



Kansas City

414 E. 12th Street
Kansas City, MO 64106

Meeting Minutes - Final

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Wednesday, January 24, 2024

1:30 PM

26th Floor, Council Chamber

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>

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

Beginning of Consents

240025 Sponsor: Director of City Planning and Development Department

Approving the plat of I-49 Industrial Center First Plat, an addition in Jackson County, Missouri, on approximately 39 acres generally located at the southwest corner of East 149th Street and Thunderbird Road, creating one lot for the purpose of an Industrial 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-2023-00029)

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

240020 Sponsor: Director of City Planning and Development Department

Approving a development plan on about one acre in District R-2.5 generally located at E. 61st Street and Swope Parkway to allow for a residential cottage house development. (CD-CPC-2023-00167)

Sponsors: Director of City Planning & Development

Andrew Clark, City Planning and Development Department, presented. This ordinance approves a residential cottage house development in district R-2.5 to allow for the construction of nine (9) total cottages on a one (1) acre lot located at E. 61st Street and Swope Parkway

Adv and Do Pass

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

240021 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 25 acres in District M1-5 generally located at 7501 Prospect Avenue to allow for a major amendment to a previously approved development plan to allow parking lot and building additions. (CD-CPC-2023-00168)

Sponsors: Director of City Planning & Development

Genevieve Kohn, City Planning and Development Department, presented. This ordinance approves a development plan on about 25 acres generally located at 7501 Prospect Ave, to allow for a major amendment to a previously approved development plan that includes the addition of an 18,000 sq. ft. building and an additional 30 parking spaces.

Adv and Do Pass

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

240022 Sponsor: Director of City Planning and Development Department

Vacating a portion of public right-of-way in District MPD (Master Planned Development) of about 325 feet generally located on St. Louis Avenue west of Santa Fe Street to the Union Pacific Railroad right-of-way; and directing the City Clerk to record certain documents. (CD-ROW-2023-0004)

Sponsors: Director of City Planning & Development

Matthew Barnes, City Planning and Development Department, presented. This ordinance approves a vacation of public right of way of about 331 feet generally located between Santa Fe Street and Union Pacific Railroad Right of Way (Adjacent to Mulberry Street) along St Louis Avenue. This vacation is expected to reduce conflicts with the railroad crossing which cuts diagonally through Mulberry Street and St Louis Avenue.

Adv and Do Pass

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

240023 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2 acres generally located at 4627 Madison Avenue from Districts UR and B4-5 to District B4-5, and approving a development plan to allow for an apartment complex and parking garage. (CD-CPC-2023-00153,155)

Sponsors: Director of City Planning & Development

Ahnna Nanoski, City Planning and Development Department, presented. This ordinance approves the applicants request to rezone from UR and B4-5 to B4-5 to update the zoning map to existing conditions and a 202 multi-unit apartment building with a parking garage on about 2 acres generally located in midtown, adjacent to Country Club Plaza at 4627 Madison Ave.

Adv and Do Pass

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

240024 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 enacting in lieu thereof a new section of like number and subject matter to change the staff’s community improvement district (CID) compliance report date to December 1st.

Sponsors: Director of City Planning & Development

Abbey Brinkley, City Planning and Development Department, presented. This ordinance approves an amendment to Section 74-304 changing city staff’s annual reporting date from on or around November 1st to on or around December 1st

Adv and Do Pass

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

240032 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.35 acres generally located at 916 Newton Avenue from District R-2.5 to District R-1.5. (CD-CPC-2023-00172).

Sponsors: Director of City Planning & Development

Genevieve Kohn, City Planning and Development Department, presented. This ordinance approves an area plan amendment to the Truman Plaza Area Plan from residential low density to residential high density, rezoning from district R-2.5 to R-1.5, and a special use permit to approve group living in district R-1.5 on about 0.35 acres generally located at 916 Newton Avenue

Adv and Do Pass

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

240033 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Truman Plaza Area Plan on about 0.35 acres generally located at 916 Newton Avenue by changing the recommended land use from residential low density to residential high density for Sheffield Place. (CD-CPC-2023-00175)

