



# 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, November 19, 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, Eric Bunch, Nathan Willett and Melissa Patterson Hazley

**240988** Sponsor: City Manager's Office

Determining that the 19th Terrace and Central Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

**Sponsors:** City Manager's Office

Sandra Rayford, TIF Commission, presented. This ordinance confirms that the 19th Terrace & Central Tax Increment Financing Plan, approved on June 3, 1999, is making satisfactory progress according to its proposed schedule. The Council held a public hearing, as required every five years, to review the progress and determined that the plan is on track for completion as outlined.

Adv and Do Pass

**Aye:** Vice Chair Bunch, Councilmember Willett and Councilmember  
Patterson Hazley

**Excused:** Parks-Shaw

**240989** Sponsor: City Manager's Office

Determining that the Bannister & Wornall Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

**Sponsors:** City Manager's Office

Sandra Rayford, TIF Commission, presented. This ordinance confirms that the Bannister & Wornall Tax Increment Financing Plan, approved on May 15, 2014, is making satisfactory progress according to its proposed schedule. The Council held a public hearing, as required every five years, to review the progress and determined that the plan is on track for completion as outlined.

Adv and Do Pass

**Aye:** Vice Chair Bunch, Councilmember Willett and Councilmember  
Patterson Hazley

**Excused:** Parks-Shaw

**240990** Sponsor: City Manager's Office

Determining that the 9th & Central Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

**Sponsors:** City Manager's Office

Held until 12.3.24

Hold on Agenda

**240991** Sponsor: City Manager's Office

Determining that the 11th Street Corridor Tax Increment Financing Plan is making satisfactory progress under the proposed time schedule for completion of the projects therein.

**Sponsors:** City Manager's Office

Sandra Rayford, TIF Commission, presented. This ordinance confirms that the 11th Street Corridor Tax Increment Financing Plan, approved on December 10, 1992, is making satisfactory progress according to its proposed schedule. The Council held a public hearing, as required every five years, to review the progress and determined that the plan is on track for completion as outlined.

Adv and Do Pass

**Aye:** Vice Chair Bunch, Councilmember Willett and Councilmember  
Patterson Hazley

**Excused:** Parks-Shaw

**240995** Sponsor: City Manager's Office

Approving the 49th and Montgall PIEA General Development Plan on an irregular shaped tract approximately four acres generally located east of Prospect Avenue to Montgall Avenue between 49th and 51st Street in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2023-00061)

**Sponsors:** City Manager's Office, Robinson and Patterson Hazley

Mark Bryant and Pat Sterrett, Sterrett Urban LLC, presented. This ordinance approves the 49th and Mongall PIEA General Development plan to revitalize blighted properties east of Troost Avenue in Kansas City, Missouri. The plan involves constructing independent living structures for senior citizens on long-unused properties. The Land Bank transferred these properties to Onyx, which is now leading the development. This initiative aims to return the land to productive use.

Adv and Do Pass

**Aye:** Vice Chair Bunch, Councilmember Willett and Councilmember  
Patterson Hazley

**Excused:** Parks-Shaw

[240997](#) Sponsor: Councilmember Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to develop a comprehensive anti-displacement plan; directing the City Manager to issue requests for information pertaining to additional anti-mitigation policies; and directing the City Manager to review municipally-owned housing development corporations in peer cities.

**Sponsors:** Parks-Shaw, Bough, Bunch, Duncan and Curls

Connor Swanton, Mayor's Office, presented. This ordinance approves directing the City Manager to develop a comprehensive plan that will include strategies that will identify and track adverse city neighborhoods, coordinate existing city and community resources and provide recommendations for additional anti-displacement programs and policies. This program also directs the City manager to seek information from community partners for additional legal support for adverse neighborhoods and to explore a potential partnership with Community Land Trust; finally, it directs the City Manager to research potential benefits in municipally owned housing development corporations.

Adv and Do Pass

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

HELD IN COMMITTEE

[240919](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 7 acres in District O-1 generally located at 12940 Wornall Road to allow for a residential mixed-use development. (CD-CPC-2024-00108)

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

Held until 12.3.24

Hold on Agenda

[240953](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 45 acres generally located on the south side of E. 27th Street and the west side of Blue Ridge Boulevard from District R-7.5 to District MPD and approving a development plan which also serves as a preliminary plat, allowing for a mix of uses that includes residential, office, agricultural farm, tree service and the preservation and protection of natural resource areas. (CD-CPC-2024-00087)

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

Olofu Agbaji, City Planning and Development Department, presented. This ordinance approves the rezoning of approximately 45 acres from Residential (R-7.5) to Master Planned Development (MPD). It also approves a development plan that serves as a preliminary plat, allowing for a mix of uses, including residential, office, agricultural farm, tree service, and the preservation of natural resource areas. The development will occur in two phases. The site is located at the southeast corner of E. 27th Street and Stark Avenue.

