



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, March 18, 2025

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>

Public Testimony is Limited to 2 Minutes

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

FIRST READINGS

COUNCIL

250221 Sponsor: Councilmember Andrea Bough

Rezoning an area of about 25.22 acres generally located at the southeast corner of East 135th Street and Wornall Road from District M3-5 to District UR and approving a development plan which also serves as a preliminary plat to allow for a mixed use development that includes residential, office, and manufacturing uses on three lots. (CD-CPC-2024-00156)

Sponsors: Bough and Director of City Planning & Development

Larisa Chambi, City Planning and Development Department, presented. This ordinance approves rezoning approximately 25.22 acres at the southeast corner of East 135th Street and Wornall Road from District M3-5 to District UR. This rezoning will facilitate a mixed-use development that includes residential, office, and manufacturing uses across three lots. The development plan also serves as a preliminary plat for the area. 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

250218 Sponsor: Councilmember Wes Rogers

Amending Chapter 10, Code of Ordinances, Alcoholic Beverages, by repealing and replacing Sections 10-5 and 10-331 for the purpose of updating certain requirements for employees of liquor license holders.

Sponsors: Rogers

Held until 3.25.25

Hold on Agenda

CITY PLANNING AND DEVELOPMENT

[250217](#) Sponsor: Director of City Planning and Development Department

Approving a development plan also serving as a preliminary plat on about 13.18 acres in District B3-2 generally located at 8601 N. Madison Avenue to allow for retail, office, medical, and drive-through uses.. (CD-CPC-2024-00192)

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development Department, presented. This ordinance approves a development plan for approximately 13.18 acres in District B3-2, located at 8601 N. Madison Avenue. This plan allows for retail, office, medical, and drive-through uses. The development plan also serves as a preliminary plat for the area, detailing the specific lots and easements involved. 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

[250222](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.83 acres generally located on three separate properties within the Columbus Park UR District, specifically for Phase 1 approximately 80 feet north of the intersection of East 5th Street and Cherry Street; Phase 2 at the northwest corner of East 5th Street and Charlotte Street; and Phase 3 located north of East 4th Street where Campbell Street ends; from District UR to District UR and approving a development plan also serving as a preliminary plat to allow for 65 residential units. (CD-CPC-2024-00177)

Sponsors: Director of City Planning & Development

Larisa Chambi, City Planning and Development Department, presented. This ordinance approves rezoning approximately 1.83 acres within the Columbus Park UR District. This rezoning involves three separate properties located near East 5th Street and Cherry Street, East 5th Street and Charlotte Street, and north of East 4th Street where Campbell Street ends. The ordinance aims to approve a development plan that also serves as a preliminary plat, allowing for the construction of 65 residential units. 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

HEALTH DEPARTMENT

250223 Sponsor: Director of Health Department

Accepting and approving a \$1,779,428.00 grant award amendment with the Missouri Department of Health and Senior Services to provide funding for HIV case management and other services for persons living with HIV within the eleven county Kansas City, Missouri Transitional Grant Area; and estimating and appropriating revenue in the amount of \$1,779,428.00.

Sponsors: Director of Health

Sean Ryan, Health Department, presented. Approves a grant award amendment of \$1,779,428.00 from the Missouri Department of Health and Senior Services. This funding will support HIV case management, healthcare referrals, and early intervention services for individuals living with HIV within the eleven-county Kansas City, Missouri Transitional Grant Area (KC-TGA) from April 1, 2025, to March 31, 2026. The ordinance also includes the estimation and appropriation of this revenue in the Health Grants Fund. 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

250224 Sponsor: Director of Health Department

Accepting and approving a one-year \$419,678.00 contract with the Missouri Department of Health and Senior Services for a comprehensive Disease Intervention Specialist Workforce program; estimating and appropriating revenue in the amount of \$419,678.00; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Director of Health

Sean Ryan, Health Department, presented. This ordinance approves a one-year contract worth \$419,678.00 with the Missouri Department of Health and Senior Services. This contract funds a Comprehensive Disease Intervention Specialist Workforce Program to address the rising cases of STDs/STIs in Kansas City. The ordinance includes estimating and appropriating the revenue, designating requisitioning authority, and recognizing the ordinance as having an accelerated effective date. 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

250229 Sponsor: Director of Health Department

Accepting and approving a one-year \$825,088.00 Ryan White HIV Emergency Relief Part A/ Minority AIDS Initiative Grant from the Department of Health and Human Services-Health Resources and Services Administration (HRSA); appropriating and estimating revenue in the amount of \$825,088.00; designating requisition authority; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Director of Health

