

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00149



KANSAS CITY
Planning & Dev

Municipal Farms Master Planned Development Major Amendment

November 5, 2025

Docket #10

Request

Major Amendment (MPD)

Applicant

KCMO Parks and Recreation Department

Owner

City of Kansas City, MO

Site Information

Location 4101 Eastern Ave.
Area 441 Acres
Zoning MPD
Council District 3rd
County Jackson
School District Kansas City

Surrounding Land Uses

North: Evergy Substation, R-7.5/MPD
South: Residential, R-7.5
East: Undeveloped, R-7.5
West: Undeveloped, MPD

KC Spirit Playbook Alignment

CD-CPC-2025-00149: Low alignment

Land Use Plan

The Blue Ridge Area Plan recommends Park and Open Space Buffer for this location. The proposed plan has a low alignment with this designation. See Criteria A for more information.

Major Street Plan

Raytown Road is identified as a local link in this location.

Approval Process



Overview

The applicant seeks approval of a Major Amendment to a previously approved Master Planned Development (MPD) to allow Parking, Non-Accessory in area 20, as highlighted in the site plan.

Existing Conditions

The subject area is a small portion of an overall MPD plan; the proposed parking area is currently being used as a laydown yard for Evergy. There is an existing fence with razor wire surrounding the gravel area.

Neighborhood(s)

This site is located within the Eastwood Hills Community Association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on October 28, 2025. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases

14453MPD - Rezoning a 441 acre tract of land generally located east of E. Coal Mine Road, south of Raytown Road, and north of Ozark Road on both sides of Interstate 435 from Districts M1-5, R-2.5, and R-7.5 to District MPD and approving a preliminary plan for the same. Approved via Ordinance No. 140244 (April 3, 2014).

Project Timeline

The application was filed on September 16, 2025. Scheduling deviations have occurred to allow the applicant to complete public engagement as required by the Zoning and Development Code.

Professional Staff Recommendation

Docket #10 Approval with Conditions

VICINITY MAP



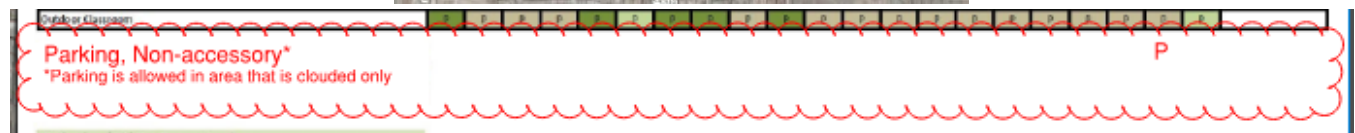
PLAN REVIEW

The applicant is seeking to amend the allowed uses in the previously approved Municipal Farms Master Planned Development (MPD). The previously approved plan was a 441-acre plan with parcels split on the east and west sides of I-435. The subject site is governed by the Municipal Farm Sustainable Reuse Plan (approved in 2012) that divided the property into 21 areas to allow a variety of uses not allowed by the zoning district.

The applicant only wishes to change the allowed uses for area 20, specifically for the portion of area 20 that is developed with a gravel laydown yard, on the northernmost portion of the property. The land was used as landfill prior to being leased to Evergy to be used as a laydown yard.

The proposed use is Parking, Non-Accessory. There are no changes proposed on the site regarding fencing, additional landscaping, lighting, or improvements to the area. Staff is concerned with the added weight that will be added to the gravel during the days the parking lot would be in use. To ensure the proposed use will not affect the cap placed on the landfill, staff has added a condition requiring regular inspections as required by the Missouri Department of Natural Resources.

The Municipal Farms plan has a focus on sustainability, therefore staff is limiting the use of the Parking, Non-Accessory to the northernmost Area 20 on the plan, as highlighted on the submitted site plan. Staff has also included a condition that should the tenant want to expand the gravel parking in size, a major amendment to the plan would be required.



PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-280)	Yes, subject to conditions	Staff included a condition requiring a major amendment should the parking lot need to be expanded more than the existing area.
Parking & Loading (88-420)	No	See below, deviation required.
Landscaping & Screening (88-425)	N/A	This major amendment is reviewing an additional use to a specific area of the MPD.
Outdoor Lighting (88-430)	N/A	This major amendment is reviewing an additional use to a specific area of the MPD.
Signs (88-445)	Yes, subject to Conditions	
Pedestrian Standards (88-450)	N/A	This major amendment is reviewing an additional use to a specific area of the MPD.

88-420-15-C – Use of Parking Areas in All Districts (Materials)

The applicant is proposing to keep the parking area as gravel. The applicant is requesting a deviation to the standard requiring all vehicular use areas established either after September 10, 1951 or after annexation by the City be continuously paved with pavers or a permanent, asphaltic or concrete paving unless otherwise allowed.

SPECIFIC REVIEW CRITERIA

Rezoning, Zoning and Development Code Map Amendments (88-515-08)

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

A. Conformance with adopted plans and planning policies.

The proposed addition of "Parking, non-accessory" is not an allowed use, this major amendment will allow the use to occur in Area 20 of the MPD.

"The proposed addition of the parking-non accessory use in the north side of area 20 of the Municipal Farm does not align with the Municipal Farms Sustainable Reuse Plan, which recommends part of this area for sustainable redevelopment and conservation. Area 20 was formally the Round Grove Creek landfill, and includes a 36 inch clay cap with eight inches of packed gravel. To ensure that the use will not damage the cap with repeated driving and parking, city staff have requested that the applicant receive confirmation from MODNR that the use will not damage the cap. The sustainable reuse plan directly informs the MPD for the Municipal Farm. The addition of the use does not include enhancements to the site such as higher quality fencing, pavement and striping for the parking area, and enhanced lighting which contributes to the low Area Plan and KC Spirit Playbook alignments." – Jonathan Feverston, 3rd District Planner – Community Planning Division

B. Zoning and use of nearby property.

Properties to the north and west are a mixture of industrial and undeveloped land, with a mixture of M1-5 and MPD zoning. The properties to the east and south are undeveloped and contain residential uses, with a mixture of R-7.5 and R-1.5.

C. Physical character of the area in which the subject property is located.

The physical character of the area is a mixture of undeveloped land mixed with residential and industrial uses. The subject property acts a transition zone from the more industrial uses to the residential neighborhoods to the south and east.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

Public facilities are adequate to serve the additional use on the property.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations.

The area in question was a landfill prior to being an Evergy laydown yard. The landfill was sealed with an 36-inch clay cap with 8 inches of packed gravel. The site has been suitable for the previous uses under the MPD zoning.

F. Length of time the subject property has remained vacant as zoned.

The subject property is currently being used as an Evergy laydown yard. Subsequent to the landfill being capped, this area has not been developed.

G. The extent to which approving the rezoning will detrimentally affect nearby properties.

The applicant is proposing to add Parking, Non-accessory as an allowed use to the previously approved MPD Plan. The proposed parking area will be used approximately 11 days a year.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Should the application be denied, the applicant would not be able to finalize their lease of the site for the proposed use. The site would most likely remain vacant until another tenant is found with an allowed use as listed on the plan.

Master Planned Developments (88-520-03-G)

In reviewing and making decisions on proposed MPD rezonings and preliminary development plans, review and decision-making bodies must consider at least the following factors:

A. The preliminary development plan's consistency with any adopted land use plans for the area.

The preliminary development plan is consistent with the adopted land use plans for the area. The new use has a low alignment with the KC Spirit Playbook and the Blue Ridge Area Plan. See Criteria A under Rezoning for more information.

B. The preliminary development plan's consistency with the MPD district provisions of 88-280.

The preliminary development plan's is consistent with the MPD district provisions of 88-280. The proposed new use does not include improvement to the site regarding landscaping, lighting, site planning, or higher fencing materials.

