



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, April 15, 2025

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 2 Minutes

Brian Engle, Rouse Frets White Goss Gentile Rhoades Law firm, presented. This ordinance approves the establishment of the Blue Ridge Crossing Community Improvement District (CID), located in Kansas City, Jackson County, Missouri. The CID will exist for twenty years, with annual submissions of its budget and reports required. The City Clerk will report the creation of the CID to the Missouri Department of Economic Development and the Missouri State Auditor. The CID will also enter into a cooperative agreement with the City. A presentation is on file with the City Clerk's Office.

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

FIRST READINGS

CITY PLANNING AND DEVELOPMENT

[250261](#) Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Blue Ridge Crossing Community Improvement District; establishing the Blue Ridge Crossing Community Improvement District generally bounded by Interstate 70 to the north, Blue Ridge Boulevard to the east, East 43rd Street to the south, and Northern Avenue 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

Brian Engle, Rouse Frets White Goss Gentile Rhoades Law firm, presented. This ordinance approves the establishment of the Blue Ridge Crossing Community Improvement District (CID), located in Kansas City, Jackson County, Missouri. The CID will exist for twenty years, with annual submissions of its budget and reports required. The City Clerk will report the creation of the CID to the Missouri Department of Economic Development and the Missouri State Auditor. The CID will also enter into a cooperative agreement with the City. 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

[250264](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Midtown/Plaza Area Plan on about 0.4 acres generally located at the northwest corner of West 47th Street and Belleview Avenue by changing the Future Land Use from office/residential to mixed use community. (CD-CPC-2025-00031)

Sponsors: Director of City Planning & Development

Matthew Barnes, City Planning and Development presented. This ordinance approves an amendment to the Midtown/Plaza Area Plan, changing the land use of approximately 0.4 acres at the northwest corner of West 47th Street and Belleview Avenue from office/residential to mixed use community. This amendment is consistent with the KC Spirit Playbook and follows all required public notices and hearings.

Immediate Adoption

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

250265 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.4 acres generally located at the northwest corner of West 47th Street and Belleview Avenue from Districts R-1.5 and B1-1 to District B2-2 and approving a development plan to allow for the expansion of an existing building to be used as an event venue. (CD-CPC-2025-00006 and CD-CPC-2025-00005).

Sponsors: Director of City Planning & Development and Bough

Matthew Barnes, City Planning and Development presented. This ordinance approves the rezoning of approximately 0.4 acres at the northwest corner of West 47th Street and Belleview Avenue from residential and commercial districts to a commercial district. This rezoning allows for the expansion of an existing building to be used as an event venue. The development plan includes conditions related to lighting, landscaping, signage, parking, fire protection, and storm drainage, among others. All required public notices and hearings have been conducted. 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

250274 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 4.71 acres generally located on East Truman Road between McGee Street and Oak Street from District UR to District UR and approving a development plan to allow for new uses to be added to the previously approved plan, including Communications Service Establishments; Office; Artist Work or Sales Space; Artisan Manufacturing; Entertainment Venue; and Warehousing, Wholesaling, Storage, and Freight Movement. (CD-CPC-2024-00191)

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development presented. This ordinance approves the rezoning of approximately 4.71 acres on East Truman Road between McGee Street and Oak Street from Urban Redevelopment to Urban Redevelopment. This rezoning allows for new uses to be added to the previously approved plan, including communications service establishments, offices, artist work or sales spaces, artisan manufacturing, entertainment venues, and warehousing, wholesaling, storage, and freight movement. The development plan includes conditions related to signage, landscaping, fire safety, and wayfinding, among others. All required public notices and hearings have been conducted.

Do Pass

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

NEIGHBORHOOD SERVICES DEPARTMENT

[250278](#) Sponsor: Director of Neighborhood Services Department

Approving contracts in the amount of \$3,223,310.00 from previously appropriated funds in the Neighborhood Tourist Development Fund with various nonprofit organizations selected as part of the FY 2025-26 annual application cycle for the purpose of promoting neighborhoods and tourism through cultural, social, ethnic, historic, educational, and recreational activities.

