



# Docket #1

# CD-CPC-2024-00020

# Overlay District

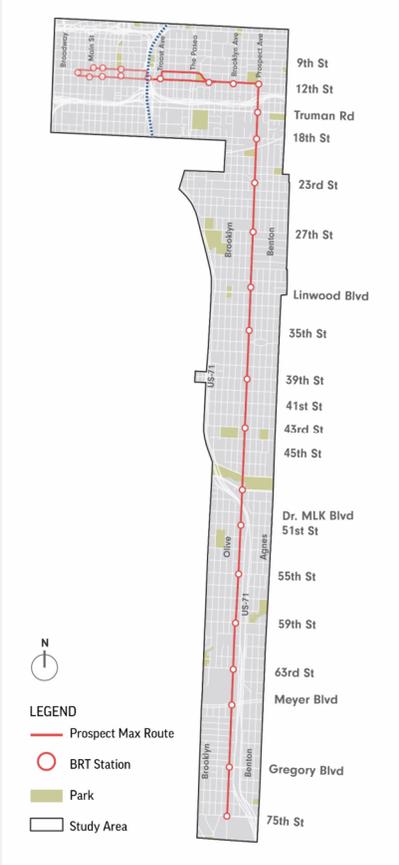
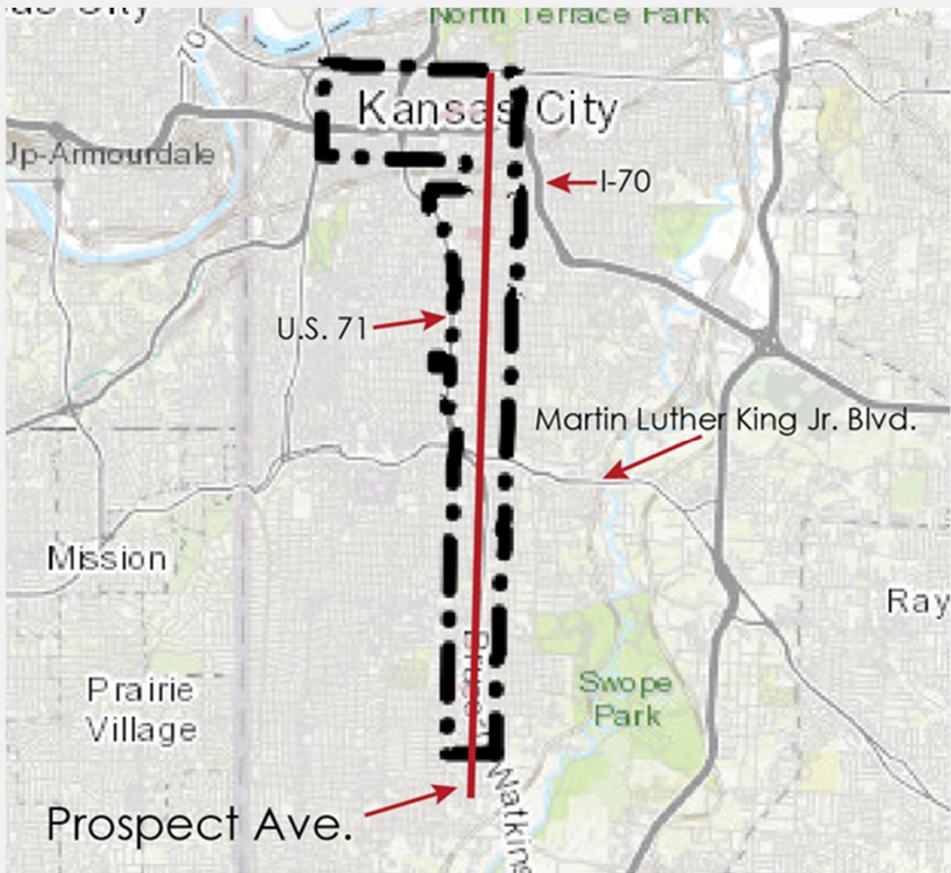
Prospect Corridor Overlay District