C. The sufficiency of the terms and conditions proposes to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.

The applicant is proposing to add Parking, Non-Accessory as a use to a previously approved MPD. Staff has not been able to confirm the length of time for the contract to use the area for Non-Accessory Parking will be in effect. The proposed parking lot will only be used 11 days

out of the year and should have a minimal impact on the surrounding community. Staff has included a condition that a letter from the Missouri Department of Natural Resources be provided at the time of MPD Final Plan allowing the proposed use and requiring regular inspection of the cap as needed (Condition 4).

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends Approval, with Conditions as stated in the conditions report.

Respectfully submitted,



Larisa Chambi, AICP

Planning Supervisor



Plan Conditions

Report Date: October 30, 2025

Case Number: CD-CPC-2025-00149

Project: Municipal Farms Master Planned Development Major Amendment

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

1. Parking, Non-accessory shall only be allowed on the existing pavement, any expansions of the parking area will require a major amendment and compliance with the landscaping and lighting standards of the Zoning and Development Code.
2. Applicant shall apply for and receive approval of a parking lot/site improvement application.
3. Non-Accessory Parking area shall be allowed to be a gravel surface only for the area currently bounded by the fence on the property.
4. The applicant shall receive a letter from the Missouri Department of Natural Resources (MODNR) allowing the proposed use on the cap. The letter shall include information regarding regular inspections of the cap as needed. This letter shall be included in the MPD Final Plan submittal documents.
5. Approving a waiver to Section 88-420-15-C-2, allowing the area highlighted on the site plan and encompassed by the existing fence line to remain gravel.
6. The proposed use of Parking, Non-accessory is only allowed in the highlighted area of the plan known as Area 20 that is currently developed with a gravel surface. Any requests to expand the size of the gravel surface for the proposed use will require a major amendment and compliance with the Zoning and Development Code.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

7. Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
8. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
9. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
10. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
11. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).

MUNICIPAL FARMS MASTER PLANNED DEVELOPMENT



Conceptual Land Use Plan (CLUP)

- Municipal Farm site boundary

CLUP delineated areas per physiographic features
- Sustainable Design Area

Restorative Design Area
- Perimeter trail network (Conceptual)

Internal trail network (Conceptual)
- Parcels

Contours

CITY PLAN COMMISSION
RECOMMENDED
APPROVAL
SUBJECT TO CONDITIONS
Diane M. Binckley
ASSISTANT SECRETARY
DATE: 18-March-2014

