



# 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*

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Tuesday, December 16, 2025

1:30 PM

26th Floor, Council Chamber

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**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\*\*\*

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

#### FIRST READINGS

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

**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)

**Sponsors:** Director of City Planning & Development

Consent item. No discussion.

Adv and Do Pass, Consent

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

**Abstain:** Councilmember Willett

\*\*\*END OF CONSENTS\*\*\*

#### HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

**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 City; 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.

**Sponsors:** Director of Housing and Community Development

Dan Moye, Economic Development Coalition, presented. This ordinance approves The Council authorized a funding agreement with Palestine Economic Development Corporation for a 39-bed assisted living facility at 35th and Prospect, allocating up to \$1,918,318.64 from CCED Sales Tax Funds. The project aims to promote economic development and redevelopment in a blighted area. Compliance with prevailing wage laws and City contracting requirements is mandated, with no financial obligation until a certified purchase order is issued.

Adv and Do Pass

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

**Abstain:** Councilmember Willett

CITY PLANNING AND DEVELOPMENT DEPARTMENT

**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)

**Sponsors:** Director of City Planning & Development

Consent item. No discussion.

Adv and Do Pass, Consent

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

**Abstain:** Councilmember Willett

**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)

**Sponsors:** Director of City Planning & Development

Consent item. No discussion.

Adv and Do Pass, Consent

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

**Abstain:** Councilmember Willett

**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)

**Sponsors:** Director of City Planning & Development

Larissa Chambi, City Planning and Development Department, presented. This ordinance vacates the 41st Street Condominium Plat located at East 41st Street and Locust Street in District R-2.5. It confirms that all property owner consents have been obtained, the City Plan Commission has approved, and no private or public rights will be harmed. The City Clerk is directed to record the ordinance and related documents with the Jackson County Recorder's Office. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

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

**Abstain:** Councilmember Willett

COUNCIL

**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).

**Sponsors:** O'Neill and Willett

Genevieve Kohn-Smith, City Planning and Development Department, presented. This ordinance approves a development plan for approximately 43 acres located at 9600 N.E. Reinking Road in District R-10 to allow construction of a religious assembly development. The plan is on file with the City Clerk and incorporated by reference. The Council confirms that all required public notices and hearings under the Zoning and Development Code have been completed. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

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

**Nay:** Vice Chair Bunch

**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)

**Sponsors:** O’Neill

Larisa Chambi, City Planning and Development Department, presented. This ordinance approves an amendment to a previously approved development plan for approximately 13.18 acres at 8601 N. Madison Avenue in District B3-2 to allow commercial, retail, office, medical, drive-through, and other uses permitted in the B3-2 zoning district. The updated development plan is on file with the City Clerk and incorporated by reference. The Council certifies that all required public notices and hearings under the Zoning and Development Code have been completed. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

**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\_\_ - \_\_\_\_\_)

**Sponsors:** O’Neill

Held until 2.10.2026

Hold on Agenda

[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.

**Sponsors:** Curls

Held until 1.6.2026

Hold on Agenda

[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.

**Sponsors:** Curls and Parks-Shaw

Junaid Rashid, Health Department, presented. This ordinance authorizes the Chief Procurement Officer to execute a \$400,000 contract with Hickman Mills Prevention Coalition to establish a Neighborhood Outreach Team implementing the Cure Violence Global model to prevent violent conflicts. Funding will come from previously appropriated Blueprint for Violence Prevention funds, and the City has no financial obligation until a purchase order is issued and certified. The ordinance is recognized as having an accelerated effective date under the City Charter. A presentation is on file with the City Clerk's Office

Adv and Do Pass as Cmte Sub

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

**Abstain:** Councilmember Willett

[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.

**Sponsors:** Parks-Shaw

Consent Item, No Discussion

Adv and Do Pass as Cmte Sub, Consent

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

**Abstain:** Councilmember Willett

### WATER SERVICES DEPARTMENT

**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.

**Sponsors:** Director of Water Services

Blake Anderson, Kansas City Water Services, presented. This ordinance authorizes the Director of Water Services to execute a \$23.8 million design-build contract with Goodwin Bros Construction Co. for the Westside Wastewater Treatment Plant Sludge Screening project. It further authorizes a maximum expenditure of \$26.18 million from designated Sewer Treatment Facilities accounts to cover project costs. The ordinance is recognized as having an accelerated effective date under the City Charter.

Adv and Do Pass

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

**Abstain:** Councilmember Willett

### 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 12.16.2026

Hold on Agenda

**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

Consent Item, No Discussion

Adv and Do Pass as Cmte Sub

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

**Abstain:** 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 1.6.2026

Hold on Agenda

**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

Genevieve Kohn-Smith, City Planning and Development department, presented. This resolution amends the KCI Area Plan by changing the recommended land use designation for approximately 107 acres at the southwest corner of Northwest 100th Street and North Platte Purchase Drive from "Commercial, Residential Low Density, Open Space/Buffer, and Mixed-Use Community" to "Residential Medium Density." The amendment is consistent with the KC Spirit Playbook and adopted as a supplement to it. The Council confirms that all required public notices and hearings have been completed. A presentation is on file with the City Clerk's Office.

Immediate Adoption

**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

Kirk Peterson, representing 635 Holdings, presented. This ordinance approves the petition to establish the Hillcrest Community Improvement District as a political subdivision northwest of 83rd Street and Hillcrest Road in Kansas City, Jackson County, Missouri. The District is determined to be a blighted area, and proposed actions such as demolition, renovation, and rehabilitation are anticipated to remediate blighting conditions and serve a public purpose. The ordinance requires annual reporting to the City and directs the City Clerk to notify the Missouri Department of Economic Development and the State Auditor of the District's creation. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

**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

Genevieve Kohn-Smith, City Planning and Development Department. This ordinance rezones approximately 107 acres at the southwest corner of Northwest 100th Street and North Platte Purchase Drive from R-7.5, B3-3, and MPD to MPD (Master Planned Development) and approves a development plan that also serves as a preliminary plat. The ordinance grants deviations from certain landscape buffer and setback requirements to align with adjacent development standards. The Council confirms that all required public notices and hearings under the Zoning and Development Code have been completed. A presentation is on file with the City Clerk's Office.

Adv and Do Pass as Cmte Sub

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

**Abstain:** Councilmember Willett

**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

Tammy Queen, City Manager's Office. This ordinance authorizes the City Manager to execute the Fourth Amendment to the Community Investment Agreement with Community Builders of Kansas City and the Second Amendment to the Escrow Agreement with Community Builders and Preferred Title of Saint Joseph, LLC for the Offices at Overlook Redevelopment Project. It waives the requirements of Code Section 74-12 as applied to these amendments due to the project being largely complete. Copies of both amendments are on file in the City Clerk's Office. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

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

**Abstain:** Councilmember Willett

## 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](mailto: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](http://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](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