



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 22, 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

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

FIRST READINGS

BEGINNING OF CONSENT ITEMS

250317 Sponsor: Director of City Planning and Development Department

Approving the plat of 29 Forest, an addition in Jackson County, Missouri, on approximately 0.5 acres generally located at the southeast corner of east 29th Street and Forest Avenue, creating nine lots and one tract for the purpose of a townhouse 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-2023-00013)

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

250318 Sponsor: Director of City Planning and Development Department

Approving the plat of Skyview Crossing Residential 1st Plat, an addition in Platte County, Missouri, on approximately 24 acres generally located on the east side of Northwest Skyview Avenue approximately 800 feet north of Northwest 108th Street, creating 102 lots for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of Water Services and 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-2024-00028)

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

250333 Sponsor: Director of City Planning and Development Department

Approving the plat of State Line Station- Unit 4 an addition in Jackson County, Missouri, on approximately 8.6 acres generally located on the west side of Missouri Highway 150 approximately 450 feet south of W. 138th Terrace, creating one lot and one tract for the purposes of creating a commercial lot; accepting various easements; authorizing the Director of Water Services and 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-2024-00030)

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

250334 Sponsor: Director of City Planning and Development Department

Approving the plat of Marketplace 152- Lot 4, an addition in Clay County, Missouri, on approximately 1 acre generally located at the northwest corner of North Indiana Avenue and Missouri State Route 152, creating one lot for the purpose of a commercial development; accepting various easements; authorizing the Director of Water Services and 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-2025-00003)

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

250302 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Jamie Block and Ryan Cline as successor directors to the Flintlock Shoppes 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

250303 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Jamie Block, Russ Cline and Amy Ehlers as successor directors to the Old Foundation 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

250304 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Ryan Cline and Russ Cline as successor directors to the Landing Mall 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

250305 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Jessica Cooney, Charlie Hughes and Jeff Keeley as successor directors to the InterContinental 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

250306 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Larry Sells, Jason Swords and Matt Hoefer as successor directors to the Uptown 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

250307 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Jamie Block, Angie Rogers and Amy Ehlers as successor directors to the Flintlock Plaza 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

250308 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Jamie Block and Amy Ehlers as successor directors to the Skelly 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

250309 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Kevin Siercks, Kevin Ward and Madelyne Mundell as successor directors to the Creekwood Commons 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

250310 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Mike Levitt, William Dana and Mark Untersee as successor directors to the Wornall Village 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

250311 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Melissa Cooper, Marsha Chesmore and Stephanie Tripp as successor directors to the Kansas City International Airport 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

END OF CONSENT ITEMS

HUMAN RESOURCES DEPARTMENT

250319 Sponsor: Director of Human Resources Department

Authorizing the City Manager to enter into a side letter agreement to the Collective Bargaining Agreement between the City and the Local 500 of the American Federation of State, County and Municipal Employees, AFL- CIO, in which both parties waive certain requirements related to the potential insourcing of code enforcement work related to animal control services.

Sponsors: Director of Human Resources

Teri Casey, Human Resources, presented. This ordinance authorizes the City Manager to enter into a side letter agreement with Local 500 of the American Federation of State, County and Municipal Employees (AFSCME). This agreement waives certain requirements in the Collective Bargaining Agreement (CBA) related to the potential insourcing of code enforcement work for animal control services. The work, if in-sourced, would be performed by the Neighborhood Services Department. Both the City and Local 500 have discussed this potential change and wish to bypass the usual procedures outlined in Article XXIV of the CBA.

Adv and Do Pass

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

CITY PLANNING AND DEVELOPMENT DEPARTMENT

250300 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 75 acres generally located at the southwest corner of Ess Road and Lee's Summit Road from District R-7.5 to R-80. (CD-CPC-2025-00010)

Sponsors: Director of City Planning & Development

Held until May 6, 2025

Hold on Agenda

250325 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.9 acres generally located at 9200 N.W. 119th Terrace from District AG-R to District B3-3. (CD-CPC-2024-00178)

Sponsors: Director of City Planning & Development

Held until May 6, 2025

Hold on Agenda

250326 Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about 4.8 acres to construct a new emergency care hospital in Districts B3-2 and R-0.5 generally located at 6735 Holmes Road. (CD-CPC-2025-00016)

Sponsors: Director of City Planning & Development

Ahnna Nanoski, City Planning and Development Department, presented. This ordinance approves a major amendment to a previously approved development plan for constructing a new 24,946 sq ft emergency care hospital on approximately 4.8 acres at 6735 Holmes Road triggering a major amendment to the Research Medical Center Development Plan. It utilizes an existing access point off Holmes Rd and underutilized parking. The new and existing hospital facilities will operate independently. 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