THIS PLAN
APPROVED
BY ORDINANCE
No. 140244
DATE: 03-April-2014

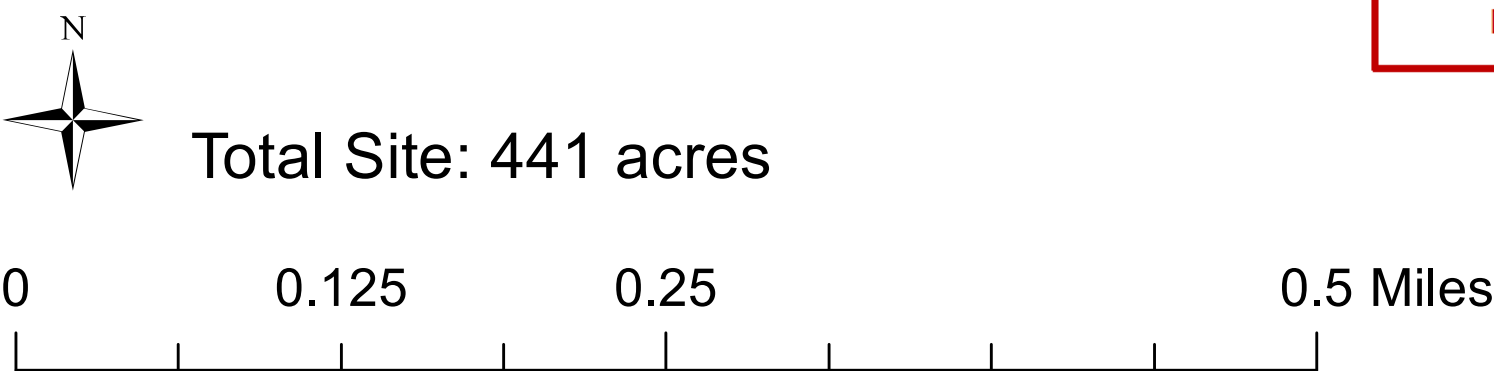


FIGURE 5-2 | SUMMARY LAND USE RECOMMENDATIONS
This table summarizes the land use recommendations per CLUP area found on the subsequent pages. In order to maintain flexibility for the long term yet give as much direction as possible, compatible uses and most compatible uses are represented for each area.
Ⓐ most compatible
Ⓐ compatible

A Master Planned Development for Municipal Farms Sustainable Land Use Plan																						
USE GROUPS (refer to 88-805 Use Groups and Categories for definitions)		Permitted Uses and Applicable Use Standards																				
		PLAN AREAS																				
Use Category + specific use type		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
RESIDENTIAL																						
Household (except as noted below)																						
Detached House																						
Group Dwelling																						
PUBLIC / CIVIC																						
Physiotherapy Facilities																						
Club, Lodge, or Fraternal Organization																						
College/University																						
Other Use																						
Hospital																						
Library/Museum/Cultural Exhibit																						
Park/Recreation																						
Religious Assembly																						
Safety Service																						
School																						
Utilities and Services																						
COMMERCIAL																						
Animal Services																						
Artistic Work or Sales Space																						
Building Maintenance Service																						
Business Equipment Sales and Service																						
Business Support Service (except Law Labor Employment Agency)																						
Communications Service Establishments																						
Café and Drinking Establishments (except as noted below)																						
Entertainment Establishments																						
Entertainment and Spectator Sports (except as noted below)																						
Indoor large venue (500+ capacity)																						
Outdoor (all sizes)																						
Recreation (except as noted below)																						
Short-term stay establishment																						
Play shop																						
Food and Beverage Retail Sales																						
General and Restaurant Service (except as noted below)																						
Convenience Store/Mini-Market (except as noted below)																						
Lodging (except as noted below)																						
Bed and Breakfast																						
Office, Administrative, Professional or General																						
Office, Medical (except as noted below)																						
Recreation center																						
Personal Improvement Service																						
Repair or Laundry Service, Consumer																						
Research Service																						
Retail Sales																						
Reuse of officially designated historic landmark (local or national)																						
Sports and Recreation, Participant																						
Indoor																						
Outdoor																						
INDUSTRIAL																						
Manufacturing, Production and Industrial Service (except as noted below)																						
Automotive																						
General																						
Limited																						
Recycling Service																						
General																						
Transfer																						
Warehousing, Wholesaling, Freight Movement (except as noted below)																						
Indoor																						
Waste related use (except as noted below)																						
Composting facility																						
Self-waste incineration facility																						
Transfer station																						
AGRICULTURAL																						
Agroforestry Crop																						
Agriculture Animal																						
Agriculture Urban																						
ACCESSORY SERVICES																						
Wireless Communication Facility																						
Transmission																						
Cellular antenna																						
ADDITIONAL PERMITTED USES (As mentioned in the Municipal Farm Sustainable Reuse Plan - refer to plan for definitions)																						
Wetland Research Institute																						
Solar Farm																						
Renewable Solar Energy Distribution																						
Greenhouse																						
Green Infrastructure Maintenance and Training Facility																						
Manufacturing																						
Automotive Manufacturing																						
Food Hub																						
Food Forest																						
Educational Farmstead																						
Food Processing																						
Wetland and Habitat Restoration Area																						
Restorative Design Area																						
Sustainable Design Area																						