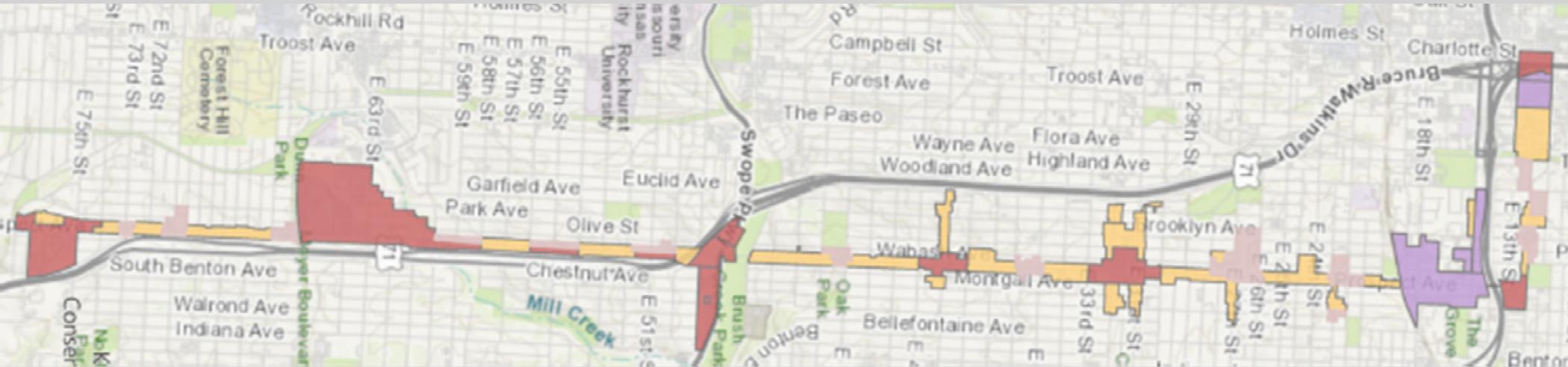
April 2, 2025

City Plan Commission







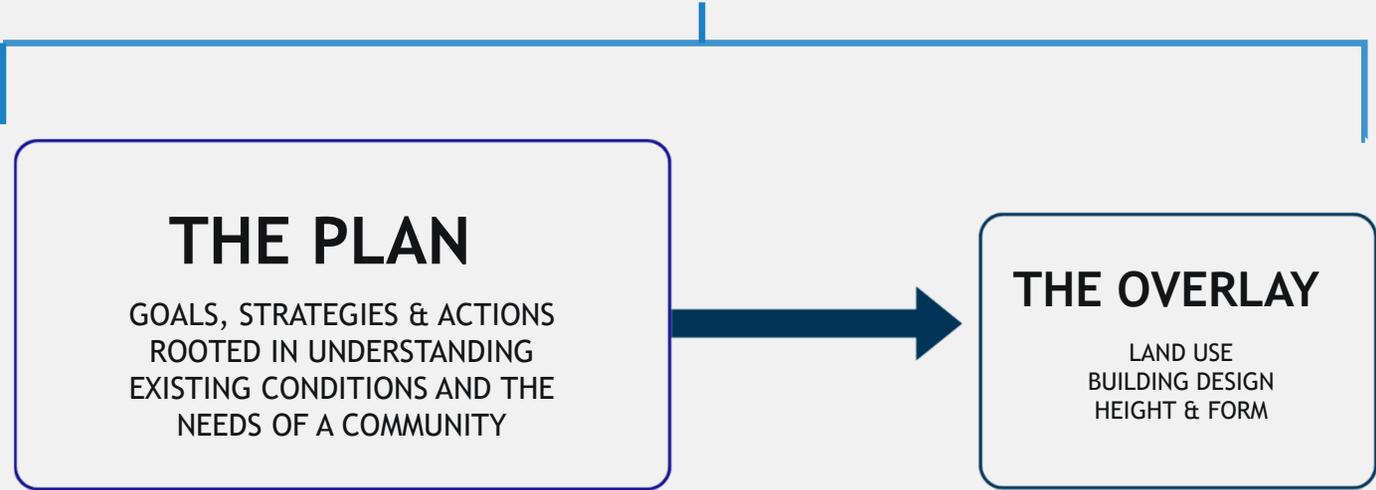


-  Corridor
-  Urban Community Node
-  Urban Industrial Node
-  Urban Neighborhood Node

# Background

- **Planning process was funded by a TOD Planning Grant** from the Federal Transit Administration in 2019
- The planning process **began in 2022**
- **FTA grant was fully expended** on February 28, 2024

# ProspectUS



# Overlay Facts

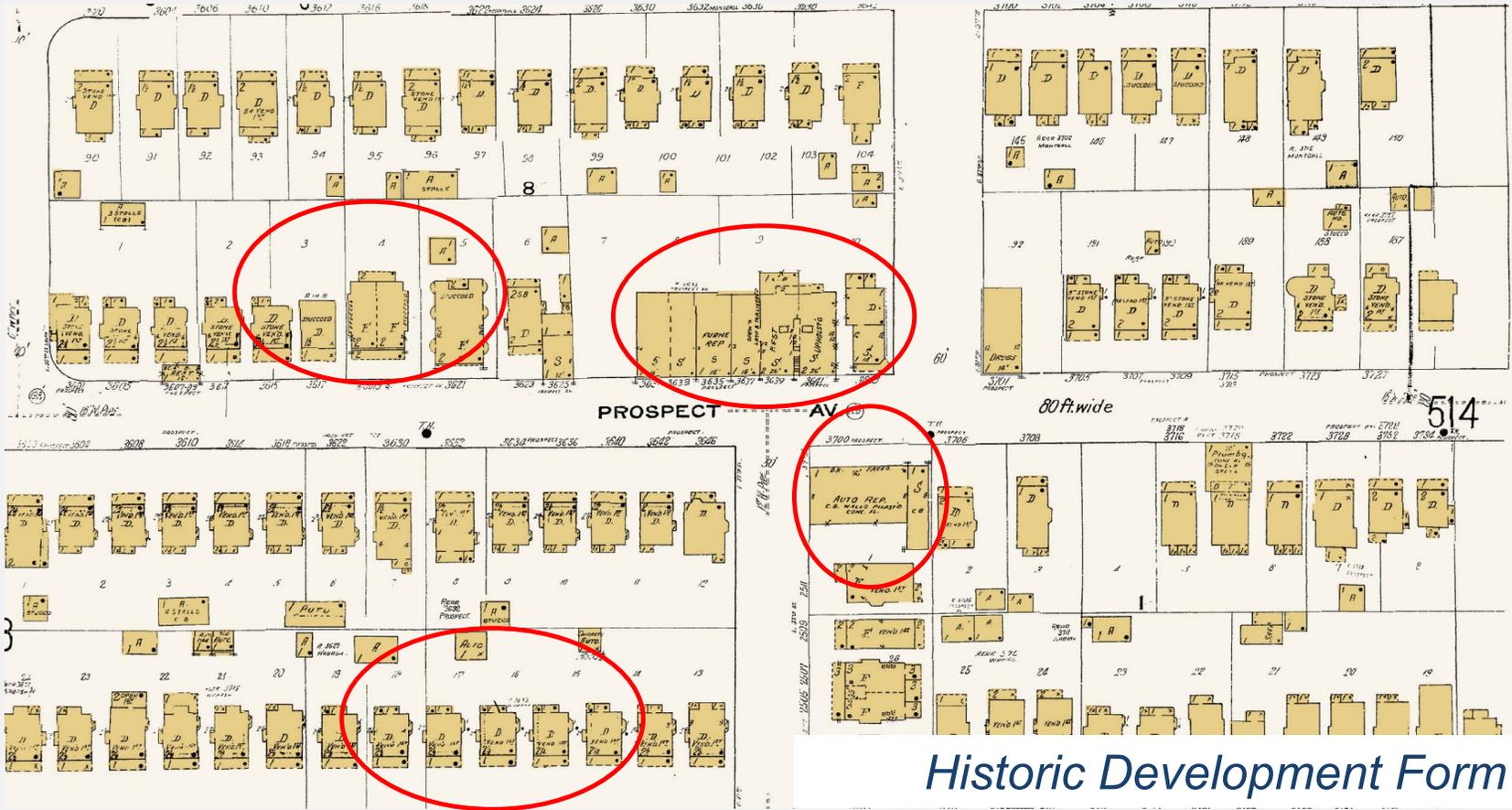
- Establish three nodes and a corridor type
- Promote TOD uses
- Overlay spans over 800 acres
- Overlay is approximately 9 miles long
- Includes E. 12<sup>th</sup> Street and major corridors along Prospect Avenue