250327 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Sections 88-255-09, 88-260-06, 88-516-06, and 88-520-03, said sections all dealing with amendments to approved plans, and enacting in lieu thereof new sections of like number and subject matter for the purpose of requiring major amendments to follow the zoning map amendment process and to allow the City Planning and Development Director to approve minor amendments administratively. (CD-CPC-2025-00011)

Sponsors: Director of City Planning & Development

Held until April 29, 2025

Hold on Agenda

250328 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an area plan amendment to the Heart of the City Area Plan future land use recommendation from residential low density to residential medium density on about 1.8 acres generally located at the northeast corner of Brooklyn Avenue and East 20th Street. (CD-CPC-2024-00123)

Sponsors: Director of City Planning & Development

Justin Smith, City Planning and Development Department, presented. This resolution approves an amendment to the Heart of the City Area Plan, changing the future land use recommendation for approximately 1.8 acres at the northeast corner of Brooklyn Avenue and East 20th Street from residential low density to residential medium density. The City Plan Commission reviewed and recommended this amendment on March 19, 2025, and the City Council has adopted it as consistent with the KC Spirit Playbook. All required public notices and hearings have been completed. 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

250329 Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre generally located at the southwest corner of E. 18th Street and The Paseo from District M1-5 to District DX-5 and approving a development plan, also serving as a preliminary plat, to allow for a museum and hotel. (CD-CPC-2025-00014 and CD-CPC-2025-00020)

Sponsors: Director of City Planning & Development, Robinson, Bunch, Parks-Shaw, Willett, O'Neill, French, Bough, Duncan, Curls, Rogers, Patterson Hazley and Rea

Genevieve Kohn-Smith, City Planning and Development Department, presented. This ordinance approves the rezoning of about one acre at the southwest corner of E. 18th Street and The Paseo from District M1-5 (Manufacturing 5) to District DX-5 (Downtown-Mixed Use 5). It also approves a development plan, which serves as a preliminary plat, to allow for the construction of a museum and hotel. Phase one includes a parking garage on City-owned property to the west, with 460-480 spaces, 205 of which are allocated for the development. A shared parking agreement is expected at completion in June 2026, with access via a private drive to the west of the hotel. 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

250331 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.2 acres generally located at the northwest corner of Montgall Avenue and East 35th Street from Districts R-2.5 and B3-2 to District UR and approving a development plan to allow for an assisted living facility. (CD-CPC-2025-00022)

Sponsors: Director of City Planning & Development and Robinson

Matthew Barnes, City Planning and Development Department, presented. The document approves the rezoning of approximately 1.2 acres at the northwest corner of Montgall Avenue and East 35th Street from Districts R-2.5 (Residential) and B3-2 (Commercial) to District UR (Urban Redevelopment). It also approves a development plan to allow for an assisted living facility. The approval is subject to several conditions. 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

250335 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 19 acres generally located on the west side of North Platte Purchase Drive approximately 100 feet north of Northwest 79th Terrace from District R-7.5 to District R-2.5 and approving a development plan to allow for the creation of 90 residential units on 16 lots and 3 tracts. (CD-CPC-2025-00023; CD-CPC-2025-00029)

Sponsors: Director of City Planning & Development

Held until May 6, 2025

Hold on Agenda

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

250336 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.8 acres generally located at the northeast corner of Brooklyn Avenue and East 20th Street from District UR to District R-2.5. (CD-CPC-2024-00104)

Sponsors: Director of City Planning & Development

Justin Smith, City Planning and Development Department, presented. This ordinance approves the rezoning of approximately 1.8 acres at the northeast corner of Brooklyn Avenue and East 20th Street from District UR (Urban Redevelopment) to District R-2.5 (Residential) to facilitate its sale without the constraints of the current UR plan, which limits development to 29 townhouse units. The Land Bank of Kansas City supports this rezoning to offer more development possibilities to future owners. 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

250337 Sponsor: Director of City Planning and Development Department

Rezoning an area of about .8 acres generally located at N.W. 79th Street and N. Thomas Meyers Drive from District R-80 to District R-2.5. (CD-CPC-2025-00012).

Sponsors: Director of City Planning & Development

Andrew Clark, City Planning and Development Department, presented. This ordinance approves the rezoning an 0.8-acre property located half a mile south of NW Barry Road and directly west of US Route 169 from its current zoning district R-80 to district R-2.5. The purpose of this rezoning is to facilitate the sale of the property, ensuring that its zoning matches the surrounding properties. The proposed R-2.5 zoning district aligns with the Line Creek Area Plan, which recommends Residential Medium-High density for this location. A presentation is on file with the City Clerk's office.

Adv and Do Pass, Debate

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

HELD IN COMMITTEE

ADDITIONAL BUSINESS

1. Land Development Division Update

2. Update on the Development Concierge Team - Held until 4.29.25

3. There may be a general discussion regarding current Neighborhood Planning and Development Committee Issues.

4. 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.

5. 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