

COMPARED VERSION  
COMMITTEE SUBSTITUTE TO ORIGINAL ORDINANCE

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 241073

Declaring a moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district within the KCI Area Plan boundary during the KCI Area Plan update process.

WHEREAS, area plans provide a community-driven vision and provide guidance for decisions on topics such as land use and development, transportation, housing and neighborhoods, and economic development; and

WHEREAS, proper long-range planning serves to establish the preferred arrangement of land uses to facilitate the development of the city over time, protect residential neighborhoods, and support economic development; and

WHEREAS, the KCI Area Plan planning area is generally described as the municipal boundary of Kansas City, Missouri on the north; the municipal boundary of Kansas City, Missouri on the west; the municipal boundary of Kansas City Missouri east to Amity Avenue and then along Highway 152 on the south; and the Platte/Clay County boundary on the east; and

WHEREAS, the existing KCI Area Plan was adopted by the City Council on June 18, 2009, with the passage of Ordinance No. 090395 and intended to determine a future vision for the KCI Area that establishes a balance among the interests and needs of residents and businesses and guides development and improvements to offer a broader, more diverse range of residential and commercial opportunities; and

WHEREAS, the KCI Area Plan is now 15 years old; and

WHEREAS, conformance with adopted plans and planning policies is one factor considered in reviewing and making decisions on proposed zoning map amendments; and

WHEREAS, industrial development has the potential to create negative externalities on nearby residential neighborhoods in the form of increased truck traffic; noise, vibration or percussion; dust, smoke, or particulate matter; or other detrimental impacts; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Council hereby declares a moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district ~~or to a Master Planned Development (MPD) that includes industrial uses~~ within the boundaries of the KCI Area Plan planning area. Applications for a zoning map amendment to a manufacturing (M) zoning district ~~or to a Master Planned Development (MPD) including industrial uses~~ that were submitted prior to the effective date of this ordinance are not subject to this moratorium. Nothing in this

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ordinance shall prohibit any projects within Master Planned Development (MPD) zoning districts, or applications for rezoning property to MPD.

Section 2. That the Director of City Planning and Development is directed to review the KCI Area Plan's future land use designations and future land use map and recommend appropriate updates to the City Plan Commission and City Council by July 16, 2025.

Section 3. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

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I hereby certify that as required by Chapter 88, Code of Ordinances, the forgoing ordinance was duly advertised and public hearings were held.

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Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

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Sarah Baxter  
Senior Associate City Attorney

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