



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, December 9, 2025

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, Eric Bunch, Nathan Willett and Melissa Patterson Hazley

FIRST READINGS

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

251017 Sponsor: Director of City Planning and Development Department

Approving the plat of Woodhaven 3rd Plat, an addition in Platte County, Missouri, on approximately 22 acres generally located at the northwest corner of Line Creek Parkway and Northwest 97th Street, creating 89 lots and 5 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 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-2025-00030)

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

END OF CONSENTS

MAYOR

251023 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Thomas Sitek, Jeffrey Clark and Denise Goodson as successor directors to the 1108-1110 Grand Community Improvement District.

Sponsors: Lucas

Consent item, no discussion.

Immediate Adoption As A Consent

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

251024 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing D. Neal Whitehead, Louis Metoyer and Tracy Ryan-Hoover as successor directors to the Metro North Crossing Community Improvement District.

Sponsors: Lucas

Consent item, no discussion.

Immediate Adoption As A Consent

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

251025 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Rick Earl Abel, Rhonda Iverson, Arfan Paroya and Michael Riley as successor directors to the Palestine Community Improvement District.

Sponsors: Lucas

Consent item, no discussion.

Immediate Adoption As A Consent

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

HEALTH DEPARTMENT

250941 Sponsor: Director of Health Department

Authorizing the Chief Procurement Officer to execute five contracts in the amount of \$400,000.00 each with qualified community-based organizations Ruskin Heights, Independence Plaza, North Town Fork Creek, Marlborough Heights and Ivanhoe from previously appropriated funds to establish neighborhood outreach teams to engage high-risk individuals and prevent violent conflicts; authorizing a total expenditure of \$2,000,000.00 to satisfy the cost of the contracts; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Director of Health

Rashid Junaid, Health Department, presented. This ordinance authorizes the Chief Procurement Officer to execute five contracts of \$400,000 each with community-based organizations to establish Neighborhood Outreach Teams implementing the Cure Violence Global model. A total of \$2,000,000 will be expended from previously appropriated funds to support evidence-based strategies aimed at reducing violent conflicts and improving public safety in high-risk neighborhoods.

A copy of this presentation is on file with the Clerk's Office.

Adv and Do Pass

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

CITY PLANNING

250983 Sponsor: Director of City Planning and Development Department

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-302 and enacting in lieu thereof a new section of like number and subject matter to allow community improvement districts requesting a finding of blight, or relying on a prior determination of blight, to submit alternative acceptable documentation when reasonable efforts to obtain official notarized documentation from the county assessor have been unsuccessful; and providing for a delayed effective date.

Sponsors: Director of City Planning & Development

Erich Steyaert, City Planning and Development Department, presented. This ordinance amends Section 74-302 of the City's Code of Ordinances to allow community improvement districts (CIDs) requesting a finding of blight, or relying on a prior determination of blight, to submit alternative acceptable documentation when notarized records from the county assessor cannot be obtained despite reasonable efforts. The amendment ensures that petitioners are not prevented from proceeding due to circumstances beyond their control while maintaining transparency and accountability in the CID process. The ordinance will take effect 45 days after adoption and does not apply to petitions submitted prior to its effective date. A copy of this presentation is on file with the Clerk's Office.

Adv and Do Pass

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

251018 Sponsor: Director of City Planning and Development Department

Approving the petition to establish the Hillcrest Community Improvement District; establishing the Hillcrest Community Improvement District generally located northwest of the intersection of 83rd Street and Hillcrest Road in Kansas City, Jackson 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 12/16/2025

Hold on Agenda

250995 Sponsor: Councilmember Johnathan Duncan

Approving the petition to establish the Brookside Shops Community Improvement District; establishing the Brookside Shops Community Improvement District generally located at West 63rd Street and Brookside Boulevard in Kansas City, Jackson 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: Duncan, Bunch, Patterson Hazley and Bough

Erich Steyaert, City Planning and Development Department, presented. This ordinance approves the petition to establish the Brookside Shops Community Improvement District (CID) as a political subdivision under Missouri law, located generally at West 63rd Street and Brookside Boulevard in Kansas City, Jackson County. The District will exist for 20 years, exercise powers authorized by the petition and state statute, and is required to submit annual budgets, reports, and resolutions to the City. The ordinance also directs the City Clerk to report the District's creation to the Missouri Department of Economic Development and State Auditor and requires the District to enter into a cooperative agreement with the City. A copy of this presentation is on file with the Clerk's Office.

Adv and Do Pass

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

250980 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 12 acres generally located at the southwest corner of N.W. 88th Street and N. Baltimore Avenue, north of Metro North Drive from District MPD to District O-3. (CD-CPC-2025-00101).

Sponsors: Director of City Planning & Development

Genevieve Kohn-Smith, City Planning and Development Department, presented. This ordinance rezones approximately 12 acres located at the southwest corner of N.W. 88th Street and N. Baltimore Avenue, north of Metro North Drive, from District MPD (Master Planned Development) to District O-3 (Office). The change updates the zoning map in accordance with Chapter 88 of the City's Code of Ordinances and reflects compliance with all required public notices and hearings. The legal description of the property and the amended zoning map are adopted as part of this ordinance. A copy of this presentation is on file with the Clerk's Office.

