



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, October 14, 2025

12:30 PM

26th Floor, Council Chamber

[https://us02web.zoom.us/j/81978258193?
pwd=syXyZLTpUDSM7vz6HtLq5wd1WdGLsw.1](https://us02web.zoom.us/j/81978258193?pwd=syXyZLTpUDSM7vz6HtLq5wd1WdGLsw.1)

Meeting ID: 819 7825 8193

Passcode: 423139

Note Updated for 10th floor meeting relocation

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 video conference platform Join Zoom Meeting

<https://us02web.zoom.us/j/81978258193?pwd=syXyZLTpUDSM7vz6HtLq5wd1WdGLsw.1>

Meeting ID: 819 7825 8193

Passcode: 423139

*****Public Testimony is Limited to 2 Minutes*****

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

FIRST READINGS

*****BEGINNING OF CONSENTS*****

250866 Sponsor: Director of City Planning and Development Department

Approving the plat of Hill Creek Commons, an addition in Platte County, Missouri, on approximately 54 acres generally located at the southwest corner of North Line Creek Parkway and Northwest Old Stagecoach Road, creating 3 lots and 8 tracts for the purpose of multi-unit residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00026)

Sponsors: Director of City Planning & Development

Consent Item, No Discussion

Adv and Do Pass, Consent

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

250867 Sponsor: Director of City Planning and Development Department

Approving the plat of East Campus Phase 02/03, an addition in Jackson County, Missouri, on approximately 86 acres generally located at the northeast corner of 150 Highway and Botts Road, creating eight (8) lots and four (4) tracts for the purpose of an industrial and office development; accepting various easements; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00012)

Sponsors: Director of City Planning & Development

Held Until 10/21/2025

Adv and Do Pass, Consent

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

END OF CONSENTS

HEALTH DEPARTMENT

250842 Sponsor: Director of Health Department

Accepting and approving a \$90,000.00 grant award amendment from the University of Kansas for the Aim4Peace Program's injury prevention and control research activities; estimating and appropriating \$90,000.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Director of Health

Consent Item, No Discussion

Adv and Do Pass, Consent

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

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

250869 Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$292,186.00 to the 29th & Belleview Townhomes project developed by Hispanic Economic Development Corporation located at 2909 Belleview Avenue; reducing existing appropriations of the Housing Trust Fund, Fund No. 2490, by \$292,186.00 and appropriating the same; authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements in accordance with this Ordinance; and designating requisitioning authority.

Sponsors: Director of Housing and Community Development

Evan Chiarelli, Housing and Community Department, presented. This ordinance approves an additional \$292,186 in funding for the 29th & Belleview Townhomes project, developed by the Hispanic Economic Development Corporation at 2909 Belleview Avenue. This funding supports the creation of nine new affordable townhomes and addresses increased construction costs. The funding adjustment was recommended by the Housing Trust Fund Advisory Board and aligns with the City's housing policy goals. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

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

250870 Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$1,000,000.00 to the Jazz Hill Homes project developed by Flaherty & Collins Development, LLC, located on the 900 and 1000 blocks of Paseo Boulevard; reducing existing appropriations of the Housing Trust Fund, Fund No. 2490 by \$1,000,000.00 and appropriating the same; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements in accordance with this Ordinance.

Sponsors: Director of Housing and Community Development

Evan Chiarelli, Housing and Community Department, presented. This ordinance approves. A presentation is on file with the City Clerk's Office. an additional \$1,000,000 for the Jazz Hill Homes project to address structural issues in ten historic buildings. This brings the total City investment to \$2,000,000, supporting the creation of 181 affordable housing units on Paseo Boulevard. The Housing Trust Fund Advisory Board recommended the funding, and Procurement Services is authorized to amend the agreements.