Sponsors: Director of Neighborhoods

Heather Buscher, Neighborhood Services Department, presented. This ordinance approves contracts totaling \$3,223,310.00 from the Neighborhood Tourist Development Fund. These contracts, with various nonprofit organizations selected for the FY 2025-26 annual application cycle, aim to promote neighborhoods and tourism through cultural, social, ethnic, educational, and recreational activities. The Director of Neighborhoods Services Department is authorized to execute these contracts.

Adv and Do Pass

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

MAYOR'S OFFICE

[250266](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Doug Winter, Steve Drehle and Jesse Hufft as successor directors to the 1707 Locust 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

[250267](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Roger Summers and Babette Macy as successor directors to the 906 Grand 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

[250268](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Mark Thompson as successor director to the Kansas City Convention Center Headquarters Hotel 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

[250269](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Nathan Guffey, Erin Brower and Steve Doyal as successor directors to the Pershing and Grand 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

[250270](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Matt Smith, Kyle Kelly and Erik Wullschleger as successor directors to the Romanelli Shops 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

COUNCIL

[250276](#) Sponsor: Councilmember Nathan Willett

Rezoning an area of about 16.3 acres generally located on the south side of Old N.E. Barry Road and on both sides of N. Cleveland Avenue from Districts R-80 and R-7.5 to District R-1.5 and approving a development plan that also serves as a preliminary plat to allow for a residential development. (CD-CPC-2024-00186 and CD-CPC-2024-00187)

Sponsors: Willett

Andrew Clark, City Planning and Development presented. This ordinance approves the rezoning of approximately 16.3 acres on the south side of Old N.E. Barry Road and on both sides of N. Cleveland Avenue from residential districts to a residential district (R-1.5). This rezoning allows for a residential development, with the development plan also serving as a preliminary plat. All required public notices and hearings have been conducted. A presentation is on file with the City Clerks Office.

Adv and Do Pass as Cmte Sub

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

[250279](#) Sponsor: Councilmember Nathan Willett

RESOLUTION - Directing the City Manager to research and report back to the City Council on the feasibility of installing Safe Haven Baby Boxes in fire stations throughout Kansas City, Missouri.

Sponsors: Willett and Bough

Andrew Clark, City Planning and Development presented. This ordinance approves the rezoning of approximately 16.3 acres on the south side of Old N.E. Barry Road and on both sides of N. Cleveland Avenue from residential districts to a residential district (R-1.5). This rezoning allows for a residential development, with the development plan also serving as a preliminary plat. All required public notices and hearings have been conducted. 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

250285 Sponsor: Councilmember Crispin Rea

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-110-04, “Residential Building Types,” and Section 88-110-06, “Lot and Building Standards,” and enacting in lieu thereof new sections of like number and subject matter for the purpose of expanding the housing types allowed on corner lots within R-6 zoning districts. (CD-CPC-2025-00011)

Sponsors: Rea

Matthew Barnes, City Planning and Development presented. This ordinance approves amending Chapter 88 of the Zoning and Development Code by repealing and replacing sections related to residential building types and lot and building standards. The amendment expands the housing types allowed on corner lots within R-6 zoning districts. It defines and regulates various residential building types, including detached houses, zero lot line houses, cottage houses, attached houses, two-unit houses, multi-unit houses, colonnades, multiplexes, and multi-unit buildings. The amendment also establishes basic lot and building standards for development in R 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

[250287](#) Sponsor: Councilmember Melissa Robinson

Accepting the Community Project Funding Grant from the Department of Housing and Urban Development; estimating revenues in the amount of \$4,000,000.00 in the Capital Improvements Grant Fund; appropriating that amount to the 18th Street Pedestrian Mall project; authorizing a construction contract with Gunter Construction Company in the amount of \$7,695,418.00; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Robinson and Patterson Hazley

Nicolas Bosonetto, Water Department, presented. This ordinance approves the acceptance of accepted a \$4,000,000 grant from the Department of Housing and Urban Development for the 18th Street Pedestrian Mall project. This ordinance reallocates \$1,000,000 from both the General Fund and the Capital Improvements Fund to support the project. Additionally, a \$7,695,418 construction contract with Gunter Construction Company has been authorized. The project will include new concrete street and sidewalk pavement, decorative lighting, streetscaping, water main replacement, and storm drainage improvements. The Director of Public Works is designated as the requisitioning authority, and the ordinance is set to take effect immediately.

