



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

11/20/2024

Project Name

Chapter 88 Amendment, Periodic Review

Docket #14**Request**

CD-CPC-2024-00140
Periodic Review

Applicant

City Planning and Development

APPROVAL PROCESS**SUMMARY OF REQUEST + KEY POINTS**

The City Planning and Development Department is proposing an amendment to the Major Amendment Criteria.

REQUIRED PUBLIC ENGAGEMENT

Standard protocol for periodic review text amendments is to post drafts to the City's website approximately 30 days in advance of the City Plan Commission hearing. This protocol was followed. The website provides a feedback form and to date no feedback has been received. Additionally, staff held a public engagement meeting on November 12, 2024. Sign in sheet and comments provided in Attachment #3.

CONTROLLING + RELATED CASES

Ordinance No. 231047 – Periodic Review for multiple amendments to zoning and development code which included the Major Amendment Criteria. The Major Amendment Criteria was removed from the original ordinance to allow two of the four criteria to receive approval.

PROFESSIONAL STAFF RECOMMENDATION

Docket #14 Approval

Amendments to Development Plans of Project Plans

88-516-06-A. Major Amendments

The zoning and development code sets criteria for what distinguishes a minor amendment from a major amendment for a previously approved plan. The distinction identifies which changes are limited or small enough to warrant an administrative review and changes that are substantial enough to require the public hearing process through the City Plan Commission and City Council and a public engagement meeting with surrounding property owners.

The proposed amendment removes the square footage cap from the building coverage and total floor area requirements. It increases the allowed building height maximum increase from 6 foot to 15 feet in all zoning districts except manufacturing districts and limits the building height maximum for manufacturing districts based on the proximity to residential districts. Additionally, the amendment provides a distinction to the allowed increase in impervious surface based on proximity to residential districts providing a cap for properties in a manufacturing district within 500 feet of a residential district.

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Text Amendments (88-510-07)

In reviewing and making decisions on zoning and development code text amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

- A. Whether the proposed zoning and development Code text amendment corrects an error or inconsistency in the Zoning and Development Code or meets the challenge of a changing condition;**
The text amendment meets the challenge of changing conditions in an effort to aid in development.
- B. Whether the proposed zoning and development code text amendment is consistent with adopted plans and the stated purpose of this Zoning and Development Code; and**
The amendment is consistent with adopted plans and purposes of the code.
- C. Whether the proposed zoning and development code text amendment is in the best interests of the City as a whole.**
The proposed amendment is in the best interests of the city as a whole.

ATTACHMENTS

1. Redline Draft
2. Clean Copy
3. Public Engagement

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval** as stated in the conditions report.

Respectfully Submitted,

Larisa Chambi, AICP
Planning Supervisor

88-516-06 AMENDMENTS TO DEVELOPMENT PLANS OR PROJECT PLANS

88-516-06-A. MAJOR AMENDMENTS

1. Major amendments to approved development plans or project plans must be reviewed and approved in accordance with the development plan or project plan review procedures of this ordinance. Major amendments to development plans or project plans include one or more changes, in cumulative total (when compared to the original plan approval), that would:
 - a. increase building coverage by more than 10%;
 - b. increase the total floor area by more than 10%; ~~or 5,000 square feet, whichever is less;~~
 - c. increase building height by more than 10% ~~or 6 feet, whichever is less;~~ or 15 feet in all zoning districts except M, whichever is less;
 - d. ~~increase building height by more than 10% in an M zoning district within 500 feet of a Residential zoning district;~~
 - e. ~~increase the total impervious surface coverage by more than 10% or 10,000 square feet, in an Manufacturing zoning district within 500 feet of an R zoning district, whichever is less;~~
 - f. ~~increase the total impervious surface coverage by more than 10% in a M zoning district for properties not within 500 feet of a R zoning district;~~
 - d-g. ~~increase the total impervious surface coverage by more than 10% in all other zoning districts;~~
 - d. ~~increase the total impervious surface coverage by more than 10% or 2,000 square feet, whichever is less;~~
 - h.e. result in extensive site modification involving location of buildings, razing, and reconstruction of approved uses;
 - i.f. increase the number of dwelling units by more than 10%; or
 - j.g. result in any other change that the city planning and development director determines will have impacts that warrant full review of the application in accordance with the development plan review procedures.