Adv and Do Pass

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

COUNCIL

250881 Sponsor: Councilmember Melissa Hazley Patterson

RESOLUTION - Directing the City Manager to enter into negotiations with Neighborhood Legal Support of Kansas City to establish a pilot program providing legal services to neighborhoods to identify dangerous structures in the City that can be adequately repaired, spare such properties from demolition and other City abatement costs and convert the same to quality, affordable housing.

Sponsors: Patterson Hazley, Parks-Shaw, Bunch and Willett

Greg Lombardi, Neighborhood Legal Support of Kansas City, presented. This ordinance approves directing the City Manager to negotiate a pilot program with Neighborhood Legal Support of Kansas City to help neighborhoods legally reclaim and repair dangerous buildings. The program would target up to 15 properties, aiming to convert them into safe, affordable housing at a cost of no more than \$6,000 per parcel. This initiative seeks to reduce blight, lower City abatement costs, and preserve housing stock. A presentation is on file with the City Clerk's Office.

Immediate Adoption

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

250887 Sponsor: Mayor Pro Tem Ryana Parks-Shaw

RESOLUTION - Directing the City Manager to review and recommend updates to Chapter 88, the Zoning and Development Code of Kansas City, Missouri in order to improve development processes and align them with current best practices.

Sponsors: Parks-Shaw

Held until 10.21.2025

Hold on Agenda

CITY PLANNING AND DEVELOPMENT DEPARTMENT

250843 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 21 acres generally located at the southeast corner of Northeast 108th Street and Northeast Shoal Creek Parkway from District R-7.5 to District R-80 to allow the property owner to seek a special use permit for an athletic field. (CD-CPC-2025-00095)

Sponsors: Director of City Planning & Development

Matthew Barnes, City Planning and Development Department, presented. This ordinance approves rezoning of approximately 21 acres located at the southeast corner of NE 108th Street and NE Shoal Creek Parkway from District R-7.5 to District R-80. This change allows the property owner to pursue a special use permit for an athletic field. All required public notices and hearings were completed in accordance with the Zoning and Development Code. The rezoning is documented under Section 88-20A-1500 of the city's ordinances. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

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

250850 Sponsor: Director of City Planning and Development Department

Amending Ordinance No. 241051 conditionally approving the application of Historic Northeast Lofts, LLC, for a Brownfields loan to remediate Buildings Nos. 1 and 2 of the former Hardesty Federal Complex by repealing Sections 1 and 3 and enacting new Sections 1 and 3.

Sponsors: Director of City Planning & Development

Held Until 10/21/2025

Hold on Agenda

250857 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Gashland/Nashua Area Plan on about 14 acres generally located at the northwest corner of N.E. Barry Road and N. Prospect Avenue by changing the recommended land use from residential low density to residential high density for the Bungalows at Maple Woods residential development. (CD-CPC-2025-00081)

Sponsors: Director of City Planning & Development

Genevieve Kohn-Smith, City Planning and Development Department, presented. This resolution approves an amendment to the Gashland/Nashua Area Plan for approximately 14 acres at the northwest corner of N.E. Barry Road and N. Prospect Avenue by changing the recommended land use from residential low density to residential high density to support the Bungalows at Maple Woods development. A presentation is on file with the City Clerk's Office.

Immediate Adoption

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

250858 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.98 acres generally located at 8625 Troost Avenue B from District R-2.5 to District B1-1 to allow a mesh security fence with barbed wire to be installed around a utility substation at the site. (CD-CPC-2025-00091)

Sponsors: Director of City Planning & Development

Held Until 10/21/2025

Hold on Agenda

250859 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.11 acres generally located at 4250 St. John Avenue from District R-2.5 to District B3-1 to allow the property owner to apply for a special use permit for a motor vehicle repair facility at the site. CD-CPC-2025-00118.