# Why are we doing this?

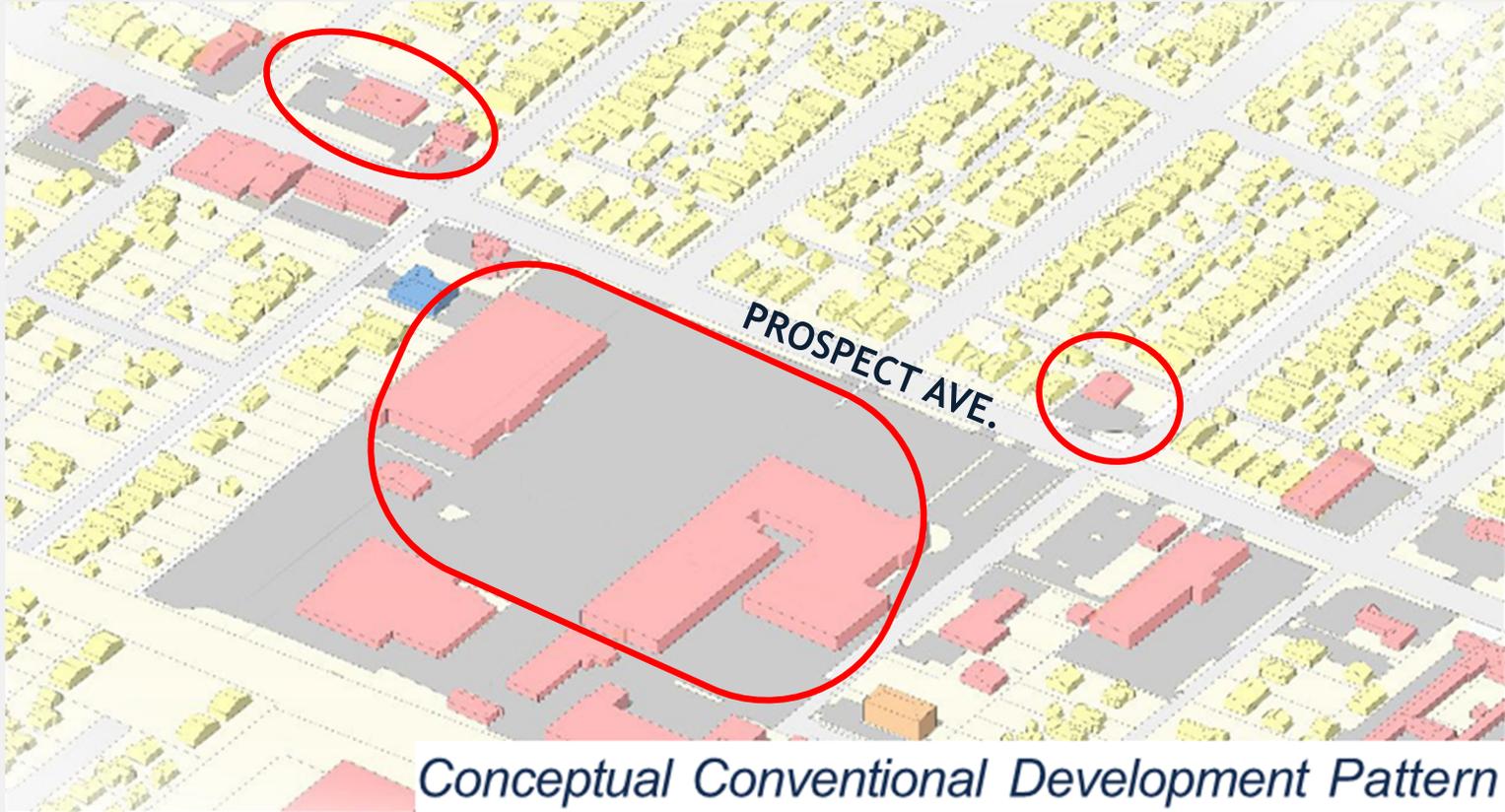
- **Promote high-quality development that enhances the shared value of the Prospect Corridor.**
- **Encourage TOD along the Prospect MAX transit corridor, providing for a diverse range of uses that complement transit services.**
- **Promote development that evolves over time.**