Sponsors: Director of City Planning & Development

Genevieve Kohn, City Planning and Development Department, presented. This ordinance approves an area plan amendment to the Truman Plaza Area Plan from residential low density to residential high density, rezoning from district R-2.5 to R-1.5, and a special use permit to approve group living in district R-1.5 on about 0.35 acres generally located at 916 Newton Avenue

Adv and Do Pass

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

240035 Sponsor: Director of City Planning and Development Department

Vacating a portion of the public right-of-way in District MPD (Master Planned Development) of about 89 feet generally located west of Mulberry Street between Union Avenue and St. Louis Avenue, and directing the City Clerk to record certain documents. (CD-ROW-2023-00015)

Sponsors: Director of City Planning & Development

Matthew Barnes, City Planning and Development Department, presented. This ordinance approves a vacation of public right of way in the form of an alley of about 89 feet generally located west Mulberry Street to the Union Pacific Rail Road north of Union Avenue

Adv and Do Pass

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

240040 Sponsor: Councilmember Nathan Willett

Approving the termination of a previously approved development plan for a 24.5 acre tract of land generally located on the east side of N.E. Reinking Road between N.E. 113th Terrace on the north and N.E. 108th Street on the south (11201 N.E. Reinking Road) to create 47 single family residential lots (CD-CPC-2021-00064 and CD-CPC-2021-00066) and approved by Ordinance No. 210567 on July 1, 2021, so as to permit the minor subdivision of the property into 3 lots. (CD-CPC-2023-00181)

Sponsors: Willett

Matthew Barnes, City Planning and Development Department, presented. This ordinance approves the termination of a previously approved Development Plan for Staley Shire, a 24.5 acre tract of land generally located on the east side of N.E. Reinking Road between N.E. 113th Terrace on the north and N.E. 108th Street on the south (11201 N.E. Reinking Road) to create 47 single family residential lots and approved by Ordinance No. 210567 on July 1, 2021, to allow the minor subdivision of the property into 3 lots.

Adv and Do Pass as Cmte Sub, Debate

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

240041 Sponsor: Director of City Planning and Development Department

Vacating a portion of the public right-of-way in District MPD (Master Planned Development) of about 137 feet generally located west of Santa Fe Street between Union Avenue and St Louis Avenue and directing the City Clerk to record certain documents. (CD-ROW-2023-00006)

Sponsors: Director of City Planning & Development

Matthew Barnes, City Planning and Development Department, presented. This ordinance approves a vacation of public right of way of about 137 feet generally located west of Santa Fe Street between Union Avenue and St. Louis Avenue.

Adv and Do Pass

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

[240042](#) Sponsor: Director of City Planning and Development Department

Approving a development plan on about 5 acres in District R-0.5 generally located at the southeast corner of E. 7th Street and Euclid Avenue to allow for a 3-story medical office building addition (one level parking and two-level office). (CD-CPC-2022-00010)

Sponsors: Director of City Planning & Development

Matthew Barnes, City Planning and Development Department, presented. This ordinance approves a development plan to allow for a 4-story medical office building addition (two level parking and two-level office) on about 5 acres generally located at the southeast corner of E. 7th Street and Euclid Avenue.

Adv and Do Pass

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

[240047](#) Sponsor: Councilmember Nathan Willett

Declaring a moratorium until October 11, 2024, on the issuance or approval of any permits, plan review, project plans, and zoning changes, where the subject matter of the project is a proposed liquor store or vape shop in any locations along Barry Road between N.W. Waukomis Drive and N. Platte Purchase Drive.

Sponsors: Willett

Held until 2.21.24

Hold on Agenda

240048 Sponsor: Councilmember Melissa Patterson-Hazley

Amending Chapter 2, Article VI of the Code of Ordinances, entitled "Boards, Commissions and Committees," by repealing Division 19, "Kansas City Youth Commission," consisting of Sections 2-970.30 through 2-970.35, in its entirety and enacting new Divisions 24, 25 and 26, "Kansas City Youth Commission," "Kansas City Young Adult Commission," and "KC Futures Commission," respectively, consisting of Sections 2-970.75 through 2-970.95 to formally establish new youth and young adult advisory committees, to advise the City on matters directly relating to or significantly impacting young adults and youth; reducing appropriations of \$40,000.00 in the Violence Prevention Fund and appropriating that same amount in the Violence Prevention Fund for the KC Youth and Adult Commissions; and repealing Resolution No. 211042 that created the Kansas City Young Adult City Council.

