



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, January 27, 2026

1:30 PM

26th Floor, Council Chamber

Meeting 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 2 Minutes

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

Excused: Eric Bunch

FIRST READINGS

BEGINNING OF CONSENTS

260049 Sponsor: Director of City Planning and Development Department

Approving the plat of Bungalows at Maple Woods, an addition in Clay County, Missouri, on approximately 16 acres generally located at the northwest corner of Northeast Barry Road and North Prospect Avenue, creating one lot and two tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the 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-2025-00035)

Sponsors: Director of City Planning & Development

Consent item, no discussion

Adv and Do Pass, Consent

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

Excused: Vice Chair Bunch

260050 Sponsor: Director of City Planning and Development Department

Approving the plat of The Parker, an addition in Jackson County, Missouri, on approximately 1.009 acres generally located at the southeast corner of East 18th Street and The Paseo, creating two (2) lots and one (1) tract for the purpose of a mixed use development; accepting various easements; establishing grades on public ways; authorizing the Director of Water Services and 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-2025-00029)

Sponsors: Director of City Planning & Development

Consent item, no discussion

Adv and Do Pass, Consent

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

Excused: Vice Chair Bunch

END OF CONSENTS

HEALTH DEPARTMENT

260047 Sponsor: Director of Health Department

Accepting and approving a one-year grant award from Nurture KC to receive capacity grant funding to support the Nurse-Family Partnership home visiting program, appropriating and estimating revenue in the amount of \$28,235.00; 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, Councilmember Willett and Councilmember Patterson
Hazley

Excused: Vice Chair Bunch

260048 Sponsor: Director of Health Department

Accepting and approving a \$300,000.00 twelve-month grant award agreement from the Health Forward Foundation for the continuation of the Nurse-Family Partnership (NFP) program at the Kansas City, Missouri Health Department; estimating and appropriating \$300,000.00 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, Councilmember Willett and Councilmember Patterson
Hazley

Excused: Vice Chair Bunch

CITY PLANNING AND DEVELOPMENT DEPARTMENT

260056 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.2 acres generally located at the southeast corner of Troost Avenue and East 5th Street from District UR to District B2-2 to allow for an entertainment venue. (CD-CPC-2025-00160)

Sponsors: Director of City Planning & Development

Held until 2.3.2026

Hold on Agenda

260057 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Gashland/Nashua Area Plan on about 1.37 acres generally located at 9820 N. Oak Trafficway by changing the recommended land use from residential medium density to mixed use neighborhood for the BB North Oak rezoning. (CD-CPC-2025-00198)

Sponsors: Director of City Planning & Development

Genevieve Kohn-Smith, City Planning and Development Department, presented. This ordinance approves an amendment to the Gashland/Nashua Area Plan for approximately 1.37 acres at 9820 N. Oak Trafficway, changing the recommended land use from residential medium density to mixed use neighborhood for the BB North Oak rezoning. The City Plan Commission reviewed the proposed amendment on January 7, 2026, and recommended approval after providing an opportunity for public testimony. A copy of this presentation is on file with the Clerk's Office.

Be Adopted

Aye: Parks-Shaw and Councilmember Patterson Hazley

Excused: Vice Chair Bunch

Abstain: Councilmember Willett

260058 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.37 acres generally located at 9820 N. Oak Trafficway from District MPD to District B2-2. (CD-CPC-2025-00178)

Sponsors: Director of City Planning & Development

Genevieve Kohn-Smith, City Planning and Development Department, presented. This ordinance approves rezoning approximately 1.37 acres at 9820 N. Oak Trafficway from District MPD (Master Planned Development) to District B2-2 (Neighborhood Business 2). The proposed rezoning, legally described as BB North Oak, Lot 5, would amend the City's zoning maps in accordance with Section 88-20 of the Zoning and Development Code. A copy of this presentation is on file with the Clerk's Office.