Adv and Do Pass as Cmte Sub

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

[250289](#) Sponsor: Councilmember Melissa Robinson

Approving a modification of the incentivized project construction timeline for the Promise Place Central City Economic Development affordable housing project located at 4423 Olive Street.

Sponsors: Robinson

Councilwoman Robinson, presented. This ordinance approves a modification to the construction timeline for the Promise Place Central City Economic Development affordable housing project at 4423 Olive Street. Originally authorized in 2021, the project aims to create 101 affordable housing units. Due to delays beyond the developer's control, the substantial completion date has been extended to December 31, 2027. Despite these delays, the Council maintains that the project's public purpose and incentives remain valid

Adv and Do Pass

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

250290 Sponsor: Councilmember Melissa Robinson

Authorizing the Manager of Procurement Services to execute a Central City Economic Development (CCED) funding agreement with Santa Fe Neighborhood Council for the rehabilitation of existing homes; authorizing the Director of the Housing and Community Development Department to expend up to \$273,437.74 of previously appropriated Central City Economic Development Fund dollars and \$181,316.85 of previously appropriated Maintenance Reserve Fund dollars.

Sponsors: Robinson

Councilwoman Robinson, presented. This ordinance approves authorizing the Manager of Procurement Services to execute a funding agreement with the Santa Fe Area Council for the continued rehabilitation of existing homes. The Director of Housing and Community Development will manage the contract, which totals \$454,754.19, funded from previously expended city funds. This includes \$273,437.74 from the Central City Economic Development Fund and \$181,316.85 from the Maintenance Reserve Fund. The Director of the Civil Rights & Equal Opportunity Department is tasked with resolving any compliance matters

Adv and Do Pass as Cmte Sub

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

HELD IN COMMITTEE

240967 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.75 acres generally located west of Interstate 29 on N.W. Prairie View Road, between N.W. Cookingham Drive to the north and N.W. 112th Street to the south from District B3-3 to District M1-2 to allow for industrial uses. (CD-CPC-2024-00117)

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development Department, presented. This ordinance approves the rezoning of approximately 10.75 acres located west of Interstate 29 on N.W. Prairie View Road, between N.W. Cookingham Drive and N.W. 112th Street. The area is being rezoned from District B3-3 (Commercial) to District M1-2 (Manufacturing) to allow for industrial uses. All required public notices and hearings have been completed prior to this action. 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

241057 Sponsor: Director of City Planning and Development Department

RESOLUTION - 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

Andrew Clark, City Planning and Development presented. This ordinance approves an amendment to the Line Creek Valley Area Plan, changing the recommended land use for approximately 1.5 acres at N.W. Barry Road and N.W. Winter Avenue from low density residential to mixed use community. This amendment aligns with the KC Spirit Playbook and follows all required public notices and hearings. A presentation is on file with the City Clerk's Office.

Be Adopted

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

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

Andrew Clark, City Planning and Development presented. This ordinance approves the rezoning of approximately 1.5 acres at N.W. Barry Road and N.W. Winter Avenue from Districts B3-3/R-2.5 (Community Business/Residential 2.5) and R-7.5 (Residential 7.5) to District B3-3 (Community Business). This change allows for commercial land uses. All required public notices and hearings have been completed prior to this action. A presentation is on file with the City Clerk's Office.

Do Pass

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

[250207](#) Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Gashland/Nashua Area Plan on about 16.3 acres generally located south of Old N.E. Barry Road and on both sides of N. Cleveland Avenue by changing the recommended land use designation from residential low density to residential high density for a residential development. (CD-CPC-2024-00187)

Sponsors: Director of City Planning & Development

Andrew Clark, City Planning and Development presented. This ordinance approves the rezoning of approximately 1.5 acres at N.W. Barry Road and N.W. Winter Avenue from Districts B3-3/R-2.5 (Community Business/Residential 2.5) and R-7.5 (Residential 7.5) to District B3-3 (Community Business). This change allows for commercial land uses. All required public notices and hearings have been completed prior to this action. 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

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