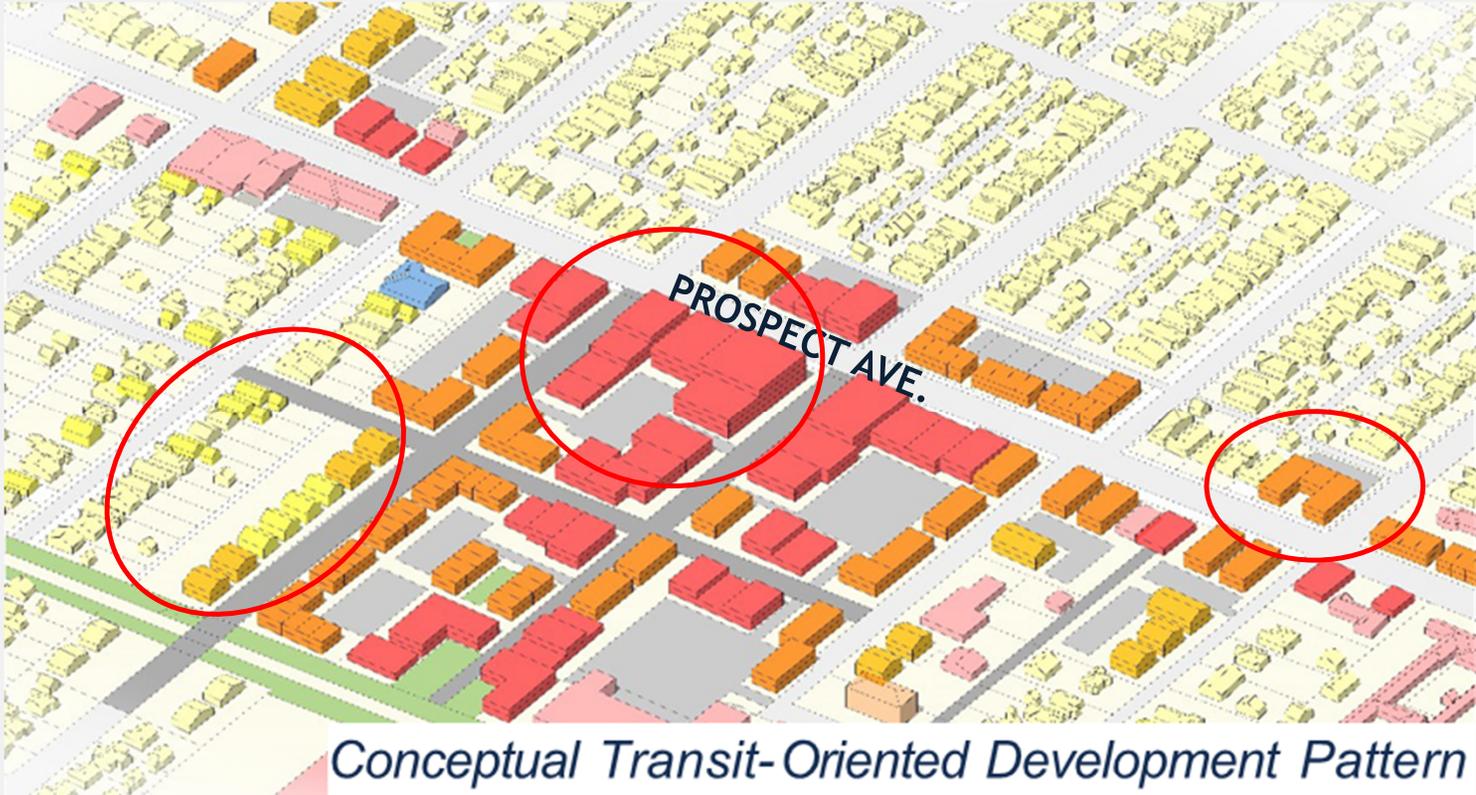
# What the overlay is not...

- **Redevelopment/Development Plan**
- **The taking or purchasing of any property**
- **Partnered with any developers**



*Historic Development Form*





# ProspectUS Plan (page 191)

## Goal 5: Grow the Population Through Mixed-Income Neighborhood Development

### Strategy 3: Prioritize and better enable incremental and small-scale real estate development (Continued)

Actions	Cost	Timing	Resource Allocation / Funding Source	Responsibility Leader	Key Partners
<p><b>A6. Pre-Approved Building Plans.</b> Establish a pre-approved building plan program to streamline the building process for infill housing. Prioritize simple, traditional building patterns for single-family and missing middle housing types.</p>	\$	0-2 years	KCMO General Fund	KC Planning and Development	KC Office of the City Manager; Corridor Manager
<p><b>A7. Neighborhood Corner Lots.</b> Analyze and prepare text amendments for zoning of areas within approximately a quarter mile of the Prospect Corridor that reinforce traditional development patterns, including the allowance of middle housing types on corners.</p>	\$	0-2 years	KCMO General Fund	KC Planning and Development	Corridor Manager
<p><b>A8. Zoning Overlay.</b> Actively Promote Recent Zoning Changes:</p> <ul style="list-style-type: none"> <li>• Leverage publicly-owned vacant property</li> <li>• Create an Infill Tracking Map</li> <li>• Utilize City public relations tools</li> <li>• Publicly promote incentives and additional tools associated with eligible infill properties</li> </ul>	\$	0-2 years	KCMO General Fund	KC Planning and Development	Corridor Manager

# Community Engagement Schedule



Approximately 60 instances of community engagement throughout the planning process



**URBAN  
INDUSTRIAL NODE**



**URBAN  
COMMUNITY NODE**

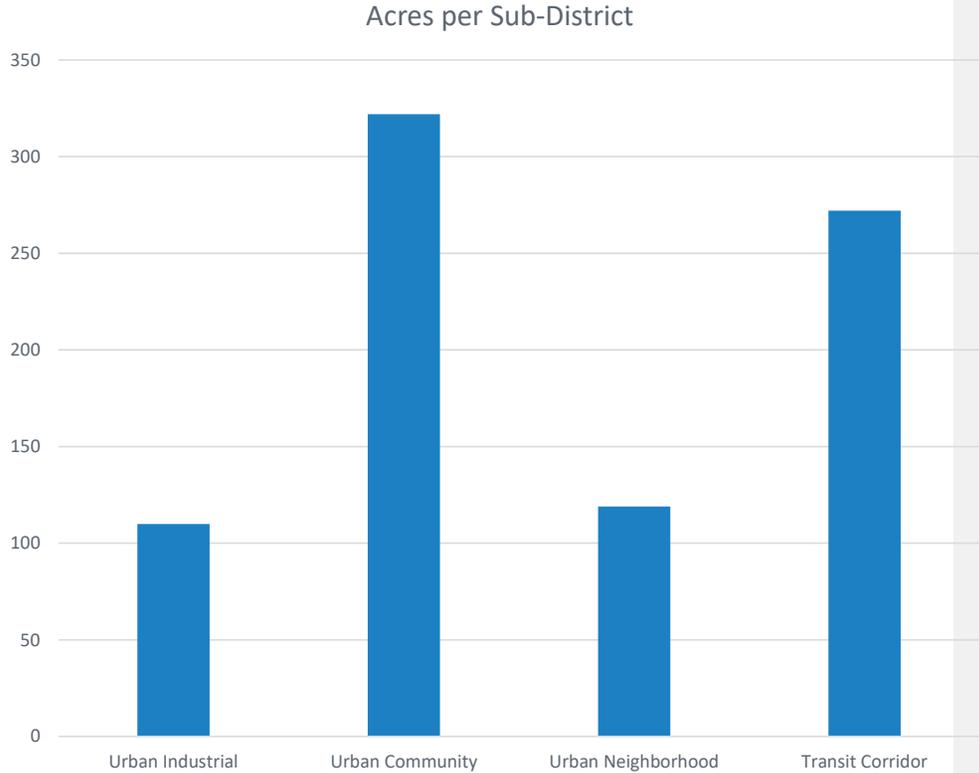


**URBAN  
NEIGHBORHOOD NODE**



**TRANSIT CORRIDOR**

# OVERLAY SUB-DISTRICTS





URBAN  
INDUSTRIAL NODE



URBAN  
COMMUNITY NODE



URBAN  
NEIGHBORHOOD NODE



TRANSIT CORRIDOR

## URBAN INDUSTRIAL NODE

Goal in these areas is to include **employment centers** focused on services and goods

