmte Sub, Debate

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

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

Olofu Agbaji, City Planning and Development, presented. This ordinance approves an amendment to the Shoal Creek Valley Area Plan for approximately 30 acres located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway, changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density. In conjunction with the amendment, the Council also approved a rezoning and a development plan-serving as a preliminary plat-to allow for a 177-unit cottage house development on a single lot. 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

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

Olofu Agbaji, City Planning and Development, presented. This ordinance approves the rezoning of approximately 30 acres located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 (Community Business) and R-2.5 (Residential 2.5) to District R-2.5. Alongside the rezoning, this ordinance approves a development plan that also serves as a preliminary plat, allowing for the construction of a 177-unit cottage house development on a single lot. A presentation is on file with the City Clerk's Office.

Adv and Do Pass as Cmte Sub

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