



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 13, 2026

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

260002 Sponsor: Director of City Planning and Development Department

Approving the plat of Replat of Tract 1 of Certificate of Survey of Lot 5, Zona Rosa 2nd Plat, an addition in Platte County, Missouri, on approximately 13 acres generally located at the northwest corner of Northwest 86th Street and Northwest Prairie View Road, creating two lots for the purpose of a commercial development; accepting various easements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00031)

Sponsors: Director of City Planning & Development

Consent Item, no discussion

Adv and Do Pass, Consent

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

260008 Sponsor: Director of City Planning and Development Department

Approving the plat of Barry West Townhomes - Second Plat, an addition in Platte County, Missouri, on approximately 29 acres generally located north of Northwest Barry Road, east of North Childress Avenue, and south of Highway 152, creating 10 lots and 7 tracts for the purpose of a residential 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-2022-00034)

Sponsors: Director of City Planning & Development

Consent Item, no discussion

Adv and Do Pass, Consent

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

260009 Sponsor: Director of City Planning and Development Department

Approving the plat of Replat of Lot 3 and Lot 7, Zona Rosa 5th Plat, an addition in Platte County, Missouri, on approximately 7.4 acres generally located at northeast corner of Northwest Prairie View Road and North Congress Avenue, creating eight lots for the purpose of a commercial development; accepting various easements; 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-2025-00032)

Sponsors: Director of City Planning & Development

Consent Item, no discussion

Adv and Do Pass, Consent

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

*****END OF CONSENTS*****

260015 Sponsor: Director of City Planning and Development Department

Approving amendments to the Shoal Creek Special Purpose District by rezoning about 1,756 acres from SC to SC generally located between N.E. 96th Street/N.E. Shoal Creek Parkway on the north, N.E. 76th Street on the south, N. Flintlock Road on the east and Shoal Creek Parkway and I-435 on the west, and amending the Shoal Creek Community Master Plan booklet and text in accordance with 88-255-09-B to update the review and approval process and to revise the alignment of a collector street. (CD-CPC-2025-00153 and CD-CPC-2025-00154)

Sponsors: Director of City Planning & Development

Genevieve Kohn - Smith, City Planning and Development, presented. This ordinance approves amendments to the Shoal Creek Special Purpose District, rezoning approximately 1,756 acres within the defined boundaries and adopting the updated zoning map as part of Chapter 88. The Shoal Creek Community Master Plan booklet was also amended to revise street alignment and update review and approval processes, with a copy on file in the City Clerk's office. The Council confirmed that all required public notices and hearings were properly conducted prior to approval. The 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

260016 Sponsor: Director of City Planning and Development Department

Rezoning an area of about .4 acres generally located at 3319 Red Bud Drive from District R-7.5 to District R-2.5, to allow the property owner to apply for a special use permit to allow a triplex at the site. (CD-CPC-2025-00165)

Sponsors: Director of City Planning & Development

Ahnna Nanoski, City Planning and Development Department, presented. This ordinance approves rezoning approximately 0.4 acres at 3319 Red Bud Drive from District R-7.5 to District R-2.5 to allow the property owner to apply for a special use permit for a triplex. The updated zoning map was adopted as part of Chapter 88. The Council confirmed that all required public notices and hearings were properly conducted prior to approval. The presentation is on file with the City Clerk's Office. Adv and Do Pass

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

Excused: Councilmember Willett

RE-REFERRED

Held off 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)

Sponsors: Director of City Planning & Development

Held off agenda

Hold off Agenda

HELD IN COMMITTEE

250876 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-06, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs. (CD-CPC-2025-00128)
HELD UNTIL 1/27/2026

Sponsors: Director of City Planning & Development

Held until 1/27/2026

Hold on Agenda

250997 Sponsor: Councilmember Crispin Rea

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-354, Marijuana Facilities, and enacting in lieu thereof a new section of like number and subject matter for the purpose of allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

Sponsors: Rea

Held until 1/27/2026

Hold on Agenda

251031 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by amending the use tables in Sections 88-120, 88-130, and 88-140; creating a new Section 88-353, "Large Format Uses," to establish use standards for Large Format uses; creating a new section 88-339, "Data Centers," to establish use standards for Data Centers; amending Section 88-805-05, "Industrial Use Group," to add definitions for Large Format Uses and Data Centers; and amending Section 88-810, "Definitions," to add a definition for Green Roofs. (CD-CPC-2025-00078)

Sponsors: Director of City Planning & Development

Jennifer Reinhardt, City Planning and Development Department, presented. This ordinance approves amendments to Chapter 88 of the Zoning and Development Code, revising use tables and creating new sections to establish standards for Large Format Uses and Data Centers, as well as adding definitions for these uses and Green Roofs. Large Format Uses are defined as industrial facilities with a continuous building footprint of 500,000 square feet or more, and Data Centers are defined as buildings dedicated to digital data operations, with those exceeding 500,000 square feet classified as Large Format Uses. These changes follow stakeholder engagement and three public hearings conducted by the City Planning Commission. The presentation is on file with the City Clerk's Office.

Adv and Do Pass as Cmte Sub

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

Excused: Councilmember Willett

SEMI-ANNUAL DOCKET
Consideration of Semi-Annual Docket items.

160251

Released 1/13/2026

Release

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

Excused: Councilmember Willett

160252 Approving and designating Redevelopment Project 3 of the Arlington Road Tax Increment Financing Plan as a Redevelopment Project; and adopting tax increment financing therefor.

Released 1/13/2026

Release

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

Excused: Councilmember Willett

[220615](#) Approving various infrastructure projects as part of the ReBuild KC grant program.

Sponsors: Parks-Shaw

Released 1/13/2026

Release

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

Excused: Councilmember Willett

[220616](#) Reducing appropriations in the American Rescue Plan Fund by \$1,000,000.00 and appropriating that amount from the Unappropriated Fund Balance of the American Rescue Plan Fund to the contractual services account in the American Rescue Plan Fund: designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Parks-Shaw

Released 1/13/2026

Release

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

Excused: Councilmember Willett

[200424](#)

Released 1/13/2026

Release

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

Excused: Councilmember Willett

210766 Appropriating \$300,000.00 in the Central City Economic Development Fund; supporting the Vineyard Neighborhood Association's housing rehabilitation program to support eligible rehabilitation expenses for low to moderate income homeowners in the Vineyard Neighborhood; and authorizing the Director of Housing and Community Development Department to enter into a contract with the Vineyard Neighborhood Association.

Sponsors: Ellington

Released 1/13/2026

Release

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

Excused: Councilmember Willett

ADDITIONAL BUSINESS

1. Update on the development permit processes and data dashboard.
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