Do Pass

Aye: Parks-Shaw and Councilmember Patterson Hazley

Excused: Vice Chair Bunch

Abstain: Councilmember Willett

260059 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.11 acres generally located at 2561 Holmes Street from District R-2.5 to District B3-2 to allow for a limited auto repair business. (CD-CPC-2025-00179)

Sponsors: Director of City Planning & Development

Alec Gustafson, City Planning and Development Department, presented. This ordinance approves rezoning of approximately 0.11 acres at 2561 Holmes Street from District R-2.5 to District B3-2. The rezoning will allow the property owner to operate a limited auto repair business. The ordinance includes the legal description of the site and adopts an updated zoning map reflecting the new designation. A copy of this presentation is on file with the Clerk's Office.

Adv and Do Pass

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

Excused: Vice Chair Bunch

260060 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Greater Downtown Area Plan on about 0.11 acres generally located at 2561 Holmes Street by changing the recommended land use from medium density residential to downtown mixed use. (CD-CPC-2025-00195)

Sponsors: Director of City Planning & Development

Alec Gustafson, City Planning and Development Department, presented. This ordinance approves to amend the Greater Downtown Area Plan for approximately 0.11 acres at 2561 Holmes Street by changing the recommended land use from medium density residential to downtown mixed use. The City Plan Commission reviewed the proposed amendment on January 7, 2026, and recommended approval after providing an opportunity for public testimony. A copy of this presentation is on file with the Clerk's Office.

Adv and Do Pass

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

Excused: Vice Chair Bunch

MAYOR AND COUNCIL

260070 Sponsor(s): Mayor Quinton Lucas and Councilmember Melissa Patterson Hazley

RESOLUTION - Directing the City Manager to evaluate reconstitution of a redevelopment authority for the Historic 18th and Vine Jazz District to support investment, consistent leasing activity, and collaboration with City economic development entities for City-owned properties.

Sponsors: Lucas and Patterson Hazley

Councilwoman Melissa Patterson-Hazley, presented. This ordinance approves directing the City Manager to evaluate reconstituting a redevelopment authority for the Historic 18th and Vine Jazz District to provide consistent leasing, operational oversight, and investment support for City-owned properties. The evaluation will assess organizational structure (referencing the River Market model), formalize processes for storefronts, identify collaboration opportunities with EDC and Port KC, review best practices, and recommend funding, staffing, and operational parameters. The City Manager is directed to report findings and recommendations to the Council within 90 days.

Immediate Adoption

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

Excused: Vice Chair Bunch

260075 Sponsor(s): Mayor Pro Tem Ryana Parks-Shaw, Councilmember Melissa Patterson Hazley, and Councilmember Nathan Willett

RESOLUTION - Directing the City Manager to review Chapters 17 and 78 of the Code of Ordinances, as well as the City's economic incentive policies, to evaluate the impact of data center infrastructure development on the City's environmental quality, consumer water and electricity rates, and local economic growth.

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

Mayor Pro Tem Ryana Parks-Shaw, presented. This ordinance approves directing the City Manager to review Chapters 17 and 78 of the Code of Ordinances and the City's economic incentive policies to evaluate the impacts of data center development on environmental quality, utility infrastructure, and local economic growth. The review will assess potential effects on electricity and water systems, associated impacts on ratepayers, and the return on investment generated by incentive-supported data center projects, including job creation. The City Manager is directed to report findings and recommendations to the Council within 120 days.

Immediate Adoption

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

Excused: Vice Chair Bunch

HELD IN COMMITTEE

250876 Sponsor: Director of City Planning and Development Department
COMMITTEE SUBSTITUTE

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

Sarah Copeland, City Planning and Development Department, presented. This ordinance approves amending Chapter 88 of the Zoning and Development Code by repealing and replacing Section 88-445-06 to allow digital signs for institutional and office uses in residential districts and to establish updated standards for such signage. The amendment outlines permitted sign types, expands sign regulations for residential, institutional, and office uses, and introduces criteria under which the Board of Zoning Adjustment may approve digital monument signs on qualifying properties. A copy of this presentation is on file with the Clerk's Office.

Do Pass

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

Excused: Vice Chair Bunch

250997 Sponsor: Councilmember Crispin Rea

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 allowing marijuana dispensaries located at least 1,000 feet from residential zoning districts to operate 24 hours per day subject to approval of a special use permit.

Sponsors: Rea

Held until 2.3.2026

Hold on Agenda

ADDITIONAL BUSINESS

1. There may be general discussion for 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