Sponsors: Director of City Planning & Development

Stephani Saldari, City Planning and Development, presented. This ordinance approves the rezoning of approximately 0.11 acres at 4250 St. John Avenue from District R-2.5 to District B3-1. This change enables the property owner to apply for a special use permit to operate a motor vehicle repair facility at the site. The rezoning is documented under Section 88-20A-1506 of the city's ordinances. All required public notices and hearings were completed in accordance with the Zoning and Development Code. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

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

250860 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Truman Plaza Area Plan on about 0.11 acres generally located at 4250 St. John Avenue, by changing the recommended land use from residential urban low density to mixed-use neighborhood. (CD-CPC-2025-00119)

Sponsors: Director of City Planning & Development

Stephani Saldari, City Planning and Development, presented. This ordinance approves. A presentation is on file with the City Clerk's Office. an amendment to the Truman Plaza Area Plan for approximately 0.11 acres at 4250 St. John Avenue, changing the recommended land use from residential urban low density to mixed-use neighborhood. This amendment aligns with the KC Spirit Playbook adopted in April 2023. The City Plan Commission reviewed and recommended the change following a public hearing held on September 3, 2025. All required notices and hearings were completed in accordance with applicable regulations.

Immediate Adoption

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

250861 Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Tiffany Frolics Community Improvement District; establishing the Tiffany Frolics Community Improvement District generally located between Barry Road to the north, N.W. Prairie View Road to the east, N.W. 81st Street to the south (extended), and N. Berkley Avenue (extended) and N.W. Milrey Drive (extended) to the west, in Kansas City, Platte County, Missouri; determining the District to be a blighted area; determining that certain actions are reasonably anticipated to remediate blighting conditions and will serve a public purpose; 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: Director of City Planning & Development

Held Until 10/21/2025

Hold on Agenda

250865 Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Maple Park Community Improvement District; establishing the Maple Park Community Improvement District generally bounded by Northeast 50th Street to the north, North Randolph Road to the east, Northeast 48th Street to the south and North Winchester Avenue to the west in Kansas City, Clay 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: Director of City Planning & Development

Kurt Peterson, Star Development, presented. This ordinance approves the establishment of the Maple Park Community Improvement District, generally bounded by NE 50th Street, N. Randolph Road, NE 48th Street, and N. Winchester Avenue in Clay County. The District will operate as a political subdivision for a period of 20 years and must annually submit its budget, reports, and resolutions to the City. The City Clerk is directed to report the District's creation to the Missouri Department of Economic Development and the State Auditor. A cooperative agreement between the District and the City will also be finalized. A presentation is on file with the City Clerk's Office.

Adv and Do Not Pass as a Cmte Sub, Debate

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

250868 Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about 62 acres to allow additional permitted uses in District B3-3/R-2.5, R-1.5, and R-6 generally located west of I-29 and north of NW Barry Road in the commercial area known as Zona Rosa. (CD-CPC-2025-00108)

Sponsors: Director of City Planning & Development

Genevieve Kohn-Smith, City Planning and Development Department. This ordinance approves a major amendment to a previously approved development plan for approximately 62 acres in the Zona Rosa commercial area, located west of I-29 and north of NW Barry Road. The amendment allows for additional permitted uses within Districts B3-3/R-2.5, R-1.5, and R-6. A copy of the updated development plan is on file with the City Clerk. All required public notices and hearings were completed in accordance with the Zoning and Development Code. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

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

250871 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 15 acres generally located at West 35th Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west from Districts R-1.5, R-5, R-6, and UR to Districts R-1.5, R-5, R-6, UR /HO in order to designate the area as a local Historic District on the Kansas City Register of Historic Places. (CD-CPC-2025-00100).

