



# 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, June 25, 2024

1:30 PM

26th Floor, Council Chamber

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**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\*\*\***

**240521** Sponsor: Director of City Planning and Development Department

Approving the plat of KCI 29 Logistics Park Second Plat, an addition in Platte County, Missouri, on approximately 209 acres generally located at northeast corner of Mexico City Avenue and N.W. 132nd Street, creating three lots and two tracts for the purpose of an industrial 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-2024-00007)

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

Held until 7.16.24

Hold on Agenda

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

**240508** Sponsor: Director of Health Department

Accepting and approving a one year contract with the Missouri Department of Health and Senior Services to conduct Perinatal Hepatitis B case management and surveillance activities in Kansas City, Missouri; estimating and appropriating the sum of \$83,850.00, not previously appropriated, in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**Sponsors:** Director of Health

Lisa Mertz, Health Department, presented. This ordinance approves a one year \$83,850.00 contract with the Missouri Department of Health and Senior Services for the purpose of conducting Perinatal Hepatitis B case management and surveillance activities in Kansas City, Missouri. These funds provide for identification of pregnant women who are infected with hepatitis B to provide immunization to the newborn, for household and sexual contacts to prevent hepatitis B infection. The Program routinely maintains 10-20 pregnancies through surveillance efforts and follows an additional 35-50 newborns to ensure appropriate vaccine compliance.

Adv and Do Pass, Consent

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

**Excused:** Councilmember Patterson Hazley

**240509** Sponsor: Director of City Planning and Development Department

Approving a major amendment to a development plan on about 1.5 acres in District B2-2 generally located at 9880 N. Cedar Avenue, which also serves as a preliminary plat, to allow for the construction of a 13,000-square-foot day care center. (CD-CPC-2024-00002)

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

Genevieve Kohn, City Planning and Development, presented. This ordinance approves a major amendment to a previously approved development plan to allow the construction of a one-story, 13,000 square foot day care center at the corner of N 99th Street and N Cedar Avenue. The building will include an outdoor play area on the west side and a parking lot on the east side of the building. The parking lot will contain 37 spaces and vehicles will circulate counterclockwise. Four bicycle parking spaces will be provided at the northeast corner of the building.

Adv and Do Pass

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

**240510** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.4 acres generally located at the northwest corner of N.E. 97th Street and N. Oak Trafficway from District MPD to District MPD and approving a major amendment to a previously approved development plan to allow for oversized menu board signs. (CD-CPC-2023-00131).

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

Genevieve Kohn, City Planning and Development, presented. This ordinance approves a major amendment to a previously approved Master Planned Development (MPD) to allow for an oversized menu board monument sign in district MPD on about 1.4 acres generally located at the northwest corner of NE 97th Street and N Oak Trafficway. Culver's, which is currently under construction, requested larger menu board signs. This change to the design standards affects the entire MPD area. The applicant is installing two menu boards, one for each drive-through lane, that will be 47 square feet adjacent to, and oriented towards, N Oak Trafficway. Because the signage exceeds what is allowed by the design standards, the only way to permit the larger signs is to amend the MPD standards that were approved by ordinance.

Adv and Do Pass

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

**240511** Sponsor: Director of Health Department

Accepting and approving a grant award with the Missouri Department of Health and Senior Services to provide funding for the City's Cities Readiness program; estimating and appropriating the sum of \$190,160.00, not previously appropriated, in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**Sponsors:** Director of Health

Held until 7.16.24

Hold on Agenda

**240512** Sponsor: Director of Health Department

Accepting and approving a sub-grant award agreement from the National Institutes of Health through the University of Missouri - Kansas City to provide funding for church-based COVID-19 testing in Kansas City, Missouri; estimating and appropriating the additional sum of \$82,652.00, not previously appropriated, in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**Sponsors:** Director of Health

Lisa Mertz, Health Department, presented. This ordinance approves acceptance of a sub-grant award agreement from the National institutes of health through the University of Missouri - Kansas City. This grant supports the second phase of an NIH-funded study to help understand and address the disparities in COVID-19 morbidity and mortality. UMKC and KCMO Health Department will examine COVID-19 intervention strategies in African American churches and seek to understand factors that contribute to the receipt of testing.