PROPOSED General Notes and Standard Requirements Waived

- All land within the plan area is owned by the City of Kansas City. The following statements assume the land will continue to be owned by the City. If and when the City sells land, this Master Planned Development shall be amended, as necessary, to ensure availability of infrastructure, access, and public services to both the remaining land owned by the City and land to be sold.
- Land is exempt from platting requirements unless sold, in such case the purchaser may be required to plat said land.
- Internal streets and drives are not required to be located within an easement or right-of-way. At such time that land is sold, the purchaser may be required to dedicate right-of-way or easements for streets or drives, as determined necessary by the City.
- Internal streets, drives and parking lots need not be paved and may consist of a gravel surface so long as said surface is able to support up to 85,000 pounds for fire protection.
- All uses must comply with the 88-400-series Development Standards within the City's Zoning & Development Code with the exception of the following:
 - 88-425 Landscaping & Screening. The plan area is exempt from the landscaping and screening requirements of this section except for the following:
 - 88-425-03 Street Trees. Street trees are not required along internal streets and drives but shall be required along all streets forming the perimeter of the municipal farm site.
 - 88-425-05 Perimeter Landscaping of Vehicular Use Areas. This section shall apply to all vehicular use areas that may be visible from any perimeter street or residential use. Otherwise, perimeter landscaping of vehicular use areas is not required.



Total Site: 441 acres



Existing 6' tall fence



Existing 3/8" gravel

Raytown Road Athletic Field - Major Amendment to the Municipal Farms Master Planned Development

Municipal Farm MPD request to rezone area 20
Public Meeting
Mary Williams-Neal Community Center
Large conference room
October 28, 2025, at 6 p.m.

- I. Introduction
 - A. KCMO Parks staff: Angela Eley and Richard Sanchez
 - B. Attendees: Brian Weinburg, Bob Berkebile, Gale Burrus, Desmond Brown
- II. Presentation
 - A. Richard Sanchez: Parks staff is requesting to amend the Municipal Farm MPD to allow for non-accessory parking for a future user.
 - B. Richard Sanchez: No buildings or other improvements will be made to the property.
 - C. Gale Burrus: Who are the people that would use the property? What is the reason for the request?
 - D. Richard Sanchez: There is a proposed tenant who would like to lease the property for parking only. We are not at liberty to disclose the potential user at this time.
 - E. Gale Burrus: The proposed project is not integrated with the Municipal Farm RFP. She delivered a letter that supports the RFP that was put out by the City Manager's office within the last year. She is concerned about the impact on the community. She wants to see a use that is sustainable.
 - F. Richard Sanchez: Parks is looking for a short-term lease of 5 years with the potential tenant.
 - G. Gale Burrus: concerned that the parking lot use will interfere with the RFP proposal.
 - H. Brian Weinburg: Is the animal shelter owned by the Parks Department?
 - I. City Parks Staff: We are not sure. We will find that out.
 - J. Gale Burrus: She wants to see plantings installed at the corner of Ozark Rd and Raytown Road to act as a buffer at that corner. She talked about the amount of trash along Raytown Road and Ozark Rd. There needs to be more clean-up from the City of the trash.
 - K. Brian Weinburg: Did you consider a higher and best use for the property?
 - L. Richard Sanchez: This is the only request we have had to amend the Municipal Farm MPD plan.
 - M. Angela: What does the RFP say that has you not in agreement with our request?
 - N. Brian Weinburg: He was told that Parks Department was involved in the process. He said he talked to Director Cotten.