Sponsors: Director of City Planning & Development

Held Until 10/21/2025

Hold on Agenda

250872 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.2 acres generally located 200 feet south of the intersection of West 39th Terrace and Broadway Boulevard from District UR to District B3-2. (CD-CPC-2025-00113)

Sponsors: Director of City Planning & Development

Held Until 10/21/2025

Hold on Agenda

250873 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.15 acres generally located 150 feet north of the intersection of West 36th Street and Baltimore Avenue from District R-6 to District R-1.5 to allow for a multi-unit house. (CD-CPC-2025-00109)

Sponsors: Director of City Planning & Development

Justin Smith, City Planning and Development Department. This ordinance approves the rezoning of approximately 0.15 acres located 150 feet north of the intersection of W. 36th Street and Baltimore Avenue from District R-6 to District R-1.5. This change allows for the development of a multi-unit house on the property. The rezoning is documented under Section 88-20A-1508 of the city's ordinances. All required public notices and hearings were completed in accordance with the Zoning and Development Code. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

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

250874 Sponsor: Director of City Planning and Development Department

Vacating approximately 1,168 square feet of public right-of-way in District DX-15 generally located at the northwest corner of Baltimore Avenue and West 20th Street; and directing the City Clerk to record certain documents. (CD-ROW-2025-00021)

Sponsors: Director of City Planning & Development

Held Until 10/21/2025

Hold on Agenda

250875 Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved development plan on about 23 acres to allow additional permitted uses in District B3-2 generally located in an area abutting 150 Highway on the west, W. 135th Street on the north and W. 138th Terrace on the south. (CD-CPC-2025-00120)

Sponsors: Director of City Planning & Development

Held Until 10/21/2025

Hold on Agenda

250876 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-06, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs. (CD-CPC-2025-00128)

Sponsors: Director of City Planning & Development

Held Until 10/21/2025.

Hold on Agenda

250877 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 4 acres generally located at the northwest corner of East 135th Street and Oak Street from District B2-2 to District MPD and approving a development plan which serves as a preliminary plat to allow for commercial and storage development. (CD-CPC-2025-00124).

Sponsors: Director of City Planning & Development

Held Until 10/21/2025

Hold on Agenda

250878 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Martin City Area Plan on about 4 acres generally located approximately 130 feet north of E. 135th Street, northwest corner of E. 135th Street and Oak Street by changing the recommended land use on the northern portion of the site from mixed use community to commercial for commercial and self-storage development. (CD-CPC-2025-00140)

Sponsors: Director of City Planning & Development

Held Until 10/21/2025

Hold on Agenda

HELD IN COMMITTEE

250794 Sponsor: Director of City Planning and Development Department

Approving the plat of KCI Logistics Parks Third Plat, an addition in Platte County, Missouri, on approximately 430 acres generally located at the southwest corner of North Winan Road and Highway 92, creating two lots for the purpose of industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00025)

Sponsors: Director of City Planning & Development

Sarah Copeland, City Planning and Development Department. This ordinance approves an amendment to Chapter 88 of the Zoning and Development Code by repealing and replacing Section 88-445-06, "Residential Signs." The updated section allows digital signs for Institutional and Office Uses within residential districts and establishes new standards for such signage. This change supports modernized communication methods while maintaining appropriate zoning controls. A presentation is on file with the City Clerk's Office.

Adv and Do Pass as Cmte Sub, Consent

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

Nay: Councilmember Willett

250834 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 14 acres generally located at the northwest corner of N.E. Barry Road and N. Prospect Avenue from Districts R-80 and R-0.5 to District R-1.5 and approving a development plan, also serving as a preliminary plat, to allow for single- and two-unit residential buildings. (CD-CPC-2025-00080 and CD-CPC-2025-00082)

Sponsors: Director of City Planning & Development

Genevieve Kohn-Smith, City Planning and Development Department, presented. This ordinance rezones approximately 14 acres located at the northwest corner of N.E. Barry Road and N. Prospect Avenue from Districts R-80 and R-0.5 to District R-1.5 to allow for single- and two-unit residential buildings. It also approves a development plan that serves as a preliminary plat for the proposed residential development, subject to compliance with applicable zoning and development standards. All required public notices and hearings have been completed in accordance with the Zoning and Development Code. A presentation is on file with the City Clerk's Office.

Adv and Do Pass as Cmte Sub

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

ADDITIONAL BUSINESS

1. Rector Street Designation

2. There may be general discussion for 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. 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