



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

Wednesday, February 7, 2024

1:30 PM

26th Floor, Council Chamber

<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

[240150](#) Sponsor: Councilmember Darrell Curls

Declaring a moratorium until August 8, 2024, on the issuance of any new liquor licenses for convenience-grocery stores and liquor stores; directing the City Manager to review current City Code, regulations, and policies regarding the issuance of liquor licenses to such establishments and assess the impacts of the issuance of such licenses on the community; and directing the City Manager to recommend any appropriate changes City Code, regulations, and policies to Council.

Sponsors: Curls

Darrell Curls, City Council, presented. This ordinance approves a moratorium until August 9, 2024 on the issuance of any new liquor license for convenience-grocery stores and liquor stores, and directs the City Manager to review current City codes, regulations, and policies regarding the issuance of liquor licenses to such establishments and assess the impacts gas stations pose to community, especially in minority communities, and to recommend any appropriate changes to City codes, regulations, and policies to the Council.

Adv and Do Pass as Cmte Sub

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

[240151](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Leah FitzGerald, Jeff Stingley, and Stephanie Thompson as successor directors to the 5050 Main Community Improvement District.

Sponsors: Lucas

Consent item. No discussion was held.

Adv and Be Adopted, Consent

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

[240152](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Elbert Anderson and Emmet Pierson as successor directors to the Linwood Shopping Center Community Improvement District.

Sponsors: Lucas

Consent item. No discussion was held.

Adv and Be Adopted, Debate

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

240153 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Karen Curls, Jaiesha Releford, and Shannon Hesterberg as successor directors to the Linwood Square Shopping Center Community Improvement District.

Sponsors: Lucas

Consent item. No discussion was held.

Adv and Be Adopted, Consent

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

240154 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Owen Buckley, Lynne Buckley, and Tina Burke as successor directors to the State Line Shopping Center Community Improvement District.

Sponsors: Lucas

Consent item. No discussion was held.

Adv and Be Adopted, Consent

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

240155 Sponsor: Councilmember Crispin Rea

Amending Ordinance No. 230031 by repealing Section 4 of the Ordinance which provided for an easement in favor of the City of Kansas City with respect to a vacated 7-foot wide and 116-foot long strip of unimproved right-of-way containing about 0.02 acres generally located just south of 100 E. 20th Street; and directing the City Clerk to record certain documents.

Sponsors: Rea

Jeffrey Williams, City Planning and Development, presented. This ordinance approves the amendment of Ordinance 230031, passed January 19, 2023 by repealing and replacing section 4 with the purpose of correcting the language of this ordinance, related to the previously approved vacation of easement located just south of 100 E 20th Street.

Adv and Be Adopted, Consent

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

240157 Sponsor: Councilmember Darrell Curls

Declaring a moratorium until August 8, 2024, on the approval of any new permits, plan review, project plans, and zoning changes where the subject matter of the project is a proposed gas station; and directing the City Manager to review and recommend any appropriate changes to the Zoning and Development Code or other City regulations regarding gas stations by July 11, 2024.

Sponsors: Curls

Darrell Curls, City Council, presented. This ordinance approves a moratorium for all gas stations in Kansas City due to concerns of saturation of gas stations throughout the city and concerns about the health and environmental risks that gas stations pose especially in minority communities. This ordinance directs the City Manager and Planning department to look at those gas stations throughout the City and report back with appropriate recommendations and changes to our code.

Adv and Do Pass as Cmte Sub

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

240161 Sponsor: Director of City Planning and Development Department

Rezoning an area of about seven acres generally located at 4000 N.W. 80th Street from District R-5 to District R-80. (CD-CPC-2023-00177).

Sponsors: Director of City Planning & Development

Darrell Curls, City Council, presented. This ordinance approves the request to rezone the seven acre property at 4000 NW 80th Street to conform with the surrounding zoning districts. This rezoning would permit the property owner to have a gravel drive to access a proposed accessory building in which they can hold equipment that is necessary to maintain their property.

