



# 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*

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Tuesday, August 13, 2024

1:30 PM

26th Floor, Council Chamber

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**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 TWO MINUTES\*\*\*

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

**Excused:** Eric Bunch

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

[240651](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Levy at Martini Corner, an addition in Jackson County, Missouri, on approximately 1 acre generally located at the northeast corner of Gillham Rd and E. 31st Street; creating one lot for the purpose of a mixed-use development to allow for 163 residential units; 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-2021-00061)

**Sponsors:** Director of City Planning & Development

Consent Item. No discussion was held

Adv and Do Pass, Consent

**Aye:** Parks-Shaw, Councilmember Willett and Councilmember Patterson  
Hazley

**Excused:** Vice Chair Bunch

[240652](#) Sponsor: Director of City Planning and Development Department

Approving the plat of The Villas at Oakwood, an addition in Jackson County, Missouri, on approximately 29 acres generally located on the west side of Grandview Road and Kings Highway; creating two (2) lots and three (3) tracts for the purpose of a residential and golf course 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-2024-00016)

**Sponsors:** Director of City Planning & Development

Consent Item. No discussion was held

Adv and Do Pass, Consent

**Aye:** Parks-Shaw, Councilmember Willett and Councilmember Patterson  
Hazley

**Excused:** Vice Chair Bunch

**240681** Sponsor: Director of City Planning and Development Department

Approving the plat of Martini Flats, an addition in Jackson County, Missouri, on approximately 1.28 acres generally located on the west side of Oak Street between Linwood Boulevard and E. 31st Street, creating 12 lots for the purpose of single unit residential homes; 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-2023-00010)

**Sponsors:** Director of City Planning & Development

Consent Item. No discussion was held

Adv and Do Pass, Consent

**Aye:** Parks-Shaw, Councilmember Willett and Councilmember Patterson  
Hazley

**Excused:** Vice Chair Bunch

\*\*\*End of consents\*\*\*

**240649** Sponsor: Director of Housing and Community Development Department

Accepting the recommendations of the Central City Economic Development Board; reducing an existing appropriation by \$1,711,159.00 and appropriating \$1,711,159.00 from the Unappropriated Fund Balance in the Central City Economic Development; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$1,711,159.00 from the funds appropriated in the Central City Economic Development Tax Fund.

Dion Lewis, Housing Department, presented. This ordinance approves appropriating \$1,711,159.00 from the Un-appropriated Fund Balance in the Central City Economic Development; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$1,711,159.00 from the funds appropriated in the Central City Economic Development Tax Fund. The funds are appropriated to the following accounts: Linwood Property, Inc \$22,697.00, Jazz Hill Homes \$995,000.00 and 19 Vine \$693,462.00 for a total of \$1,711,159.00. A presentation is on file at the City Clerk's office.

Adv and Do Pass

**Aye:** Parks-Shaw, Councilmember Willett and Councilmember Patterson  
Hazley

**Excused:** Vice Chair Bunch

**240653** Sponsor: Director of City Planning and Development Department

Amending the Major Street Plan to change the street typology designation of N.W. Tiffany Springs Parkway from parkway to local link between I-29 Highway on the east and N. Hampton Avenue on the west. (CD-CPC-2024-00055)

**Sponsors:** Director of City Planning & Development

Held until 8.20.24

Hold on Agenda

**240680** Sponsor: Director of City Planning and Development Department

Approving a development plan in District B3-2 on about 24.7 acres generally located at Interstate 35 and N.E. Oak Ridge Drive to allow for outdoor and indoor sports and recreation. (CD-CPC-2024-000680)

**Sponsors:** Director of City Planning & Development

Andrew Clark, City Planning and Development Department, presented. This ordinance approves non-residential development plan in district B3-2 to allow for outdoor and indoor sports and recreation on about 24.7 acres generally located at Interstate 35 and NE Oak Ridge Drive. This is a two phased development beginning with an outdoor practice field in phase one and a 24,000 square foot indoor training facility for phase two. No bleachers or lights are being proposed with this development as the facility will only be used by a private club. A presentation is on file at the City Clerk's office

Adv and Do Pass

**Aye:** Parks-Shaw, Councilmember Willett and Councilmember Patterson  
Hazley

**Excused:** Vice Chair Bunch

[240682](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 800 foot long street in District M3-5 on about 1.07 acres generally located at the corner of Prospect Avenue and East 87th Terrace; and directing the City Clerk to record certain documents. (CD-ROW-2024-00004)

**Sponsors:** Director of City Planning & Development

Larissa Chambi, City Planning and Development Department, presented. This ordinance approves a vacation of Public Right of Way in District M3-5 of about 800 feet in length generally located along the north and south of East 87th Terrace. The vacated street is an improved stub street which provides access to the five properties on either side of East 87th Terrace. All properties on either side of the road are owned by the same company. Staff has included a condition requiring a cross-access easement to be recorded at the time of the vacation recording to ensure all properties have legal access to a public right of way. Land uses in the area are mostly light industrial. The applicant is only vacating a portion of the existing street; the remaining turnaround on the easternmost side of the street will not be vacated as requested by the Water Department. A presentation is on file at the City Clerk's office

Adv and Do Pass

**Aye:** Parks-Shaw, Councilmember Willett and Councilmember Patterson  
Hazley

**Excused:** Vice Chair Bunch

[240687](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of two acres generally located at 4900 Oak Street from District R-0.5 to District O-3 for an existing office building. (CD-CPC-2024-00050)

**Sponsors:** Director of City Planning & Development

Ahnna Nanoski, City Planning and Development Department, presented. This ordinance approves a temporary use permit for the Russell Stover 100th Anniversary event to include signage and other features depicted on the approved plans for a period not to exceed one year on about 1 acre generally located at 4900 Oak St. A presentation is on file at the City Clerk's office.

