



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, June 11, 2024

1:30 PM

26th Floor, Council Chamber

ZOOM, 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 Two Minutes*****

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

*****Beginning of Consents*****

240487 Sponsor: Director of City Planning and Development Department

Approving the plat of Northstar Villas, an addition in Clay County, Missouri, on approximately 17 acres generally located at the northwest corner of N.E. Cookingham Drive (291 Highway) and N. Eastern Avenue, creating 36 lots and 4 tracts for the purpose of a mixed use development (residential and commercial); accepting various easements; establishing grades on public ways; 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-2024-00002)

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

240489 Sponsor: Director of City Planning and Development Department

Approving the plat of Berkley Riverfront East, an addition in Jackson County, Missouri, on approximately 28 acres generally located at the northeast corner of Front Street and Interstate 29/35, creating one lot to allow for renovation of the existing casino to a mixed use development that includes retail and a hotel; 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-2021-00014)

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

240490 Sponsor: Director of City Planning and Development Department

Approving the plat of Chavez Development 1st Plat, an addition in Platte County, Missouri, on approximately 87 acres generally located at the northeast corner of Northwest Roanridge Road and Northwest Cookingham Drive, creating five (5) lots and one (1) tract for the purpose of a mixed office/commercial development; accepting various easements; establishing grades on public ways; 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-2024-00008)

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

End of Consents

240486 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Truman Plaza Area Plan from light industrial to mixed-use community on about 22 acres generally located at 601 Hardesty Avenue.

Sponsors: Director of City Planning & Development

Ahna Nanoski, City Planning and Development, presented. This resolution approves the redevelopment of the subject site, an area of about 22 acres generally located at 601 Hardesty, for mixed-use purposes, including an Area Plan Amendment, Rezoning to Urban Redevelopment (UR), and Development Plan with an associated Preliminary Plat. The proposed redevelopment sites a mixture of uses (residential, retail, restaurants, and daycare with supportive uses/amenities and parking.) in existing structures and various site improvements within the Independence Corridor Overlay District.

Immediate Adoption

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

240488 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 22 acres generally located at 601 Hardesty from Districts UR and M1-5 to District UR and approving a development plan, with associated preliminary plat, to allow for mixed-use purposes. (CD-CPC-2024-00039)

Sponsors: Director of City Planning & Development

Ahna Nanoski, City Planning and Development, presented. This ordinance approves redevelopment of the subject site, an area of about 22 acres generally located at 601 Hardesty, for mixed-use purposes, including an Area Plan Amendment, Rezoning to UR, and Development Plan with an associated Preliminary Plat. The proposed redevelopment sites a mixture of uses (residential, retail, restaurants, and daycare with supportive uses/amenities) in existing structures and various site improvements within the Independence Corridor Overlay District.

Adv and Do Pass

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

240491 Sponsor: Director of City Planning and Development Department

Approving a vacation of public right of way in District MPD on about 80,783 square feet generally located north of East Front Street at the vehicular entrance to Bally's Casino and directing the City Clerk to record certain documents (CD-ROW-2024-00005).

Sponsors: Director of City Planning & Development

Matthew Barnes, City Planning and Development, presented. This ordinance approves a Vacation of Public Right of Way in District MPD on about 80,783 SF generally located north of East Front street at the vehicular entrance to Bally's Casino. The street requested to be vacated is currently an improved street which dead ends to the north at a previously vacated portion of the former Front Street which was vacated when the on/off ramps for Interstate 35/29 was improved and rerouted Front Street/Berkley Parkway. Land uses on the Bally's Casino site include a casino, retail, and dining establishments. Case 1713V vacated the right of way north of this proposed vacation.

Adv and Do Pass

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

240504 Sponsor: Councilman Eric Bunch

Approving the 2024 Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), the Emergency Solution Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA); providing a substantial amendment to the Five Year Consolidated Plan 2022-2026 in accordance with the National Affordable Housing Act of 1990, as amended; and authorizing submittal to HUD.

Sponsors: Bunch

Held until 7/16/2024

Hold on Agenda

HELD IN COMMITTEE

240343 Sponsors: Councilmembers Nathan Willett and Kevin O'Neill

Amending the Major Street Plan for Kansas City to remove 128th Street, from the east side of Interstate 69 to 132nd Street and N. Virginia Avenue, and directing the City Clerk to file certain documents with the appropriate offices. (CD-CPC-2024-)

Sponsors: Willett and O'Neill

Held until 6/25/2024.

