



Kansas City

414 E. 12th Street
Kansas City, MO 64106

Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, December 16, 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 1 Minute

FIRST READINGS

BEGINNING OF CONSENTS

Director of City Planning & Development

251049 Sponsor: Director of City Planning and Development Department

Approving the plat of Tilden Station, an addition in Jackson County, Missouri, on approximately 28 acres generally located at the southeast corner of East 135th Street and Wornall Road, creating 3 lots and 6 tracts for the purpose of residential and commercial developments; 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-2025-00018)

END OF CONSENTS

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Director of Housing and Community Development

251046 Sponsor: Director of Housing and Community Development Department

Authorizing the Manager of Procurement Services to execute a Central City Economic Development (CCED) funding agreement with Palestine Economic Development Corporation for construction of a 39-bed assisted living facility to be located at 35th Street and Prospect Avenue in Kansas; and authorizing the Director of the Housing and Community Development Department to expend up to \$1,918,318.64 of previously appropriated Central City Economic Development Funds.

CITY PLANNING AND DEVELOPMENT DEPARTMENT

Director of City Planning & Development

251054 Sponsor: Director of City Planning and Development Department

Vacating the 41st Street Condominium Plat in District R-2.5 generally located at the northwest corner of East 41st Street and Locust Street and directing the City Clerk to record certain documents. (CD-ROW-2025-00038)

Director of City Planning & Development

251055 Sponsor: Director of City Planning and Development Department

Vacating the Knightsbridge Business Center Condominium Plat in District B1-1 generally located at 5300 Longview Road and directing the City Clerk to record certain documents. (CD-ROW-2025-00035)

Director of City Planning & Development

251060 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 441 acres generally located at the southwest corner of Eastern Avenue and Raytown Road from District MPD to District MPD and approving an amendment to an approved development plan to allow for parking, non-accessory in Area 20 as highlighted on the site plan. (CD-CPC-2025-00149)

COUNCIL

O'Neill

251056 Sponsor: Councilmember Kevin O'Neill

Approving a development plan on about 43 acres generally located at 9600 N.E. Reinking Road in District R-10 for construction of a religious assembly development. (CD-CPC-2025-00135).

O'Neill

251057 Sponsor: Councilmember Kevin O'Neill

Approving an amendment to a previously approved development plan on about 13.18 acres in District B3-2 generally located at 8601 N. Madison Avenue to allow for commercial, retail, office, medical, drive-through and additional uses allowed in the B3-2 zoning district (CD-CPC-2025-00172)

O'Neill

251059 Sponsor: Councilmember Kevin O'Neill

Rezoning an area of about 99.00 acres located at the northwest corner of N.W. Skyview Avenue and N.W. 126th Terrace from District AG-R to District R-80. (CD-CPC-202____ - _____)**HELD UNTIL 2/10/2026**

Curls

251061 Sponsor: Councilmember Darrell Curls

RESOLUTION - Directing the City Manager to review current City practices pertaining to grant notifications for neighborhood associations, explore additional means of raising awareness of such grants and grant application trainings, identify potentially reliable funding options for such practices, review current City practices related to grant recipient selection, identify potentially reliable funding options for the Neighborhood Empowerment Grant program and report to Council on each of these tasks within 60 days.

Curls and Parks-Shaw

251063 Sponsor: Councilperson Darrell Curls

Authorizing the Chief Procurement Officer to execute a \$400,000.00 contract with Ruskin Heights Homes Association, Inc. from previously appropriated funds to establish a neighborhood outreach team to engage high-risk individuals and prevent violent conflicts; authorizing a total expenditure of \$400,000.00 to satisfy the cost of the contracts; and recognizing this ordinance as having an accelerated effective date.

Parks-Shaw

251064 Sponsor: Mayor Pro Tem Parks-Shaw

Accepting a \$40,000.00 grant with the Health Forward Foundation and authorizing a contract within the scope of such grant to City to support the City's Connecting Kansas City Program supporting equitable digital connectivity for all residents.

WATER SERVICES DEPARTMENT

Director of Water Services

251048 Sponsor: Director of Water Services Department

Authorizing the Director of the Water Services Department to execute a \$23,800,000.00 design-build contract with Goodwin Bros Construction Co, for the Westside Wastewater Treatment Plant (WWTP) Facility Plan Project - Sludge Screening project; authorizing a maximum expenditure of \$26,180,000.00; and recognizing this ordinance as having an accelerated effective date.

HELD IN COMMITTEE

Director of City Planning & Development

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).

Curls

[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-_____)

Rea

[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.

O'Neill

[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)

Director of City Planning & Development

[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.

O'Neill

[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)

Robinson

[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.

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