**Shared parking** can be used to increase building footprints

Height **max 100 feet**

- 12<sup>th</sup> & Troost Ave
- Truman Rd & Prospect
- 18<sup>th</sup> & Prospect

TABLE 1. ALLOWED USES	Urban Neighborhood Node	Urban Community Node	Urban Industrial Node	Transit Corridor	Use Standards
<u>Manufacturing, Production, and Industrial Service</u>					
» <i>Artisan</i>	P	P	P	P	
» <i>Limited</i>	-	S	P	-	
» <i>General</i>	-	-	S	-	
» <i>Intensive</i>	-	-	-	-	

Urban Neighborhood & Transit Corridor = **Residential Uses**

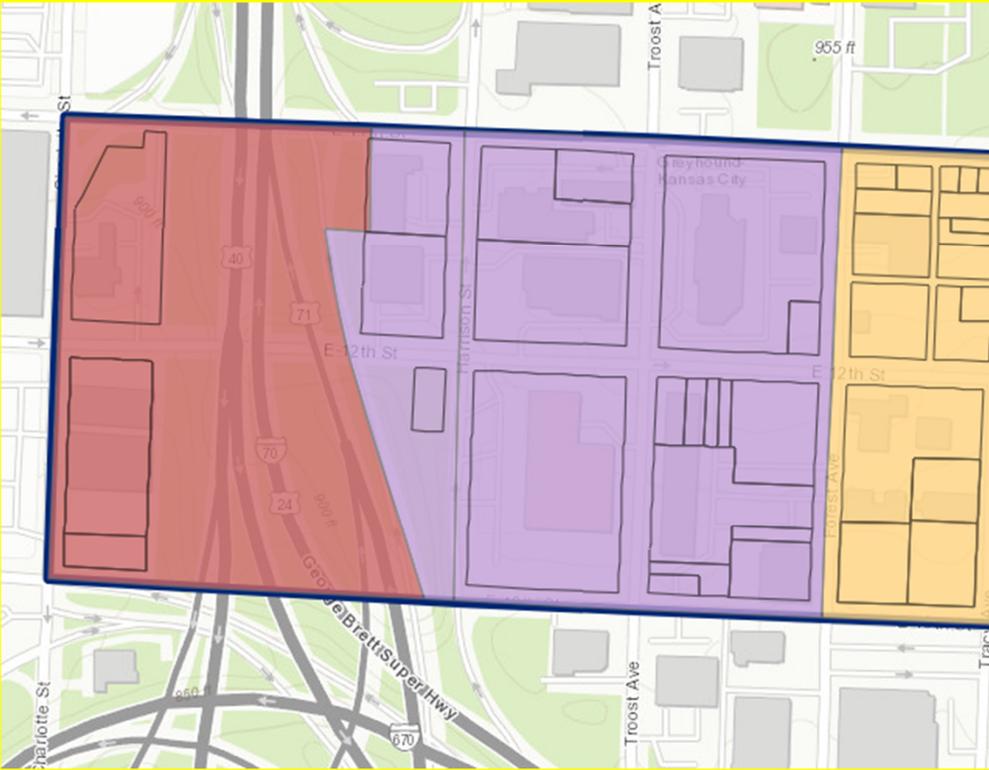
**1. ARTISAN**

On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment. Typical uses include food and beverage production such as distilleries, breweries, and caterers; small scale personal and household product manufacturing such as woodworking and cabinet shops, ceramic studios, jewelry manufacturing, and similar types of arts and crafts; or very small-scale manufacturing uses that have no negative external impacts on surrounding properties.

