



# 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, September 24, 2024

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 Two Minutes\*\*\***

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

**\*\*\*Beginning of Consents\*\*\*\***

**240840** Sponsor: Director of City Planning and Development Department

Approving the plat of Walnut Townhomes, an addition in Jackson County, Missouri, on approximately 0.45 acres generally located at southwest corner of East 36th Street and Walnut Street, creating eight lots and two tracts for the purpose of residential townhome development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00022)

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

Consent item. No discussion was held.

Adv and Do Pass, Consent

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

**240841** Sponsor: Director of City Planning and Development Department

Approving the plat of TT Acres, an addition in Jackson County, Missouri, on approximately 10 acres generally located on the south side of East 79th Street approximately 900 feet west of Little Blue Road, creating two lots for the purpose of a single unit residential development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00015)

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

Consent item. No discussion was held.

Adv and Do Pass, Consent

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

**240846** Sponsor: Director of City Planning and Development Department

Approving the plat of Highland Plaza West Second Plat, an addition in Clay County, Missouri, on approximately 3.5 acres generally located at southwest corner of N.E. 99th Street and N. Cedar Avenue, creating two lots and one tract for the purpose of commercial development; accepting various easements; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2024-00011)

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

Consent item. No discussion was held.

Adv and Do Pass, Consent

\*\*\*End of Consents\*\*\*

**240847** Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing John Cosentino, Kylie Stock and Josephine Njoroge as successor directors to the Brookside Community Improvement District.

**Sponsors:** Lucas

Consent item. No discussion was held.

Immediate Adoption As A Consent

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

City Planning and Development

[240842](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about one acre generally located at the northeast corner of East U.S. 40 Highway and Manchester Trafficway from District B3-2 to District M1-5 to allow for light industrial uses. (CD-CPC-2024-00090)

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

Justin Smith, City Planning and Development, presented. This ordinance approves rezoning a vacant parcel made up of two un-platted lots of about one acre generally located at the northeast corner of East US 40 Highway and Manchester Trafficway to M1-5. It was previously a salvage/junk yard for used motor vehicles. The lots are currently zoned M1-5 and B3-2. The applicant wishes to create consistent zoning throughout the site. The Riverfront Industrial Area Plan recommends Industrial uses at this location. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

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

**Out:** Vice Chair Bunch

[240843](#) Sponsor: Director of City Planning and Development Department

Vacating approximately 84,000 square feet of public right-of-way in Zoning District M1-5 generally located on Topping Avenue between Stadium Drive and East 32nd Street; and directing the City Clerk to record certain documents. (CD-ROW-2024-00015)

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

Held until 10/01/2024.

Hold on Agenda

**240848** Sponsor: Director of City Planning and Development Department

Vacating an approximately 68,000 square feet of an improved street in Zoning District MPD generally located on Berkley Plaza between East Riverfront Road and Berkley Parkway; and directing the City Clerk to record certain documents. (CD-ROW-2022-00041)

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

Held until 10/01/2024.

Hold on Agenda

**240849** Sponsor: Director of City Planning and Development Department

Vacating approximately 5,400 square feet of public right-of-way in Zoning District M1-5 generally described as Bellaire Avenue, south of East 32nd Street; and directing the City Clerk to record certain documents. (CD-ROW-2024-00019)

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

Held until 10/01/2024.

Hold on Agenda

**240850** Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Swope Area Plan on about 11.05 acres generally located at 3427 E. 59th Street by changing the recommended land use from residential medium-high density to mixed-use community for the Swope Health Village Campus. (CD-CPC-2024-00073)

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

Held until 10/01/2024.

Hold on Agenda

**240851** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2.89 acres generally located at the southeast corner of N.E. Barry Road and Maple Woods College Road from District R-80 to District B2-2 and approving a development plan to allow for a mixed-use building. (CD-CPC-2024-00100 and CD-CPC-2024-00101).