Adv and Do Pass, Consent

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

**240513** Sponsor: Director of Health Department

Accepting and approving a grant award amendment from the Missouri Department of Health and Senior Services to provide funding for HIV prevention and risk reduction services in the Kansas City, Missouri area; estimating and appropriating the additional sum of \$70,568.00, not previously appropriated, in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**Sponsors:** Director of Health

Jonathon Antle, Health Department, presented. This ordinance approves a grant award amendment from the Missouri Department of Health and Senior Services (MDHSS) to provide funding for HIV prevention and risk reduction services in the Kansas City, Missouri area. This Current award for \$73,568 is a two-month extension is to cover services June 1, 2024 until July 31, 2024.

Adv and Do Pass, Consent

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

**240514** Sponsor: Director of Health Department

Accepting and approving a grant award from the U.S. Department of Justice to provide funding for a community care program to support youth success; estimating and appropriating a total of \$450,000.00 in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**Sponsors:** Director of Health

Held until 7.16.24

Hold on Agenda

**240516** Sponsor: Director of Health Department

Accepting and approving a one-year contract with the Missouri Department of Health and Senior Services for a comprehensive sexually transmitted disease prevention program; estimating and appropriating the additional sum of \$269,687.00, not previously appropriated, in the Health Grants Fund; and recognizing this ordinance as having an accelerated effective date.

**Sponsors:** Director of Health

Lisa Mertz, Health Department, presented. This ordinance approves appropriating the additional sum of \$269,687.00 in the Health Grants Fund and accepts a one-year contract with the Missouri Department of Health and Senior Services for a comprehensive sexually transmitted disease prevention program. This annual grant supports efforts to prevent and control chlamydia, gonorrhea, syphilis and HIV. Priority strategies include STD surveillance, case investigation and partner referral services, health care provider support, data analysis and data dissemination. Special focus on prevention of congenital syphilis through increased screening of pregnant women and case management of pregnant women with syphilis

Adv and Do Pass, Consent

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

**240520** Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Truman Plaza Area Plan from residential low density to mixed use neighborhood on about 0.14 acres generally located at the northwest corner of N. Topping Avenue and Scarritt Avenue at 5716 Scarritt Avenue. (CD-CPC-2024-00044)

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

Larissa Chambi, City Planning and Development, presented. This resolution approves an area plan amendment to rezone the Truman Plaza Area generally located at NW corner of north Topping Avenue and Scarritt Avenue at 5716 Scarritt Avenue, from Residential Low Density to Mixed Use Neighborhood. The rezoning and area plan amendment will allow the existing structure to be used and maintained as a daycare center.

Immediate Adoption

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

**240523** Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.14 acres generally located at the northwest corner of N. Topping Avenue and Scarritt Avenue from District R-2.5 to District O, to allow an existing building to be used as a daycare center. (CD-CPC-2024-00021)

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

Larissa Chambi, City Planning and Development, presented. This ordinance approves an area plan amendment to rezone and develop 5716 Scarritt Ave to allow an existing building to be used as a daycare center. This is a companion ordinance to 240520.

Adv and Do Pass

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

**240524** Sponsor: Director of City Planning and Development Department

Approving a development plan on about 60 acres, which also serves as a preliminary plat, for an industrial development in District M2-3 generally located at 10951 N. Congress Avenue. (CD-CPC-2024-00038) \*\*\*Held off docket\*\*\*

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

Held until 7.16.24

Hold on Agenda

**240528** Sponsor: Councilmember Andrea Bough

Rezoning an approximately 4.629 acre tract of land located at 12100 Wornall Road from R-7.5 (Residential 7.5) to R-1.5 (Residential 1.5), to allow for student housing at the site. (CD-CPC-2024-\_\_\_\_)

**Sponsors:** Bough and Duncan

Andrew Clark, City Planning and Development, presented. This ordinance approves to rezone about 4.6 acres located at 12100 Wornall Road from a lower-density R-7.5 district to a more-dense R-1.5 district to allow for development of student housing for Avila University at the site. The rezoning allows for group living which is what student dormitories fall under.