Municipal Farm MPD request to rezone area 20
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- O. Angela: I was not aware of the Parks involvement in the RFP process. When I was in City Planning, I worked with General Services to prepare the RFP. I do not recall us ever reaching out to Parks Department staff for their input. I was not aware that Parks Department controlled any property on Municipal Farm.
- P. Brian Weinburg: There is a potential revenue stream. You are saying we don't have a say in the process.
- Q. Angela: I take it seriously when people say they don't have a say in the process. I want you to have a say in the process. I want you to make comments. That's why we are here tonight asking for your feedback.
- R. Gale Burrus: talked about Public Works has started cleaning up more along Raytown Road. It maybe because of the World Cup coming up. She mentioned again that Eastern and Ozark Road has had trash cleaned up more than it has been done in the past.
- S. Gale Burrus: how would the potential entity on the site clean-up the property?
- T. Richard Sanchez: The Parks Department would put a condition in the cooperative agreement about the maintenance of the parking lot.
- U. Bob Berkebile: Will the lease redefine how parking is defined?
- V. Richard Sanchez: The lease will add lighting. The fence will stay as is.
- W. Bob Berkebile: Is it your understanding that the agreement will be for 5 years? Would they go beyond those 5 years?
- X. Richard Sanchez: We are only looking at a short-term lease of 5 years. We may re-evaluate the lease renewal every year.
- Y. Richard Sanchez: There would not be people on site all the time because the potential lease would only be there 11 days. We would write in the cooperative agreement that the property would need to be cleaned.
- Z. Brian Weinburg: He is opposed to the amendment because the request to amend the MPD does not follow the spirit of the Municipal Farm Reuse plan. He thinks 5 years is too long. He thinks a use that is not the spirit of the Reuse Plan takes away from the investment. He thinks that Parks Department needs to work with the rest of the City on the RFP
- AA. Ricky: What is your time line with the RFP?
- BB. Brian: We need to have our own conversation with Parks Department and Director Cotten. We need to talk to the Parks Board. He said that they need to

Municipal Farm MPD request to rezone area 20
Public Meeting
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understand what the plan says and need to step back. This RFP proposal would be transformational for the neighborhood. He said requesting to amend the plan when the neighborhood worked hard to put the Municipal Farm Plan together is not good.

This is the time to move the Municipal Farm MPD plan forward and not amend that plan.

CC. Bob Berkebile: I was the one that prepared the Municipal Farm Reuse Plan with the neighborhood. Mario Vasquez, former Asst City Manager put the RFP out for bid. Our team wanted to add restaurants west of the Animal Shelter. They wanted to add stream side cottages adjacent to Round Rock creek. He explained what they want to do at the site. They want to generate more vitality in the area as proposed from the RFP that they were selected for.

DD. Bob Berkebile: There is a trail that could connect the Rock Island Corridor Trail which would go under the 435 highway. There would be a connection from Plaza to the Stadium.

EE. Gale Burrus: It is unfortunate that Parks staff was not informed of the RFP.

FF. Bob Berkebile: Can we get a drone at the helicopter pad to monitor the area for safety?

GG. Gale Burrus: Talked about the illegal dumping law. She talked about taking the cars of those who illegally dump near their neighborhood. The drone could take pictures of the license plates.

HH. Bob Berkebile: What are the next steps?

II. Richard Sanchez: City Planning Commission on November 5 at 9 a.m.

JJ. Brian Weinburg: What

KK. Desmond Brown: Can a portion of the rent received go back into the development proposal of the RFP?

LL. Ricky: This is something that would not be decided by staff but by the Management.

MM. Gale Burrus: There are things in the RFP proposal which were specifically added for the neighborhood. She stated again that the RFP proposal would be transformative to her neighborhood because it would be cutting edge proposals combining agriculture with housing. She thinks the parking lot does not contribute or benefit the Municipal Farm Reuse Plan.

Municipal Farm MPD request to rezone area 20
Public Meeting
Mary Williams-Neal Community Center
Large conference room
October 28, 2025, at 6 p.m.

She is looking at the future of the neighborhood. Her neighborhood has the lowest number of sidewalks in the area. She mentioned non-sidewalks at Eastwood Trafficway and 350/Blue Parkway Trafficway. The built environment has negatively impacted the neighborhood and the environment in the area. She is very passionate about her neighborhood. She wants something that is transformative to her neighborhood. Everything is dumped in Eastwood Hills Neighborhood.

NN. Brian Weinburg: This is the time to implement the plan and to honor the plan and how it was created.

OO. Brian Weinburg: Does the Parks Board know about this request to amend the Municipal Farm Master Planned Development?

PP. Angela: Let's ask Ricky.

QQ. Brian Weinburg: Is the Board aware of the request? Brian: Is the Director aware of the request?