Sponsors: Patterson Hazley, Bough, Bunch, Curls, Duncan, French, Rea, O'Neill, Willett, Lucas, Robinson, Parks-Shaw and Rogers

Councilmember Patterson-Hazley, presented. This ordinance approves creating a new Kansas City Futures commission and commission office within the Health Department with one full time staff person and a \$40,000 budget to support the work of the KC Youth Commission and KC Young Adult Commission.

Adv and Do Pass as Cmte Sub, Debate

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

HELD IN COMMITTEE

231052 Sponsors: Councilmembers Eric Bunch and Crispin Rea

Approving the 100 E. 20th Street PIEA General Development Plan on approximately 1.04 acres which Planning Area consists of the western half of that block bound by East 19th Street on the north, Grand Boulevard on the east, East 20th Street on the south and Walnut Street on the west located in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation.

Sponsors: Bunch and Rea

Andrew Clark, City Planning and Development Department, presented. This ordinance approves a plan for redevelopment of the 100 E 20th Street Planning Area and declares said area to be blighted. The General Plan requires removal of all blight and the redevelopment of the Planning Area subject to the policies and guidelines of the PIEA, including the City's MBE/WBE and inclusive Work Force requirements.

Do Pass

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

SEMI-ANNUAL DOCKET

Consideration of Semi-Annual Docket items

200979

Release

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

200980

Release

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

210463

Amending Chapter 88, Zoning and Development Code, Section 88-370, to include a new subsection 88-370-08, Temporary Government Sponsored Shelters, to allow the City to provide temporary housing for the houseless. (CD-CPC-2021-00074)

Release

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

220638

Amending the Main Corridor Overlay District, which was created by Committee Substitute for Ordinance No. 171037 and includes design and use regulations for property generally located along Main Street from 27th Street on the north to Emanuel Cleaver II on the south, to permit a drive-through restaurant to be redeveloped with dual drive-through lanes. (CD-CPC-2022-00048).

Release

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

220729

Amending the Plaza Bowl Overlay, which was created by Committee Substitute for Ordinance No. 190100, which includes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W. 46th Terrace), between Madison Avenue on the west and J.C. Nichols Parkway on the east, in order to establish standards for granting deviations..

Sponsors: Bough, Shields and Bunch

Release

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

220936

Sponsor: Director of City Planning and Development Department

Approving a rezoning of about 2.17 acres generally located at 5220 Troost Avenue between E. 53rd Street to the south, E 52nd Street to the north, and Rockhill Road to the west from District R-1.5 to District B1-5 without a plan. (CD-CPC-2022-00114)

Sponsors: Director of City Planning & Development

Release

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

230522

Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Hickman Mills Area Plan on about 29.6 acres generally located south of Longview Road and west of Raytown Road by changing the recommended land use from residential low density to office for the Smith Hale Middle School Adaptive Reuse. (CD-CPC-2023-00066)

Sponsors: Director of City Planning & Development

Release

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

230525

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 29.6 acres generally located south of Longview Road and west of Raytown Road from District R-80 to District O-1 to allow the adaptive reuse of the former Smith-Hale Middle School. (CD-CPC-2023-00065)

Sponsors: Director of City Planning & Development

Release

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

210697

Declaring the Council's intent to support a District row Project to preeserve a portion of Western Bible College in Phase One and to create thirty-five luxury townhomes in Phase Two.

Release

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

210698 Estimating and appropriating bond proceeds in the Taxable Special Obligation Series 2022A Bond Fund; declaring the City Council's intent to support future phases of the District Row Project in the future; and declaring requisitioning authority for the project consisting of 10 acres of land between 22nd and 20th Streets (Paseo to Tracy) to preserve a portion of Western Bible College in Phase One and to create 35 luxury townhomes in Phase Two.

Sponsors: Robinson

Release

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