Adv and Do Pass

240162 Sponsor: Mayor Pro Tem Ryana Parks-Shaw and Councilmember Darrell Curls

Waiving certain procedures of the City's arterial street impact fee ordinance; appropriating \$800,000.00 from the Unappropriated Fund Balance of the Arterial Street Impact Fee Fund to an account in the Arterial Street Impact Fee Fund for the preliminary design of the Blue Ridge Boulevard Streetscape project from 87th Street to Bannister Road; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Parks-Shaw and Curls

Nicholas Bosonetto, Public Works Department, presented. This ordinance approves waiving certain procedures of the City's arterial street impact fee ordinance; appropriating \$800,000.00 from the un-appropriated Fund Balance of the Arterial Street Impact Fee Fund to an account in the Arterial Street Impact Fee Fund for the preliminary design of the Blue Ridge Boulevard Streetscape project from 87th Street to Bannister Road; and recognizing this ordinance as having an accelerated effective date.

Adv and Do Pass

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

HELD IN COMMITTEE

230937 Sponsor: Director of City Planning and Development Department

Approving the Westside Heritage Urban Renewal Plan on approximately 736 acres on an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W. 31st Street on the south, and the Stateline/25th Street/Kansas City Terminal Railway tracks on the west, pursuant to Land Clearance Redevelopment Authority Law. (CD-CPC-2023-00141) ***Held until 3.27.2024***

Sponsors: Director of City Planning & Development and City Plan
Commission

Held until 2/21/2024

Hold on Agenda

231047 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-305-04, Home Occupation, and enacting in lieu thereof a new section of like number and subject matter for the purpose of compliance with state law; by repealing Section 88-205-07 Documentation of Overlays, and enacting in lieu thereof a new section of like number and subject matter for the purpose of documenting the recently-adopted Westport Overlay District; by enacting Section 88-327, Communication Services Establishments to provide standards for said uses; and by repealing Section 88-110-03 Table 110-1 (Residential Districts Use Table), Section 88-120-03 Table 120-1 (Business Districts Use Table), and Section 88-130-03 Table 130-1 (Downtown Districts Use Table) and enacting in lieu thereof new tables in each section for the purposes of referencing the use standards of 88-327; by repealing Section 88-516-06-A Major Amendments to Development Plans or Project Plans, and enacting in lieu thereof a new section of like number and subject matter for the purpose of reducing the number of major amendments required. (CD-CPC-2023-00106)

Sponsors: City Plan Commission and Director of City Planning &
Development

Held until 2/21/2024

Hold on Agenda

240091 Sponsor: Director of City Planning and Development Department

Vacating a portion of public right-of-way in District B3-2 (Business 3 (Dash 2)) generally located on the corner of Bellaire Road and Sni-A-Bar Road; and directing the City Clerk to record certain documents. (CD-ROW-2023-00043)

Sponsors: Director of City Planning & Development

Justin Smith, City Planning and Development, presented. This ordinance approves a vacation of public right of way, off Bellaire Ave, the alley separates two properties to the north and south. This approval to vacate brings the street into more conformance, with the deletion of a dead-end alley. The applicant plans to combine the two lots in order to seek a rezoning for future development. There is currently public sewer in the alley, which Water Services has requested that the sewer line between manholes 5083-103 be abandoned with the approval of this vacation. Other private facilities are also in this alley, which have requested easements. No dead ends will be created.

Adv and Do Pass as Cmte Sub

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

240094 Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to identify a methodology to measure and track gentrification and displacement risk; directing the City Manager to review the displacement mitigation policy recommendations and recommend an implementation plan

Sponsors: Parks-Shaw

Jeffrey Williams, City Planning and Development, presented. This resolution approves directing the City Manager to work with City staff and utilize the City's MVA data, together with other data sources, to identify an approach to measure and track gentrification and displacement mitigation policy recommendations and recommend a plan for implementation. The City Manager is to report back to City Council within the next 30 days.

Immediate Adoption as a Committee Substitute

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

ADDITIONAL BUSINESS

1. There may be a general discussion regarding 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