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

Genevieve Kohn, City Planning and Development, presented. This ordinance approves rezoning from R-80 to B2-2 to allow for a mixed-use building containing 30 residential units and 15,000 square feet of ground floor commercial space. There are 2 access points proposed from Maple Woods College Rd and Old NE Barry Rd. The development is generally expected to serve students on the Maple Woods Community College campus to the south but will be open and available for rent to the general public. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

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

**Out:** Vice Chair Bunch

**240853** Sponsor: Director of City Planning and Development Department

Vacating an approximately 18,000 square-foot area of unimproved street in Zoning District MPD generally located at the southeast corner of Lydia Avenue and Berkley Parkway; and directing the City Clerk to record certain documents.

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

Matthew Barnes, City Planning and Development, presented. This ordinance approves the vacation of an unimproved public right-of-way in District Master Planned Development of about 18,000 SF located at the southeast corner of Berkley Parkway and Lydia Avenue. This right-of-way remains as a remnant from the reconfiguration of the I-35/I-29 interchange with Front Street and Berkley Parkway. The public right-of-way contains both public and private utilities. Public utilities within this area are managed by Water Services, and the applicant is required to retain and protect these utilities. 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

**240856** Sponsor: Councilmember Nathan Willett

RESOLUTION - Directing the City Manager to establish the "City United" Jersey/Uniform Grant Program for High Schools.

**Sponsors:** Willett

Councilman Willett, presented. This resolution approves establishing the "KC Connect" Jersey/Uniform Grant Program for High Schools and directs the City Manager to Identify a funding source of \$15,000 for this program. The purpose of this pilot program is to connect the city youth through the basketball season.

Immediate Adoption as a Committee Substitute

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

**Out:** Vice Chair Bunch

**240861** Sponsor: Councilmember Darrell Curls  
COMMITTEE SUBSTITUTE

Amending Chapter 88, Code of Ordinances, by enacting Section 88-347, Gasoline and Fuel Sales, to establish use standards for gasoline and fuel sales; repealing Section 88-610-04, Nonconforming Uses, and enacting in lieu thereof a new section of like number and subject matter for the purpose of establishing specific nonconforming use provisions for gasoline and fuel sales; enacting Section 88-805-04-N, Gasoline and Fuel Sales, to establish a definition for the use; and repealing Section 88-120-03 Table 120-1, Office, Business and Commercial Districts Use Table, and Section 88-140-03 Table 140-1, Manufacturing Districts Use Table, and enacting in lieu thereof new tables for the purpose of referencing the use standards of Section 88-327.

**Sponsors:** Curls

Andrew Clark, City Planning and Development, presented. This ordinance approves an amendment to Chapter 88 to establish the requirement of a 2000 ft buffer between gas stations and a special use permit for gasoline and fuel sales to bring Kansas City into compliance with the surrounding municipalities. The approved standards promote an environment to improve the quality of life for residents who live near gas stations. 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

**Nay:** Councilmember Willett

HELD IN COMMITTEE

**240721** Sponsor: Director of the Public Works Department

Vacating unimproved City right-of-way in Jackson County, Missouri; and upon the effective date of this ordinance, the City Clerk is hereby directed to record said ordinance in the Office of the Recorder of Deeds for Jackson County, Missouri.

**Sponsors:** Director of Public Works

John Cardwell, Public Works Department, presented. This ordinance approves vacating an unimproved City Right-of-Way in Jackson County, Missouri along Chouteau Trafficway north of Gardner Avenue, in the vicinity of 4815 Gardner Ave. This property belongs to Canadian Pacific Railway. Vacating this property removes liability from the City. The City retains an aerial easement and a maintenance agreement to access the bridge and perform the work as needed. 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

**240723** Sponsor: Councilmember Melissa Patterson Hazley

Authorizing the City Manager to execute a contract amendment with Economic Development Corporation of Kansas City, Missouri (EDC) to appoint the EDC as program administrator to assist the Central City Economic Development Sales Tax Board with implementation of economic development programs.

**Sponsors:** Patterson Hazley

Held until 10/01/2024.