Hold on Agenda

240351 Sponsor: Councilmember Melissa Robinson

Amending Chapter 88, Code of Ordinances, by repealing Section 88-605-03, Street Naming Committee, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring City Council approval for the renaming of streets.

Sponsors: Robinson

Olofu Agbaji, City Planning and Development, presented. This ordinance approves a request to amend Chapter 88, Street Naming to clarify the process for street re-naming and approvals for honorary street naming. The amendment provides a process for street re-naming and revised process for honorary street names.

Adv and Do Pass as Cmte Sub

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

[240429](#) Sponsor: Director of City Planning and Development Department

Vacating an approximate 647 foot-long alley of about 24,227 SF in District M1-5 zoning generally located between Washington Street and Broadway Boulevard north of West 17th Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-000050)

Sponsors: Director of City Planning & Development

Held until 6/25/2024.

Hold on Agenda

[240430](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 260-foot-long street in District M1-5 generally located on Washington Street north of West 17th Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-000051)

Sponsors: Director of City Planning & Development

Held until 6/25/2024.

Hold on Agenda

[240434](#) Sponsor: Councilmember Wes Rogers
SECOND COMMITTEE SUBSTITUTE

Amending Chapter 18, Article XIV, Section 18-367, Code of Ordinances, entitled “Adoption of International Energy Conservation Code (2021); amendments,” by providing an additional path of compliance that accomplishes Strategies B-2 and B-3 of the 2022 Climate Protection & Resiliency Plan through a nationally recognized system for calculating a home’s energy performance; allowing for previously approved building plans to be approved under the additional compliance path; and providing a method to further improve energy performance over time. ***HELD UNTIL 08.13.24***

Sponsors: Rogers and Patterson Hazley

Held until 6/25/2024.

Hold on Agenda

[240447](#) Sponsor: Councilperson Nathan Willett

Amending Chapter 88, Code of Ordinances, by repealing Section 88-424-13, Capital Improvement Sales Tax Fund-Tree Planting, and enacting in lieu thereof a new section of like number and subject matter, for the purpose of requiring tree planting funds to be deposited and spent within designated benefit districts.

Sponsors: Willett

Held until 6/25/2024.

Hold on Agenda

[240466](#) Sponsor: Councilmember Wes Rogers

Approving a development plan which also serves as a preliminary plat in District B3-2 on about 18.97 acres generally located at the southwest corner and southeast corner of N.W. Englewood Road and North Mercier Drive to allow for residential development. (CD-CPC-2024-00033)

Sponsors: Rogers

Genevieve Kohn, City Planning and Development, presented. This ordinance approves a major amendment to the previously approved development plan from 2022, which approved 304 units across three multi-unit buildings with a total of 126 units across 36 buildings (duplex, tri-plex, and quad-plex). All building varieties will be two-stories with individual garages. The subject site is accessible off N Mercier Street and NW 55th Street.

Adv and Do Pass as Cmte Sub

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

240468 Sponsor: Director of the City Planning Department

Amending Chapter 88, Code of Ordinances, by repealing Section 88-405-10, Streets, and enacting in lieu thereof a new section of like number and subject matter; and repealing Section 88-405-21, Installation or Financial Guarantee of Required Improvements, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-405-26, Plats Straddling Jurisdictional Boundaries, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-02, Scope and Applicability, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-08, Administration and Procedures, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-10, Inspections, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-11, Plan Review Process, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-570-02, Applicability; Authorized Administrative Adjustments; all in order to redirect certain permitting and inspection functions from the City Planning and Development Department to the Water Services and Public Works Departments.

Sponsors: Director of City Planning & Development

Ahnna Nanoski, City Planning and Development, presented. This ordinance approves redirecting certain permitting and inspection functions from the City Planning and Development Department to the Water Services and Public Works Departments in response to Ordinance 230741. Zoning and Development Code Text Amendments makes changes to Chapter 88 of the Kansas City, MO Municipal Code. These amendments can be periodic to “clean up” components of the Zoning and Development Code or address policy and urban planning best practices.

Adv and Do Pass

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