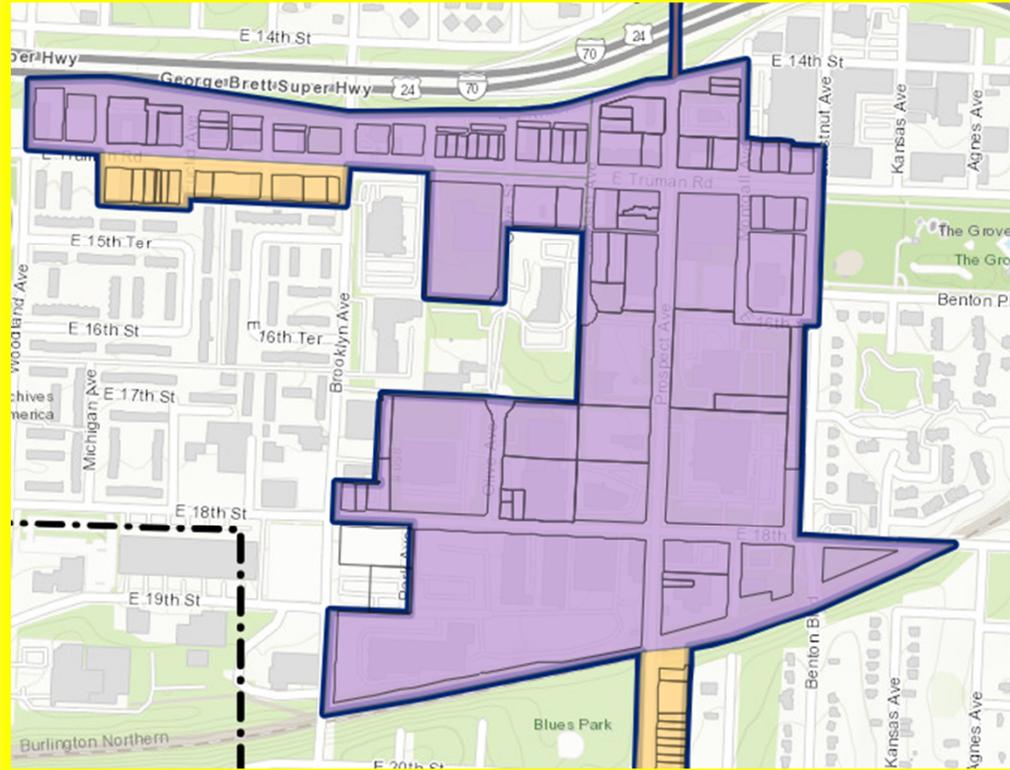
**2. LIMITED**

Manufacturing of finished parts or products, primarily from previously prepared materials. Typical uses include: comprehensive medical marijuana-infused products manufacturing facilities and medical marijuana-infused products manufacturing facilities, printing and related support activities; machinery manufacturing; food manufacturing; computer and electronic product manufacturing/assembly; electrical equipment, appliance, component manufacturing/assembly; furniture and related product manufacturing/assembly; a contractor's establishment if the principal use is fabrication and manufacturing; and other manufacturing and production establishments that typically have very few, if any, negative external impacts on surrounding properties.

## Existing Use Definitions



**Paseo West**



**I-70 to KCTR  
& Truman Road**



URBAN  
INDUSTRIAL NODE



URBAN  
COMMUNITY NODE



URBAN  
NEIGHBORHOOD NODE



TRANSIT CORRIDOR

## URBAN COMMUNITY NODE

**Density cores** of development

Max height **75 feet**

- 12<sup>th</sup> St & Charlotte
- 12<sup>th</sup> St & Prospect
- 31<sup>st</sup> St. & Prospect
- Linwood & Prospect
- 51<sup>st</sup> St, 55<sup>th</sup>, 59<sup>th</sup> St & Prospect on east side
- 63<sup>rd</sup> Street & Prospect
- Meyer Blvd & Prospect (north side)



URBAN  
INDUSTRIAL NODE



URBAN  
COMMUNITY NODE



URBAN  
NEIGHBORHOOD NODE



TRANSIT CORRIDOR

## URBAN NEIGHBORHOOD NODE

- **Smaller-scale neighborhood-oriented commercial hubs**
- **Complements adjacent neighborhoods**
- **Max height 55 feet**
  - 23<sup>rd</sup> , 27<sup>th</sup> , 35<sup>th</sup> , 43<sup>rd</sup> , 45<sup>th</sup> & Prospect
  - 51<sup>st</sup> , 55<sup>th</sup> , 59<sup>th</sup> St. & Prospect
  - Meyer Blvd & Prospect (south side)

TABLE 1. ALLOWED USES	Urban Neighborhood Node	Urban Community Node	Urban Industrial Node	Transit Corridor	Use Standards
<u>Day Care</u>					
» <i>Home-based (1–5)</i>	P	P	S	P	
» <i>Family (up to 10)</i>	P	P	S	P	
» <i>Group (up to 20)</i>	P	P	S	P	
» <i>Center (21+)</i>	S	P	S	S	

### Community Feedback:

- adjacent to residential
- pickup & drop-off
- environmental conditions



URBAN  
INDUSTRIAL NODE



URBAN  
COMMUNITY NODE



URBAN  
NEIGHBORHOOD NODE



TRANSIT CORRIDOR

## TRANSIT CORRIDOR

Transit corridors are the **cross corridors and blocks** between higher activity nodes

**Primarily residential** uses with some neighborhood-serving mixed use, commercial, institutional, and civic uses.

Max height **40 feet**

- Example: Prospect between Meyer Blvd. and Gregory Blvd.



TABLE 1. ALLOWED USES	Urban Neighborhood Node	Urban Community Node	Urban Industrial Node	Transit Corridor	Use Standards
<u>Eating and Drinking Establishments (except as noted below)</u>	P	P	P	P	
» Tavern or nightclub	S	S	S	S	
<u>Entertainment Venues and Spectator Sports</u>					
» Indoor small venue (1—149 capacity)	P	P	P	P	
» Indoor medium venue (150—499 capacity)	P	P	S	S	
» Indoor large venue (500+ capacity)	S	S	S	S	
» Outdoor (all sizes)	P	P	P	S	
<u>Financial Services (except as noted below)</u>	P	P	P	P	
» Pawn shop	-	-	-	-	
» Short-term loan establishment	-	-	-	-	
<u>Retail Sales (Includes Food and Beverage Sales)</u>					
» Small (up to 5,000 sf)	P	P	P	S	
» Medium (5,001-20,000 sf)	P	P	-	-	
» Large (>20,000 sf)	-	P	-	-	
» Neighborhood- Serving Retail	P	P	P	P	
» Outdoor Retail Sales - Class A	P	P	P	P	
» Outdoor Retail Sales - Class B	P	P	P	P	
» Gasoline and Fuel Sales	-	-	S	-	88-347
» Mobile Vendor Park	P	P	P	P	88-358



TABLE 1. ALLOWED USES					
	Urban Neighborhood Node	Urban Community Node	Urban Industrial Node	Transit Corridor	Use Standards
<u>Office, Medical</u>	P	P	P	P	
» <i>Blood/plasma center</i>	P	P	P	P	
<u>Parking, Accessory</u>	P	P	P	P	
<u>Parking, Non-accessory</u>	S	S	S	S	
<u>Personal Improvement Service</u>	P	P	P	P	
<u>Repair or Laundry Service, Consumer</u>	P	P	P	P	
<u>Research Service</u>	P	P	P	P	
<u>Reuse of officially designated historic landmark (local or national) if proposed use is not permitted</u>	S	S	S	S	
<u>Sports and Recreation, Participant</u>					
» <i>Indoor</i>	P	P	P	P	
» <i>Outdoor</i>	P	P	P	P	
<u>Vehicle Sales and Service</u>					
» <i>Car wash/cleaning service</i>	-	-	S	-	
» <i>Heavy equipment sales/rental</i>	-	-	S	-	
» <i>Light equipment sales/rental (indoor)</i>	-	S	S	-	
» <i>Light equipment sales/rental (outdoor)</i>	-	-	S	-	
» <i>Motor vehicle repair, limited</i>	S	S	P	-	
» <i>Motor vehicle repair, general</i>	-	-	S	-	
» <i>Vehicle storage/towing</i>	-	-	S	-	