Do Pass

**Aye:** Parks-Shaw, Councilmember Willett and Councilmember Patterson  
Hazley

**Excused:** Vice Chair Bunch

**240689** Sponsor: Director of City Planning and Development Department

Accepting and approving a grant award from the National Park Service Underrepresented Communities Grant Program to provide funding to recognize historic African American sites in the city; and estimating revenue and appropriating a total of \$75,000.00 in the General Grants Fund.

**Sponsors:** Director of City Planning & Development

Brad Wolf, City Planning and Development Department, presented. This ordinance approves acceptance of a grant award amendment of \$75,000 from the National Park Service Underrepresented Communities Grant Program to provide funding to recognize historic African American sites in the city. A presentation is on file at the City Clerk's office.

Adv and Do Pass as Cmte Sub

**Aye:** Parks-Shaw, Councilmember Willett and Councilmember Patterson  
Hazley

**Excused:** Vice Chair Bunch

**240697** Sponsor: Mayor Quinton Lucas

Approving a vacation of public right of way of 1622.60 feet in District UR generally located on the west side of Santa Fe Street between West 11th Street and Union Avenue conditional upon the maintenance of a Public Access Easement; authorizing the City Manager to accept a Public Access Easement; and directing the City Clerk to record certain documents (CD-ROW-2023-00007)

**Sponsors:** Lucas

Matthew Barnes, City Planning and Development Department, presented. This ordinance approves a vacation of right of way with conditions of half of the alley generally located at Union and 11th in the West Bottoms. The southern side of the alley will be used for access to the adjacent building that is proposed to be redeveloped into a residential structure. This vacation does not impact any portion of the alley where the other property owners are, or the general public will still be able to cross through the alley. A presentation is on file at the City Clerk's office

Adv and Do Pass

**Aye:** Parks-Shaw, Councilmember Willett and Councilmember Patterson  
Hazley

**Excused:** Vice Chair Bunch

[240698](#) Sponsor: Councilmember Kevin O’Neill

Approving the petition to establish the Tiffany Square Community Improvement District; establishing the Tiffany Square Community Improvement District generally bounded by Northwest Old Tiffany Springs Road on the north, North Ambassador Drive on the east, and Northwest Skyview Avenue on the south and west in Kansas City, Platte 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:** O'Neill

Patricia Jensen, on behalf of Longhorn Opportunity Fund, presented. This ordinance approves the creation of the Tiffany Square Community Improvement District. The District would encompass a mixed-use project, which is consistent with the proposed land use under the KCI Area Plan. In accordance with the City's goals in the comprehensive plan and area plan and its economic development policies, the District would allow for the funding of public improvements for a robust mixed-use development that appeals to a diverse customer base. The location of this mixed-use development is on the property formerly owned by Sam's Club which has been vacant and undeveloped for many years. A presentation is on file at the City Clerk's office.

Adv and Do Pass

**Aye:** Parks-Shaw, Councilmember Willett and Councilmember Patterson  
Hazley

**Excused:** Vice Chair Bunch

RE-REFERRED

[240411](#) Sponsor: Councilmember Eric Bunch  
COMMITTEE SUBSTITUTE

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 requiring a distance of 2,000 feet between marijuana dispensary facilities and amending the distance between schools and marijuana facilities; amending 88-805-04-V, Retail Sales, to classify marijuana dispensary facilities as a retail sales use; and amending Section 88-810 by adding definitions applicable to marijuana uses.

**Sponsors:** Bunch

Held until 8.20.24

Hold on Agenda

HELD IN COMMITTEE

[240601](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 0.35 acres in District DX-15 generally located at 1818 Main Street for a major amendment to a previously approved development plan to allow for 147 units. (CD-CPC-2024-00058)

**Sponsors:** Director of City Planning & Development

Larissa Chambi, City Planning and Development Department, presented. This ordinance approves a major amendment to a previously approved development plan to allow a mixed-use building in district DX-15 on about 0.35 acres located at 1818 and 1822 Main Street. The proposed development is a 147 unit, 16-story residential building with ground floor retail space and rooftop amenity deck, totaling 201,000 square feet. A Presentation is on file at the City Clerk's office.

Adv and Do Pass

**Aye:** Parks-Shaw, Councilmember Willett and Councilmember Patterson  
Hazley

**Excused:** Vice Chair Bunch

[240620](#) Sponsor: Director of Housing and Community Development Department

Accepting the recommendations of the Central City Economic Development Board; reducing an existing appropriation by \$15,460,058.00 and appropriating \$15,460,058.00 from the Unappropriated Fund Balance in the Central City Economic Development; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; and authorizing the Director of the Housing and Community Development Department to expend up to \$15,460,058.00 from funds appropriated in the Central City Economic Development Fund.

**Sponsors:** Director of Housing and Community Development

Dion Lewis, Housing Department, presented. This ordinance approves accepting the Central City Economic Development round 6 recommendations listed below and appropriating the sum of \$15,460,058 to the following accounts of the Central City Economic Development Sales Tax fund: Negro Leagues Baseball Museum & Hotel \$ 3,875,000, The Historic Lincoln Building \$ 2,697,115, AdHoc Center Healing and Justice, Emmanuel Science and Technology Center Building Project, \$ 2,000,000 and others. A presentation is on file in the City Clerk's office.

Adv and Do Pass

**Aye:** Parks-Shaw, Councilmember Willett and Councilmember Patterson  
Hazley



**Excused:** Vice Chair Bunch

### 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](mailto: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](http://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](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