Hold on Agenda

**240808** Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$400,000.00 for the Urbanity project; reducing an existing appropriation by \$400,000.00; appropriating \$400,000.00 from the Unappropriated Fund Balance; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$400,000.00 from funds appropriated in the Central City Economic Development Tax Fund.

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

Dion Lewis, Housing Department, presented. This ordinance approves the recommendation of the Central City Economic Development Tax Board for additional funding in the amount of \$400,000.00 for the Urbanity Project. The developer subsequently identified a need for additional funding due to increases in construction labor and construction materials.

Adv and Do Pass

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

**240813** Sponsor: Director of City Planning and Development Department

Approving a development plan in District B2-2 on about 4.75 acres generally located at the northeast corner of N. Wyandotte Street and N.W. 85th Terrace to allow for two multi-unit residential buildings. (CD-CPC-2024-00071)

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

Genevieve Kohn, City Planning and Development, presented. This ordinance approves a development plan to allow two multi-unit residential buildings with a total of 120 dwelling units. Buildings will total approximately 148,050 square feet and both will be three stories tall on about 4.75 acres located at 8601 N Wyandotte St. 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

**240814** Sponsor: Director of City Planning and Development Department

Rezoning an area of about .3 acres generally located at 4438-4450 Washington Street from District R-1.5 (Residential 1.5) to District R-0.75 (Residential 0.75) to allow for the development of a multi-unit apartment complex. (CD-CPC-2024-00095)

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

Held until 10/01/2024.

Hold on Agenda

**240822** Sponsor: Mayor Quinton Lucas

Rezoning an area of about 30.68 acres generally located between Woodland Avenue on the west, East 18th Street on the south, Brooklyn Avenue on the east, and East Truman Road on the north from Districts R-1.5 and M1-5 to District MPD and approving an MPD development plan which serves as a preliminary plat and provides for approximately 1,084 units and commercial spaces in the mixed-use development. (CD-CPC-2024-00096).

**Sponsors:** Lucas

Larissa Chambi, City Planning and Development, presented. This ordinance approves rezone the subject property located at 1536 Euclid Avenue to Master Planned Development (MPD) to allow for the construction of approximately 1,000 residential units. The development is being proposed in three phases; The proposed development includes a variety of housing types including multi-unit buildings, for sale townhomes, senior living, and affordable housing. 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

**240824** Sponsor: Mayor Quinton Lucas

RESOLUTION - Amending the Heart of the City Area Plan by amending the Proposed Land Use Plan and Map for an approximately 30.68 acre tract of land generally located at the southeast quadrant of Woodland Avenue and East Truman Road by changing the recommended land use designation from Residential Medium and Industrial to Mixed Use Neighborhood. (CD-CPC-2024-00097)

**Sponsors:** Lucas

Larissa Chambi, City Planning and Development, presented. This is a companion ordinance to 240822 and approves rezoning the property located at 1536 Euclid Avenue to Master Planned Development (MPD) to allow for the construction of approximately 1,000 residential units. The proposed development includes a variety of housing types including multi-unit buildings, for sale townhomes, senior living, and affordable housing. A presentation is on file with the City Clerk's Office. Immediate Adoption

**240833** Sponsor: Councilmember Wes Rogers

Approving a major amendment to a development plan that will also serve as a preliminary plat in District MPD on approximately 80 acres in an area generally bordered by the Missouri river on the north and west, I-29 on the east, and railroad tracks on the south, for the purpose of allowing a number of various uses within the mixed-use development in multiple phases. (CD-CPC-2024-00074)

**Sponsors:** Rea, Rogers, Willett, Bunch and French

Andrew Clark, City Planning and Development, presented. This ordinance approves a major amendment to the previously approved Master Planned Development preliminary development plan proposed by Port KC. This property is about 90 acres located at 110 Berkley Plaza, bounded by the Missouri River on the north and west, I-29 on the east, and railroad tracks on the south. The general layout and plan, encourage a walkable environment, embrace the Missouri River and support the Riverfront Streetcar extension. 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

ADDITIONAL BUSINESS

1. There may be a general discussion regarding 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