Sean Ryan, Health Department, presented. This ordinance approves a one-year grant of \$825,088.00 from the Department of Health and Human Services-Health Resources and Services Administration (HRSA). This funding, part of the Ryan White HIV Emergency Relief Part A and Minority AIDS Initiative, will support core medical and related services for individuals living with HIV/AIDS in the eleven-county Kansas City Transitional Grant Area (KC-TGA) from March 1, 2025, to February 28, 2026. The ordinance includes estimating and appropriating the revenue, designating requisitioning authority, and recognizing the ordinance as having an accelerated effective date. 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

250230 Sponsor: Director of Health Department

Accepting and approving a \$46,800.00 sub-award contract from the University of Missouri-Kansas City to evaluate the health benefits of healthy homes housing remediation; appropriating and estimating revenue in the amount of \$46,800.00; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Director of Health

Amy Roberts, Health Department, presented. This ordinance approves a \$46,800.00 sub-award contract from the University of Missouri-Kansas City. This funding will be used to evaluate the health benefits of housing remediation under the LeadSafe KC program, focusing on reducing asthma, injuries from falls, and poisonings. The ordinance includes estimating and appropriating the revenue, designating requisitioning authority, and recognizing the ordinance as having an accelerated effective date. A presentation is on file with the City Clerk's Office.

Adv and Do Pass, Consent

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

250231 Sponsor: Director of Health Department

Accepting and approving a \$104,953.00 grant award from the Missouri Department of Health and Senior Services that funds a comprehensive HIV surveillance program in the Kansas City, Missouri area; estimating and appropriating revenue in the amount of \$104,953.00; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Director of Health

Nicole Bailey, Health Department, presented. This ordinance approves a \$104,953.00 grant award from the Missouri Department of Health and Senior Services. This funding will support a comprehensive HIV surveillance program in the Kansas City area and surrounding counties. The ordinance includes estimating and appropriating the revenue, designating requisitioning authority, and recognizing the ordinance as having an accelerated effective date. A presentation is on file with the City Clerk's Office.

Adv and Do Pass, Debate

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

HELD IN COMMITTEE

[250204](#) Sponsor: Director of City Planning and Development Department

Approving a major amendment to a development plan on about 60 acres in District R-7.5 generally located on the north side of N.W. 108th Street approximately 1600 feet west of N. Green Hills Road to allow for the creation of 251 residential units. (CD-CPC-2024-00198)

Sponsors: Director of City Planning & Development

Matthew Barnes, City Planning and Development Department, presented. This ordinance approves a major amendment to a development plan for approximately 60 acres in District R-7.5, located on the north side of N.W. 108th Street, about 1600 feet west of N. Green Hills Road. This amendment allows for the creation of 251 residential units. The plan includes deviations to lot and building standards, as well as front and rear yard setbacks. Additionally, the developer must provide a swale to manage stormwater flow along the western boundary of the Tiffany Meadows development. 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

[250206](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre from District R-2.5 to District M1-5 generally located at the northwest corner of East U.S. 40 Highway and Lewis Avenue. (CD-CPC-2024-00105).

Sponsors: Director of City Planning & Development

Justin Smith, City Planning and Development Department, presented. This ordinance approves a rezoning of approximately one acre at the northwest corner of East U.S. 40 Highway and Lewis Avenue from District R-2.5 (Residential) to District M1-5 (Manufacturing) to allow for the construction of a warehouse on the property, an expansion of May Technologies to the south. 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

[250207](#) Sponsor: Director of City Planning and Development Department

Approving an amendment to the Gashland/Nashua Area Plan on about 16.3 acres generally located south of Old N.E. Barry Road and on both sides of N. Cleveland Avenue by changing the recommended land use designation from residential low density to residential high density for a residential development. (CD-CPC-2024-00187)

Sponsors: Director of City Planning & Development

Held until 3.25.25

Hold on Agenda

[250011](#) Sponsor: Director of City Planning and Development Department

Approving a major amendment to an approved development plan on about 7.2 acres in District MPD generally located at 9806 N. Oak Trafficway to allow for a drive-through restaurant. (CD-CPC-2024-00149).

Sponsors: Director of City Planning & Development

Genevieve Kohn, City Planning and Development Department, presented. The approval of this ordinance will allow changing the use of Lot 4 from an auto repair shop to a drive-through eating and drinking establishment, with Popeye's as the tenant. The building will be 2,700 square feet with two drive-through lanes fronting N Oak Trafficway. Access will be from the private drive to the west. Lot 4 will have 27 parking spaces, and there are no changes to other lots in the plan area. Landscape screening and a stormwater detention basin will be installed between the drive-through and N Oak Trafficway. The City Planning Commission (CPC) recommended approval, but there was some opposition from neighbors concerned about another fast-food drive-through in the area. A presentation is on file with the city Clerks Office.

Adv and Do Not Pass

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

Nay: Vice Chair Bunch

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