# Overlay Standards

## **Gasoline and Fuel Sales:**

Cannot be located within 1000' of rapid transit stop

## **Drive-Through Facilities:**

Cannot be located within 500' of rapid transit stop

Only one curb cut per street frontage

# Overlay Standards

- **Parking Maximums:**

No use shall provide more than 3 spaces or 33% of what the minimum parking ratios require

- **Parking Design:**

Parking facilities shall not directly abut any street identified on the Major Street Plan

# Overlay Standards

**Table 4: MASSING & FACADE COMPOSITION**

	Transit Corridor	Neighborhood Node	Community Node	Urban Industrial
<b>Minimum Entry Spacing [1]</b>	1 per 80'	1 per 30'	1 per 50'	N/A
<b>First Story Transparency</b>	15-40%	60-90%	60-90%	15-40%
<b>Upper Story Transparency</b>	15-40%	15-40%	15-40%	N/A
<b>Wall Plane Limits</b>	80 linear feet	80 linear feet	80 linear feet	80 linear feet
<b>Blank Wall Limits</b>	500s.f. maximum	500s.f. maximum	500s.f. maximum	N/A

[1] For corner buildings, any entrance feature located on the corner may count for the first-entry requirement for both sides. The second required entry feature may be located 75 feet from a corner entrance.