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 - a. increase building coverage by more than 10%;
 - b. increase the total floor area by more than 10%;
 - c. increase building height by more than 10% or 15 feet in all zoning districts except M, whichever is less;
 - d. increase building height by more than 10% in an M zoning district within 500 feet of a R zoning district;
 - e. increase the total impervious surface coverage by more than 10% or 10,000 square feet in an M zoning district within 500 feet of an R zoning district, whichever is less;
 - f. increase the total impervious surface coverage by more than 10% in a M zoning district for properties not within 500 feet of a R zoning district;
 - g. increase the total impervious surface coverage by more than 10% in all other zoning districts.
 - h. result in extensive site modification involving location of buildings, razing, and reconstruction of approved uses;
 - i. increase the number of dwelling units by more than 10%; or
 - j. result in any other change that the city planning and development director determines will have impacts that warrant full review of the application in accordance with the development plan review procedures.

Public Comments

TEXT AMENDMENT PUBLIC MEETING, TUESDAY, NOVEMBER 12TH 2:00-4:00PM, 14TH FLOOR OF CITY HALL

NAME	ARE YOU A RESIDENT OR PART OF AN ORGANIZATION?	ADDRESS	EMAIL ADDRESS	TELEPHONE NUMBER
Bethany Dyche	Yes Architects	7520 Washington St KC, MO 64114	bethched@ymach.com	816 529 1816
Jacob Hodson	Olsen	1301 Burlingame	Shodson@olsson.com	
Amelia McIntyre	Resident and Plaza Westport and Hike	4545 Wornall Rd, KC MO	mcintyre.amelia@gmail.com	(816) 863-4063
Vicki Nottels	RESIDENT + HISTORIC BOARD	H# 55 th TER KC MO 64113	vicki.nottels@lincolnstetis.com	816 651 0931
Bruce Wolff	Lewis Rice KC	1010 Walnut St 800 Kansas City, MO 64108	bruce@lewisrice.com	816-398-0880
Travis W. Kierulff	KEWA	57th St City Hall	travis.kierulff@keno.org	816-513-2139
Goby Crowl	McQuae LSPC	1700 Swift Blvd KC MO 64116	crowl@mcquaevision.com	816 756-0444
Benton Bells	Tadfero Brane	1020 E 81st	bells@tbrang.com	283 3452
SEAN ACKERSON	Southern Council	601 S 163rd, ST3320	seane@southtown.org	816-523-5553

IS the height
of the penthouse
and/or mechanical
screen counted as
the height of the
Building?

Take Hoodson

A. McIntyre

Are modifications in M district, outside
of 500 feet,* as to height, all considered
minor amendments?

* from residential districts

Does not appear in "c" or "d" to address
height restrictions if in M, and beyond
500 feet of residential.

1. MAJOR PROBLEM W/ 15' C" ALLOWING 15' ADDITION (ONE ENTIRE FLOOR)
 - RESULTS IN HEIGHTS SIGNIFICANTLY OVER PLAN RESTRICTIONS
 - * GO BACK TO 6' ORIGINALT PROPOSED
2. ~~STOP~~ USING NEIGHBORING BLDGS THAT ALREADY EXIST AS A GUIDE FOR HOW HIGH A NEW DEV. CAN GO

THE 1ST EXCEPTIONS BECAME A BAD PRECEDENT THAT NEVER ENDS. BLOCK'S BLDG @ 47 # RANCAKE IS DOUBLE THE HEIGHT RESTRICTION IN MIDTOWN/PLAZA PLAN.

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