



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, November 5, 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

[240964](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Staley Corners West - 4th Plat, an addition in Clay County, Missouri, on approximately 16.5 acres generally located at the northwest corner of Northeast Barry Road and North Indiana Avenue, creating 32 lots and 7 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; 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-2024-00020)

Sponsors: Director of City Planning & Development

Consent Item. No discussion was held.

Adv and Do Pass, Consent

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

Excused: Councilmember Patterson Hazley

END OF CONSENTS

[240967](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 10.75 acres generally located west of Interstate 29 on N.W. Prairie View Road, between N.W. Cookingham Drive to the north and N.W. 112th Street to the south from District B3-3 to District M1-2 to allow for industrial uses. (CD-CPC-2024-00117)

Sponsors: Director of City Planning & Development

Held until 11.19.2024

Hold on Agenda

[240969](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Gail Worth as successor director to the Martin City Community Improvement District.

Sponsors: Lucas

Consent Item. No discussion was held.

Immediate Adoption As A Consent

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

Excused: Councilmember Patterson Hazley

[240970](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 7,300-square foot street in District B3-2 generally located on Archibald Avenue between Roanoke Road and Madison Avenue and directing the City Clerk to record certain documents. (CD-ROW-2024-00026)

Sponsors: Director of City Planning & Development

Matthew Barnes, City Planning and Development, presented. This ordinance approves a Vacation of a Public Right of-Way of about 7,300 SF in District B3-2 (Commercial) located on Archibald Avenue between Roanoke Road and Madison Avenue. It serves as one of two primary accesses to the parcels for the commercial center. The subject right of way is a portion of an improved parking lot which is privately owned and maintained by the owner. The owner of the parking lot has also been maintaining and improving the 7,300 SF of the now vacated property. 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

[240971](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 2,000-square-foot area of unimproved East 34th Street in District M1-5 generally located at the northeast corner of Stadium Drive and Topping Avenue and directing the City Clerk to record certain documents. (CD-ROW-2024-00021)

Sponsors: Director of City Planning & Development

Held until 11.19.2024

Hold on Agenda

[240972](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 4,500-square-foot area of unimproved White Avenue in District M1-5 generally located at the south corner of White Avenue and East 32nd Street and directing the City Clerk to record certain documents. (CD-ROW-2024-00020)

Sponsors: Director of City Planning & Development

Held until 11.19.2024

Hold on Agenda

[240976](#) Sponsor: Director of City Planning and Development

Rezoning an area of about 0.1 acre generally located at the northeast corner of West 18th Street and West Pennway from District R-2.5 (Residential) to District R-1.5 (Residential) to allow for the construction of a multi-unit building on the property. (CD-CPC-2024-00119)

Sponsors: Director of City Planning & Development

Justin Smith, City Planning and Development, presented. This ordinance approves rezoning the currently undeveloped property located at the northeast corner of West 18th Street and West Pennway from district R-2.5 (Residential) to district R-1.5(Residential). The applicant requested the rezoning to allow for the construction of a multi-unit building on the property. 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

[240977](#) Sponsor: Director of City Planning and Development

RESOLUTION - Approving an area plan amendment to the Greater Downtown Area Plan future land use recommendation from Low Density Residential to Downtown Residential on about 0.1 acres generally located at the northeast corner of West 18th Street and West Pennway. (CD-CPC-2024-00131)

Sponsors: Director of City Planning & Development

Justin Smith, City Planning and Development, presented. This ordinance approves rezoning the subject property generally located at the northeast corner of West 18th Street and West Pennway from district R-2.5 (Residential) to district R-1.5. The approval of the rezoning will allow for the construction of a multi-unit building on the property. The R-1.5 zoning district allows for a multi-unit building. 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

240979 Sponsor: Director of City Planning and Development Department

Amending Chapter 74, Article VII, Code of Ordinances, by repealing Section 74-304 entitled “Reporting Requirements” and Section 74-305 entitled “Costs and Fines” and enacting in lieu thereof new sections of like number and subject matter to improve the transparency and reporting compliance of community improvement districts; and requiring already established CIDs to submit adopted bylaws with their next annual report.

Sponsors: Director of City Planning & Development

Held until 11.19.2024

Hold on Agenda

240982 Sponsor: Councilmember Andrea Bough

Approving an amendment to a previously approved development plan on about 1.5 acres to allow for a multi-unit apartment complex approximately 232 feet in height in District B4-5 (Heavy Business/Commercial) generally located at 4615 Roanoke Pkwy. (CD-CPC-2024-00120)

Sponsors: Bough

Ahanna Nanoski, City Planning and Development, presented. This ordinance approves a major amendment to the previously approved development plan. This is a third amendment to the original development plan approved on January 18, 2017 (ordinance 170023). This amendment will allow the developer to add an additional story to the building, for a planned development of 18 stories (approximately 232 feet total) containing 279 units. The plans also request a deviation to the maximum Floor Area Ratio (FAR) allowed by the Zoning and Development Code. 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

HELD IN COMMITTEE

[240922](#) Sponsor: Councilmember Eric Bunch

Approving the First Amendment to the 39th and Main General Development Plan to amend the Estimated Completion Time of twenty years from passage of this Ordinance and affirming the findings of the City Council made when approving the Plan.

Sponsors: Bunch

Held until 11.19.2024

Hold on Agenda

[240923](#) Sponsor: Councilmember Eric Bunch

Approving the First Amendment to the Westport-Main General Development Plan to amend the Estimated Completion Time to within twenty years from passage of this ordinance and affirming the findings of the City Council made when approving the Plan.

Sponsors: Bunch

Held until 11.19.2024

Hold on Agenda

[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 11.19.2024

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 11.19.2024

Hold on Agenda

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. 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