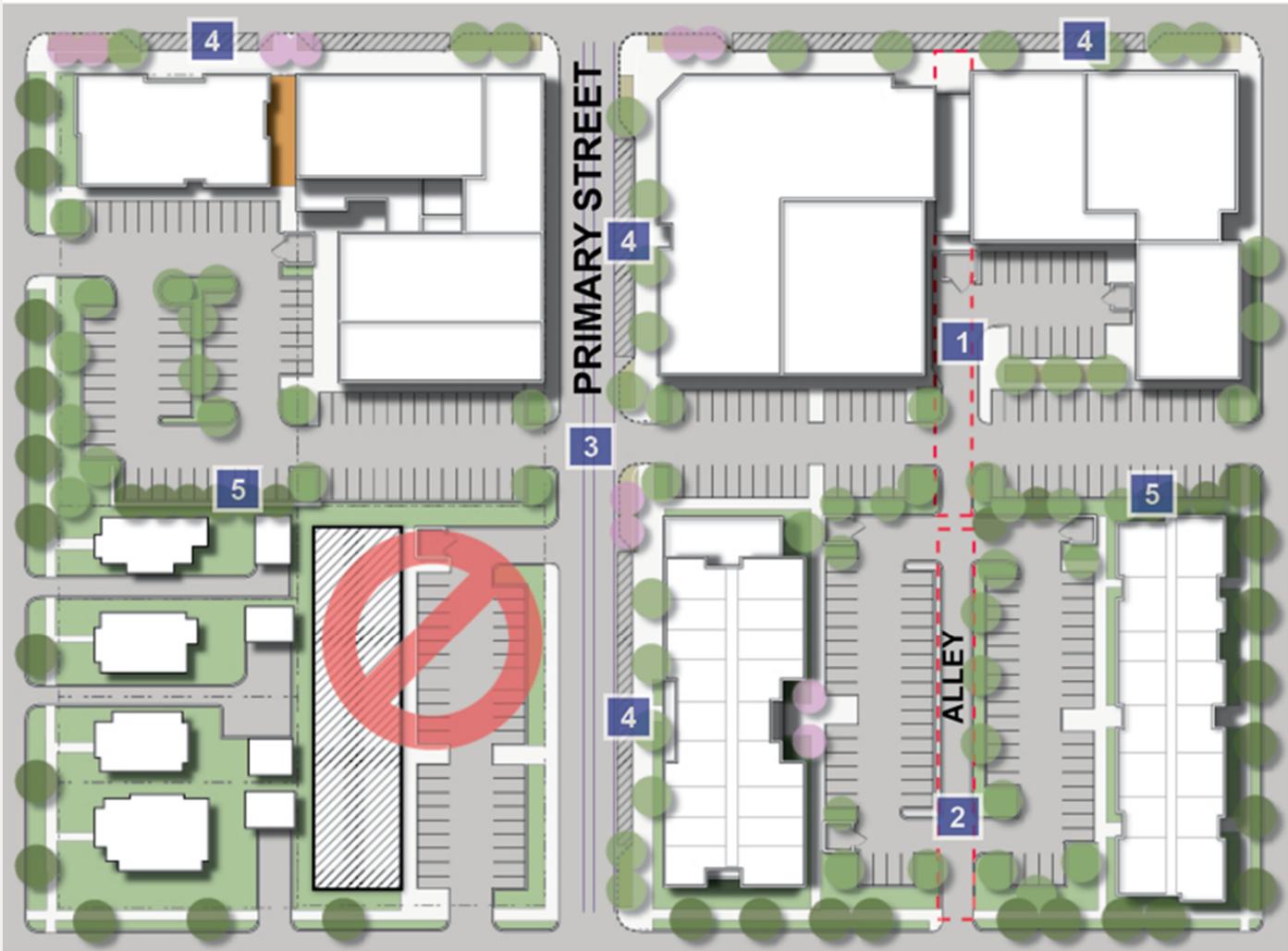
PREVIOUS DRAFT

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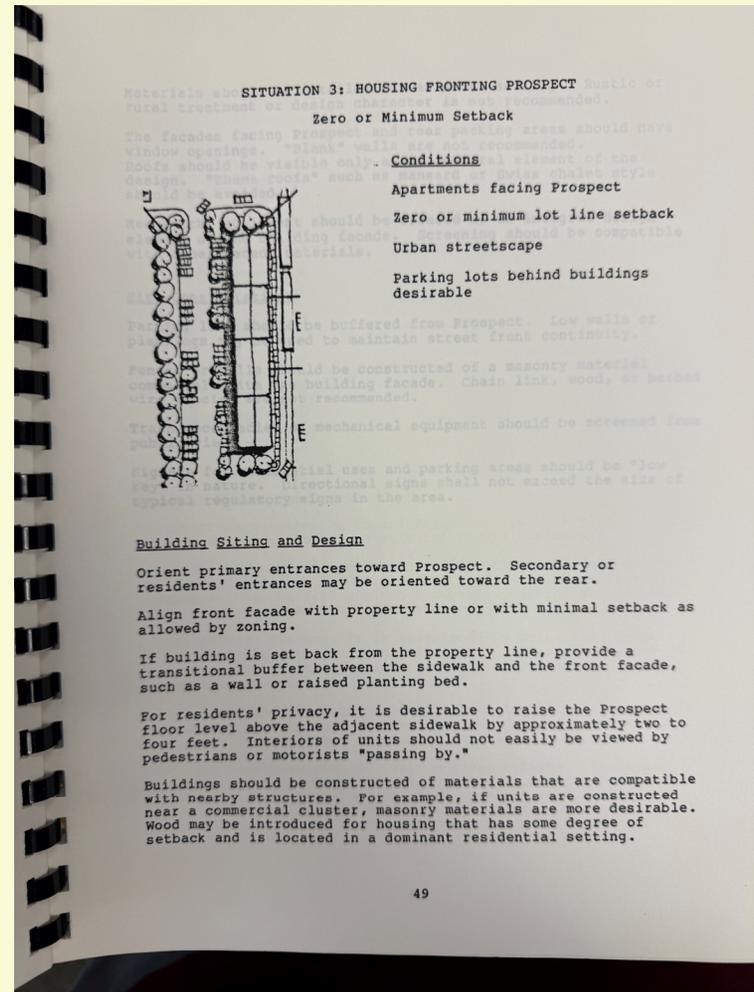
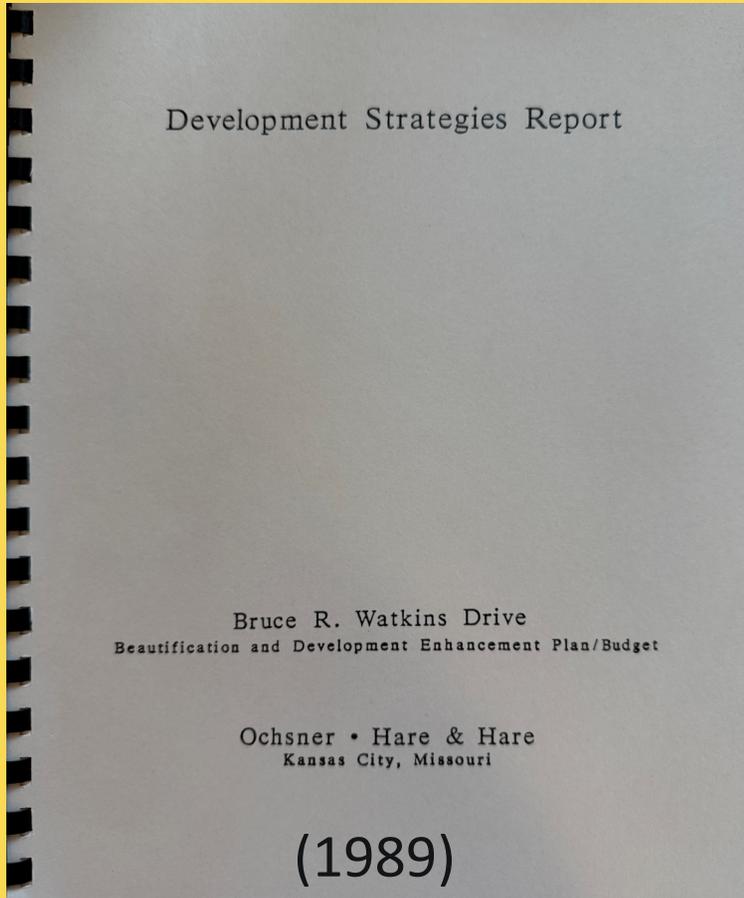
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PROPOSED DRAFT



**PARKING DESIGN & DEVELOPMENT CONSIDERATIONS:**

- 1** Vacate alleyway for parking lot access and development for multiple or consolidated properties.
- 2** Utilize alleyways for parking access to individual properties.
- 3** Mitigate numerous curb-cuts along primary streets. Align points of access and egress.
- 4** Development of cohesive streetscape design that provides additional landscaping opportunities and better defines on-street parking.
- 5** Enhanced buffering between parking facilities and lower-density residential uses.





30<sup>th</sup> & Troost



54<sup>th</sup> & Troost (2024)



54<sup>th</sup> & Troost (2019)



55<sup>th</sup> & Troost



57<sup>th</sup> & Troost



31<sup>st</sup> & Prospect



18<sup>th</sup> & Prospect



28<sup>th</sup> & Prospect

# Overlay Standards

## Window Signs:

May exceed 15% of window or door coverage if 100% transparency is maintained between 3' to 6' range of building elevation.

## WINDOW SIGNAGE GRAPHICS

**6' - Above:**

Opaque signage and graphics allowed.

**Ground Level to 6' Transparent Zone:**

Window signage and graphics allowable if graphic panels provide a measure of transparency (does not obstruct indoor/outdoor view).



# Overlay Standards

## Historical Signs:

Historical wall signs, hand-painted signs, neon signs, and projecting signs that advertise closed or off-site businesses may remain and shall not count toward any signage requirements if established more than 25 years from the date of application. Historical signs may be removed and reinstalled for restoration. Historical signs may be replicated if the new sign is the same size and material. Retention of historical signs must receive approval by the Director of City Planning and Development. Pole signs may be considered a historical sign through approval from the Historic Preservation Commission.



# Overlay Standards

## Roof Signs:

Roof signs shall be die cut and/or channel letter signs. Supporting structures must consist of the fewest number of supporting members without embellishments. Roof signs are permitted on buildings if the top of the highest portion of the roof is at least 30 feet above grade. The maximum height of a roof sign and its supporting structure may not exceed 6 feet, measured from the elevation of top of the highest parapet to the top of the sign. Roof signs shall not be constructed of wood.

# Certificate of Legal Nonconforming Use (CLNUs)

- Legally established use may continue
- Apply for CLNU (fee waived for 18 months if approved by Council)

# Staff Recommendation

**CD-CPC-2024-00020**  
**Overlay District**

**Approval without Conditions**