



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, February 24, 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, Eric Bunch, Nathan Willett and Melissa Patterson Hazley

FIRST READINGS

260216 Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Matthew Muckenthaler, Michael Coddington, Sean Carroll, Kellee Madinger and Gabriel Robinson as successor directors to the 1200 Main/South Loop Community Improvement District.

Sponsors: Lucas

Consent Item, no discussion

Immediate Adoption As A Consent

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

Excused: Councilmember Willett

[260217](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Kristen Campbell, Kelby Hopkins, David Scott Knisley, Keley Brandt and Karson Bennett as successor directors to the Ward Parkway Center Community Improvement District.

Sponsors: Lucas

Consent Item, no discussion

Immediate Adoption As A Consent

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

Excused: Councilmember Willett

[260194](#) Sponsor: Director of Housing and Community Development Department

Accepting recommendations of the Housing Trust Fund Board; reducing an existing appropriation by \$2,979,450.00 and appropriating \$2,979,450.00 from previously Appropriated Fund Balance in the Housing Trust Fund; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; and authorizing the Director of the Housing and Community Development Department to expend up to \$2,979,450.00 from funds appropriated in the Housing Trust Fund.

Sponsors: Director of Housing and Community Development

Evan Chiarelli, Housing and Development Department, presented. This ordinance accepts the Housing Trust Fund Board's recommendations and reallocated \$2,979,450.00 to three affordable housing projects. Two of the awards are contingent upon the developers receiving Low-Income Housing Tax Credits by December 31, 2026, with unqualified funds returning to the Housing Trust Fund. The ordinance authorizes execution of funding agreements and requires funded projects to begin within 12 months of contract execution. A copy of this presentation is on file with the clerk's office.

Adv and Do Pass

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

Excused: Councilmember Willett

260195 Sponsor: Director of City Planning and Development Department

Approving requests to remove two (2) parcels from the Crossroads Community Improvement District; and directing the City Clerk to report the removal of such parcels from the District to the Missouri Department of Economic Development and the Missouri State Auditor.

Sponsors: Director of City Planning & Development

Doug Stone with Lewis Rice. This ordinance approves requests from property owners to remove two parcels, 1601 Wyandotte Street and 1514 Baltimore Avenue, from the Crossroads Community Improvement District. The District's Board confirmed it can meet its obligations without the revenue from these parcels and consented to their removal. The City Clerk was directed to report the updated district boundaries to the Missouri Department of Economic Development and the Missouri State Auditor. A copy of this presentation is on file with the clerk's office.

Adv and Do Pass

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

Excused: Councilmember Willett

260196 Sponsor: Director of City Planning and Development Department

Amending Chapter 28, Code of Ordinances, Floodplain Management, by repealing Sections 28-51, 28-52 and 28-53, and enacting in lieu thereof new sections of like number and subject matter to implement changes required by Federal Emergency Management Agency's (FEMA) Community Rating System.

Sponsors: Director of City Planning & Development

Bob Lawler, City Planning and Development Department presented. This ordinance approves amendments to Chapter 28, Floodplain Management, to align City code with FEMA's Community Rating System requirements. The changes include updating elevation standards for mechanical and electrical equipment and removing certain exceptions for manufactured homes to help maintain or improve the City's CRS class and associated flood insurance discounts. The ordinance repeals and replaces Sections 28-51, 28-52, and 28-53 with updated flood hazard reduction, construction, and manufactured home standards. A copy of this presentation is on file with the clerk's office.

Adv and Do Pass

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

Excused: Councilmember Willett

260212 Sponsor: Director of City Planning and Development Department

Approving a development plan on about 1.3 acres in District R-0.5 generally located at 32 E. 46th Street to allow for the construction of a multi-unit residential building. (CD-CPC-2025-00189).

Sponsors: Director of City Planning & Development

Held until 3/3/2025

Hold on Agenda

260213 Sponsor: Director of City Planning and Development Department

Approving a major amendment to a previously approved master planned development on about 2,500 acres generally located on the north side of I-29/I-435 and Northwest 128th Street in District MPD to allow for expanding the district boundary by 167 acres to allow for 20 million square feet of commercial, office and warehousing uses. (CD-CPC-2025-00169).

Sponsors: Director of City Planning & Development

Held until 3/3/2025

Hold on Agenda

260219 Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-420, "Parking and Loading", and enacting in lieu thereof a new section of like number and subject matter for the purpose of updating parking and loading standards to support more walkable development and reduce on-site parking requirements. (CD-CPC-2025-00143)

Sponsors: Bunch and Director of City Planning & Development

Held until 3/10/2025

Hold on Agenda

[260220](#) Sponsor: Director of City Planning and Development Department

Amending the Major Street Plan for Kansas City to revise the alignment of Mexico City Avenue, from connecting to Highway 92, to connecting to North Bethel Avenue, and directing the City Clerk to file certain documents with the appropriate offices. (CD-CPC-2025-00170).

Sponsors: Director of City Planning & Development

Held until 3/3/2025

Hold on Agenda

[260221](#) Sponsor: Director of City Planning and Development Department

Revising a previously approved street name plan known as the Barryview Townhomes Street Name Plan to align with the currently assigned addresses and street names.

Sponsors: Director of City Planning & Development

Held until 3/3/2025

Hold on Agenda

HELD IN COMMITTEE

[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 3/3/2025

Hold on Agenda

260142 Sponsor: Mayor Pro Tem Ryana Parks-Shaw

Directing the City Manager to submit a response to the Missouri Department of Revenue's Request For Proposals for license office operations; and directing the City Manager to develop a yearly funding plan in an amount not to exceed \$750,000.00 for operational costs and report back to City Council in 30 days.

Sponsors: Parks-Shaw

Held until 3/3/2025

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