Adv and Do Pass

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

[240967](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.75 acres generally located west of Interstate 29 on N.W. Prairie View Road, between N.W. Cookingham Drive to the north and N.W. 112th Street to the south from District B3-3 to District M1-2 to allow for industrial uses. (CD-CPC-2024-00117)

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

Held until 12.3.24

Hold on Agenda

[240971](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 2,000-square-foot area of unimproved East 34th Street in District M1-5 generally located at the northeast corner of Stadium Drive and Topping Avenue and directing the City Clerk to record certain documents. (CD-ROW-2024-00021)

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

Justin Smith, City Planning and Development Department, presented. This ordinance approves rezoning the property from R-2.5 (Residential) to R-1.5 (Residential) to construct a multi-unit building. While R-2.5 requires a special use permit for multi-unit houses, R-1.5 allows multi-unit buildings as permitted use. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

**Aye:** Vice Chair Bunch, Councilmember Willett and Councilmember  
Patterson Hazley

**Excused:** Parks-Shaw

[240972](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 4,500-square-foot area of unimproved White Avenue in District M1-5 generally located at the south corner of White Avenue and East 32nd Street and directing the City Clerk to record certain documents. (CD-ROW-2024-00020)

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

Justin Smith, City Planning and Development Department, presented. This ordinance approves a vacation of a public right-of way in District M1-5, which is about 90 feet in length, generally located south of the intersection of White Avenue and East 32nd Street. This portion of White Avenue has never been developed and doesn't provide any connection to adjacent streets. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

**Aye:** Vice Chair Bunch, Councilmember Willett and Councilmember  
Patterson Hazley

**Excused:** Parks-Shaw

[240979](#) Sponsor: Director of City Planning and Development Department

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-304 entitled “Reporting Requirements” and Section 74-305 entitled “Costs and Fines” and enacting in lieu thereof new sections of like number and subject matter to improve the transparency and reporting compliance of community improvement districts; and requiring already established CIDs to submit adopted bylaws with their next annual report.

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

Abbey Brinkley, City Planning and Development Department presented. This ordinance amends Chapter 74, Article VII of the Code of Ordinances to improve transparency and reporting compliance for Community Improvement Districts (CIDs). The key changes are:

- 1. Bylaws Submission**
- 2. Directors' Terms**
- 3. Termination Costs**
- 4. Appeal Hearings**

These changes aim to enhance the transparency and accountability of CIDs. Item held until 12.3.24. A presentation is on file with the City Clerk’s Office.

Hold on Agenda

[240922](#) Sponsor: Councilmember Eric Bunch

Approving the First Amendment to the 39th and Main General Development Plan to amend the Estimated Completion Time of twenty years from passage of this Ordinance and affirming the findings of the City Council made when approving the Plan.

**Sponsors:** Bunch and Rea

Kevin Klinkenberg, Midtown KC Now, presented. This ordinance amends the 39th and Main General Development Plan to extend the estimated completion time to twenty years from the ordinance's passage. It reaffirms the City Council's original findings and extends tax exemption benefits to the planning area, contingent on a development agreement with the PIEA and the developer. A presentation is on file with the City Clerk’s Office.

Adv and Do Pass

**Aye:** Vice Chair Bunch, Councilmember Willett and Councilmember Patterson Hazley

**Excused:** Parks-Shaw

**240923** Sponsor: Councilmember Eric Bunch

Approving the First Amendment to the Westport-Main General Development Plan to amend the Estimated Completion Time to within twenty years from passage of this ordinance and affirming the findings of the City Council made when approving the Plan.

**Sponsors:** Bunch

Kevin Klinkenberg, Midtown KC Now, presented. This ordinance amends Westport-Main General Development Plan to extend the estimated completion time to twenty years from the ordinance's passage. It reaffirms the City Council's original findings and extends tax exemption benefits to the planning area, contingent on a development agreement with the PIEA and the developer. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

**Aye:** Vice Chair Bunch, Councilmember Willett and Councilmember  
Patterson Hazley

**Excused:** Parks-Shaw



**240843** Sponsor: Director of City Planning and Development Department

Vacating approximately 84,000 square feet of public right-of-way in Zoning District M1-5 generally located on Topping Avenue between Stadium Drive and East 32nd Street; and directing the City Clerk to record certain documents. (CD-ROW-2024-00015)

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

Justin Smith, City Planning and Development Department, presented. This ordinance approves vacating approximately 84,000 square feet of public right-of-way on Topping Avenue between Stadium Drive and East 32nd Street in Kansas City. The right-of-way to be vacated is an undeveloped street. The surrounding land includes a junk/salvage yard to the west, single-family homes to the north, a public park, and industrial uses to the south. The vacation aims to support industrial development on the adjacent site at 5819 E 32nd Street. This is part of a larger initiative with multiple vacation requests in the area. The site requires a development plan due to its industrial zoning and size (over 10 acres). The right-of-way contains public utilities (KCMO water and sewer mains) and private utilities (AT&T and Evergy). The applicant must preserve easements and protect or relocate utilities at their expense. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

**Aye:** Vice Chair Bunch, Councilmember Willett and Councilmember  
Patterson Hazley

**Excused:** Parks-Shaw

**240849** Sponsor: Director of City Planning and Development Department

Vacating approximately 5,400 square feet of public right-of-way in Zoning District M1-5 generally described as Bellaire Avenue, south of East 32nd Street; and directing the City Clerk to record certain documents. (CD-ROW-2024-00019)

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

Justin Smith, City Planning and Development Department, presented. This ordinance approves vacating approximately 5,400 square feet of public right-of-way on Bellaire Avenue, south of East 32nd Street in Kansas City. The vacation involves an unimproved dead-end street surrounded by vacant properties to the east and west, with single-family homes to the north and a parcel owned by the applicant to the south. The goal is to develop the industrial-zoned site at 5819 East 32nd Street. This vacation of Bellaire Avenue is part of a broader initiative with multiple vacation requests, including ordinance 240843. The site requires a development plan due to its size and zoning. The right-of-way contains only private utilities (AT&T), simplifying the vacation process. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

**Aye:** Vice Chair Bunch, Councilmember Willett and Councilmember  
Patterson Hazley

**Excused:** Parks-Shaw

#### ADDITIONAL BUSINESS

1. Land Development Division Update
2. There may be a general discussion regarding 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](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