RR. Richard Sanchez: Parks staff is making the request to amend the Municipal Farm MPD. Then we will take this to the Parks Board for their final approval. Director Chris Cotten and Deputy Director James Wang are aware of the request.

SS. Brian Weinburg: I want to buy the property.

TT. Angela Eley: It would have to go on the ballot for a vote by residents of Kansas City.

UU. Bob Berkebile: He heard that there is some property that doesn't have to go to the ballot.

VV. Richard Sanchez and Angela Eley: We are not aware of that.

WW. Brian Weinburg: How do we speak with the Parks department about the RFP?

XX. Angela Eley: You will need to contact Karmen Houston to schedule a meeting with Director Chris Cotten and Deputy Director James Wang.

III. Meeting was Adjourned at 7:30 p.m.





Eastwood Hills Community Association
7400 Ozark Road
Kansas City, MO 64129

October 27, 2025

Kansas City Parks & Recreation
4600 E. 63rd St.
Kansas City, MO 64130

Dear Kansas City Parks & Recreation:

The Eastwood Hills Community Association Board strongly supports the Foundation for Regeneration's proposal for development of the Municipal Farm site in Eastwood Hills.

We appreciate the Foundation's considerations of the community, environment, urban agriculture, and health included in the proposal that builds upon the *Sustainable Reuse Plan for the Municipal Farm*.

Our community, and beyond, will be strengthened and enhanced by the housing development, employment opportunities, local whole foods, and health focus of this proposal. Interactions with the environment through green spaces and hiking trails will help both personal physical and mental health. And the inclusion of personal and other gardens and groves helps promote healthy eating habits that impact the length and quality of life.

We have been involved with the Foundation since the beginning of its work on a proposal for the Municipal Farm site. We believe the Foundation for Regeneration with its vision and world-wide contacts and resources is well suited to carry out this proposal to the benefit of Eastwood Hills - and Kansas City. Indeed, this could be a model for use around the world.

We ask that you support this sustainable and transformative proposal.

Thank you.

Sincerely yours,

A handwritten signature in black ink that reads "Gale L. Burrus". The signature is written in a cursive, flowing style.

Gale L. Burrus
Eastwood Hills Community Association, President

CHECKLIST SUMMARY

Area Plan Alignment: **Low**

KC Spirit Playbook Alignment: **Low**

CC- Connected City

DO - Diversity & Opportunity

HAC- History, Arts & Culture

HE - Healthy Environment

PAA - People of All Ages

POS - Parks & Open Spaces

SAN - Strong & Accessible

Neighborhoods

SC - Smart City

SEG - Sustainable & Equitable

Growth

WDC - Well Designed City

Evaluation	Goal	Notes
High		
Medium		
Low	CC, HAC, HE, POS, SAN, WDC	CC: The addition of the use does not increase access by biking or walking to access the preserved areas of Municipal Farm or the adjacent stadium property that will connect the lessee to the parking area. HAC: Applicant has indicated that no public art or decorative screening will be added to enhance the parking area and support Raytown Road's Image Street designation. HE: This use does not align with the vision of Municipal Farm as a property focused on environmental preservation and sustainability. It is unclear what the impact of this use will be on the landfill cap over the area. WDC: The applicant does not intend to make any improvements to the property that supports the intent of the sustainable reuse plan that informed the MPD.

Alignment Comments:

The proposed addition of the parking-non accessory use in the north side of area 20 of the Municipal Farm does not align with the Municipal Farms Sustainable Reuse Plan, which recommends part of this area for sustainable

redevelopment and conservation. Area 20 was formally the Round Grove Creek landfill, and includes a 36 inch clay cap with eight inches of packed gravel. To ensure that the use will not damage the cap with repeated driving and parking, city staff have requested that the applicant receive confirmation from MODNR that the use will not damage the cap. The sustainable reuse plan directly informs the MPD for the Municipal Farm. The addition of the use does not include enhancements to the site such as higher quality fencing, pavement and striping for the parking area, and enhanced lighting which contributes to the low Area Plan and KC Spirit Playbook alignments.