



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260475

Submitted Department/Preparer: City Planning

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Adopting the Prospect-Hickman Mills Vision Plan for the area generally bounded by 75th Street to the north, Bruce R Watkins Drive to the east, 87th Street/Blue River Road to the south, and The Paseo to the west. (CD-MISC-2026-00002).

Discussion

The Prospect - Hickman Mills Vision Plan is a community-driven effort to reimagine and revitalize Prospect Avenue, Hickman Mills Drive, and the surrounding neighborhoods in South Kansas City, Missouri. Spearheaded by the Marlborough Community Coalition and funded through the Public Improvement Advisory Committee (PIAC), the plan provides strategies for land use and development, mobility, community development, and green infrastructure to support long-term growth and sustainability.

The Plan identified opportunities to remove barriers to redevelopment which benefit the community by allowing for flexibility of housing types, restriction of unwanted uses along the corridor, and encouraging the reuse of existing structures. Recommendations include increasing the zoning designations in which multifamily housing is permitted by right, identifying undevelopable vacant lots and converting them to productive uses to discourage illegal dumping, and preventing nuisance businesses through land use and increased code enforcement.

To address limited alternative transportation modes and disconnected sidewalks that create unsafe or inconvenient walking conditions the Plan identifies actions to make it easier to walk, bike, and roll. These concerns are addressed through the reworking of the Prospect-Hickman Mills streetscape which was vetted by the Public Works Department. Changes include establishing traffic calming to reduce speeds, improving driver visibility, and simplifying confusing intersections through bump outs and other traffic calming devices as well as the complete redesign of the multiple

intersections along the corridor. The streetscape plan can be found in the Conceptual Corridor maps in the plan.

Community input suggested the feeling of disconnectedness between residents and business owners along the corridor which is addressed through actions that create community opportunities. Coordination with the Local Heavy Laborers Union to identify apprenticeships and training opportunities is an example of how the businesses that support the corridor can connect with residents and work to provide economic opportunity throughout the community. To reduce illegal dumping and blight, the plan suggests the expanded utilization of programs such as camera deployment and coordination between residents and the Neighborhood Services Department to stay of hot spots for dumping and blight. These actions were vetted by the Neighborhood Services Department.

Lastly, to Incorporate Natural Elements into the Public Realm and to address Stormwater issues in the community, the plan suggests incorporating more green infrastructure and energy saving installations. These sites can also act as community beautification, climate mitigation, and wayfinding landmarks.

Engaging the community was a key part in the production of this planning document. An overview of events and what we heard from the community can be found in Appendix A of the planning document.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
The plan was funded by 5th District PIAC YR-41 dollars. (PIAC #410637)
3. How does the legislation affect the current fiscal year?
Not applicable, there is no funding tied to the plan.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable, there is no funding tied to the plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No, as this is a planning document.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

No account string to verify as this resolution has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable, affordable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Promote healthy residents by ensuring basic sanitation and living needs are met.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

Staff does not anticipate service level impacts from the proposed plan without further implementation of the plan's actions.

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

City Plan Commission and Staff recommend Approval

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts were identified.
2. How have those groups been engaged and involved in the development of this ordinance?
A key element in the development of the Prospect-Hickman Mills Vision Plan was inclusive and intentional community engagement. Throughout 2025, a series of events and activities allowed residents, business owners, and stakeholders to share input on the corridor's strengths, challenges, and opportunities. Staff participated in 17 instances of engagement including: advisory committee meetings, a walking tour, a community visioning workshop, a public open house, a public survey, and a dedicated project website. By centering community voices, the plan is grounded in local priorities and the desire for a safer, more vibrant, and connected corridor.
3. How does this legislation contribute to a sustainable Kansas City?
The plan includes actions under the Green Infrastructure section of the implementation chapter that addresses the need to develop sustainable and resilient neighborhoods through natural plantings and green stormwater management.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)