Adv and Do Pass

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

251020 Sponsor: Director of City Planning and Development Department

Approving a development plan to allow for a wastewater treatment facility to be operated by KC Water Services in District AG-R on about 72 acres generally located at 7801 N.W. 144th Street. (CD-CPC-2025-00083)

Sponsors: Director of City Planning & Development

Genevieve Kohn-Smith, City Planning and Development Department, presented. This ordinance approves a development plan for approximately 72 acres located at 7801 N.W. 144th Street in District AG-R (Agricultural-Residential) to allow KC Water Services to operate a wastewater treatment facility. The plan includes conditions to ensure compliance with zoning and development standards while supporting essential public infrastructure. The approval reflects the City's commitment to maintaining environmental and operational standards for wastewater management. A copy of this presentation is on file with the Clerk's Office.

Adv and Do Pass

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

251000 Sponsor: Councilmember Kevin O'Neill

RESOLUTION - Amending the KCI Area Plan by amending the Proposed Land Use Plan and Map for an approximately 107 acre tract of land generally located at the southwest corner of Northwest 100th Street and North Platte Purchase Drive by changing the recommended land use designation from "Commercial, Residential Low Density, Open Space / Buffer, and Mixed Use Community" to "Residential Medium Density." (CD-CPC-2025-00130)

Sponsors: O'Neill

Held until 12/16/2025

Hold on Agenda

251019 Sponsor: Councilmember Kevin O'Neill

Rezoning an area of about 107 acres generally located on the southwest corner of Northwest 100th Street and North Platte Purchase Drive from Districts R-7.5, B3-3 and MPD to District MPD and approving a development plan that also serves as a preliminary plat to allow for a residential development. (CD-CPC-2025-00129)

Sponsors: O'Neill

Held until 12/16/2025

Hold on Agenda

251031 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by amending the use tables in Sections 88-120, 88-130, and 88-140; creating a new Section 88-353, "Large Format Uses," to establish use standards for Large Format uses; creating a new section 88-339, "Data Centers," to establish use standards for Data Centers; amending Section 88-805-05, "Industrial Use Group," to add definitions for Large Format Uses and Data Centers; and amending Section 88-810, "Definitions," to add a definition for Green Roofs. (CD-CPC-2025-00078)

Sponsors: Director of City Planning & Development

Held until 1/13/2026

Hold on Agenda

COUNCIL

250994 Sponsor: Councilmember Darrell Curls

Rezoning an area of 1.5 acres generally located at 1100 E. 63rd Street from Districts UR and B4-5 to District B4-5 and approving a development plan that also serves as a preliminary plat to allow for a commercial development. (CD-CPC-2025-_____)

Sponsors: Curls

Held until 12/16/2025

Hold on Agenda

250998 Sponsor: Councilmember Crispin Rea

Rezoning an area of 1.3 acres generally located at 4630 Troost Avenue from District UR to District B4-5 and approving a development plan that also serves as a preliminary plat to allow for a commercial development. (CD-CPC-2025-_____)

Sponsors: Rea

Matt Barnes, City Planning and Development Department, presented. This ordinance rezones approximately 1.3 acres located at 4630 Troost Avenue from District UR (Urban Redevelopment) to District B4-5 (Heavy Business/Commercial 4) and approves a development plan that also serves as a preliminary plat for a commercial development. The plan includes conditions related to landscaping, signage, mechanical equipment screening, lighting compliance, fire safety, and boulevard standards, as well as coordination with the Parks and Recreation Department for streetscape improvements. All required public notices and hearings have been completed in accordance with the Zoning and Development Code. A copy of this presentation is on file with the Clerk's Office.

Adv and Do Pass as Cmte Sub, Debate

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

Excused: Councilmember Willett

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 12/16/2025

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 12/16/2025

Hold on Agenda

251035 Sponsor: Councilmember Nathan Willett and Mayor Quinton Lucas

RESOLUTION - Directing the City Manager to develop recommendations to Chapter 18 and the International Energy Conservation Code to bring such code in harmony with those of surrounding municipalities in the region and to report back within 45 days.

Sponsors: Willett and Lucas

Jeff Lee, City Planning and Development Department, presented. This resolution directs the City Manager to develop recommendations for amendments to Chapter 18 and the International Energy Conservation Code (IECC), including a review of the 2024 IECC, to align Kansas City's energy code with those of surrounding municipalities. The goal is to promote regional competitiveness, support consistent construction standards, and reduce impacts on housing and school district projects. The City Manager must report back to the Council within 45 days. A copy of this presentation is on file with the Clerk's Office.

Immediate Adoption as a Committee Substitute

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

251041 Sponsor: Councilmember Melissa Robinson

Authorizing the City Manager to execute the Fourth Amendment to the Community Investment Agreement with Community Builders of Kansas City (“Community Builders”); authorizing the City Manager to execute a Second Amendment to the Escrow Agreement with Community Builders and Preferred Title of Saint Joseph, LLC; and modifying the requirements of Code Section 74-12 as it applies to the Fourth Amendment to the Community Investment Agreement and Second Amendment to the Escrow Agreement.

Sponsors: Robinson

Held until 12/16/2025

Hold on Agenda

HELD IN COMMITTEE

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 12/16/2025

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