Adv and Do Pass as Cmte Sub

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

HELD IN COMMITTEE

**240411** Sponsor: Councilmember Eric Bunch

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 requiring a distance of 1,500 feet between marijuana dispensary facilities and to allow such facilities to remain open until midnight; and amending Section 88-810 by adding definitions applicable to marijuana uses.

**Sponsors:** Bunch

Held until 7.16.24

Hold on Agenda

**240343** Sponsors: Councilmembers Nathan Willett and Kevin O’Neill

Amending the Major Street Plan for Kansas City to remove 128th Street, from the east side of Interstate 69 to 132nd Street and N. Virginia Avenue, and directing the City Clerk to file certain documents with the appropriate offices. (CD-CPC-2024-)

**Sponsors:** Willett and O’Neill

Genevieve Kohn, City Planning and Development, presented. This ordinance approves an amendment to the Major Street Plan to remove 128th Street from the east side of HWY 169 to the intersection of NE 132nd Street and N Virginia Avenue. The requested Major Street Plan Amendment is a result of the recently approved major amendment to the Rocky Branch Creek Master Plan Development for a data center campus.

Adv and Do Pass as Cmte Sub

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



[240429](#) Sponsor: Director of City Planning and Development Department

Vacating an approximate 647 foot-long alley of about 24,227 SF in District M1-5 zoning generally located between Washington Street and Broadway Boulevard north of West 17th Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-000050)

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

Matthew Barnes, City Planning and Development, presented. This ordinance approves a Vacation of Public Right of Way in District M1-5 (Manufacturing) of about 647 feet in length generally located between Washington Street and Broadway Boulevard north of West 17th Street. The street requested to be vacated is currently an unimproved alley which leads to a dead end at Intersate-35.

Adv and Do Pass

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

[240430](#) Sponsor: Director of City Planning and Development Department

Vacating an approximately 260-foot-long street in District M1-5 generally located on Washington Street north of West 17th Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-000051)

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

Matthew Barnes, City Planning and Development, presented. This ordinance approves a Vacation of Public Right of Way in District M1-5 (Manufacturing) of about 260 feet in length generally located on Washington Street north of West 17th Street. There are public and private utilities within the Public Right of Way. Public Utilities include street lights and water mains. The applicant is responsible for removing and returning street lights back to the city. KCMO Water Services is requiring that the applicant relocate facilities within the right of way. Everygy has the only Private Utilities within the right of way. The applicant is required to retain all utility easements and protect facilities.

Adv and Do Pass

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

**240434** Sponsor: Councilmember Wes Rogers  
SECOND COMMITTEE SUBSTITUTE

Amending Chapter 18, Article XIV, Section 18-367, Code of Ordinances, entitled “Adoption of International Energy Conservation Code (2021); amendments,” by providing an additional path of compliance that accomplishes Strategies B-2 and B-3 of the 2022 Climate Protection & Resiliency Plan through a nationally recognized system for calculating a home’s energy performance; allowing for previously approved building plans to be approved under the additional compliance path; and providing a method to further improve energy performance over time. \*\*\*HELD UNTIL 08.13.24\*\*\*

**Sponsors:** Rogers and Patterson Hazley

Held until 7.16.24

Hold on Agenda

**240447** Sponsor: Councilperson Nathan Willett

Amending Chapter 88, Code of Ordinances, by repealing Section 88-424-13, Capital Improvement Sales Tax Fund-Tree Planting, and enacting in lieu thereof a new section of like number and subject matter, for the purpose of requiring tree planting funds to be deposited and spent within designated benefit districts.

**Sponsors:** Willett

Ahnna Nanoski, City Planning and Development, presented. This ordinance approves an amendment to Chapter 88, Code of Ordinances, section 88-424-13, Capital Improvement Sales Tax Fund-Tree Planting, for the purpose of requiring tree planting funds to be deposited and spent within designated benefit districts.

Adv and Do Pass as Cmte Sub

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

#### ADDITIONAL BUSINESS

1. City Planning and Development Presentation for Tree Preservation and Protection ordinance
2. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.

### 3. 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.

4. 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