



CITY PLAN COMMISSION STAFF REPORT

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

September 6, 2022

Project Name
Chapter 88 Special Purpose Amendment

Docket # 16

Request
CD-CPC-2022-00146
Zoning Code Text Amendment

Applicant
Jeffrey Williams, AICP
City Planning & Development Director

Owner
Not Applicable

Location	Citywide
Area	Not applicable
Zoning	Not applicable
Council District	All
County	All
School District	All

Surrounding Land Uses
Not applicable

Major Street Plan
Not applicable

Land Use Plan
Not applicable

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Mailed notice of the hearing is not required by code and is not conducted for two reasons: 1) periodic review are amendments that are those that do not constitute policy changes or, if so, are considered minor in nature, and 2) neighborhood and civic organizations often have geographic boundaries and text amendments apply citywide making mailed notice impractical.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request. As a matter of practice, staff does post the draft amendment to the city's website for public review and comment prior to the public hearing before the City Plan Commission. The proposed amendment was posted on August 11, 2022.

SUMMARY OF REQUEST + KEY POINTS

Amending Chapter 88, the Zoning and Development Code, as it pertains to 88-130-03, Eligibility For Downtown Zoning by amending the eastern boundary from The Paseo to Woodland Avenue.

PROFESSIONAL STAFF RECOMMENDATION

Docket #	Recommendation
16	Approval

EXISTING CONDITIONS

Currently, the Zoning and Development Code (Chapter 88) states the area of eligibility may only be applied within the area bounded by the Missouri River on the north or the North Kansas City/Kansas City city limits between the Missouri River and the Paseo; the Kansas-Missouri state line on the west; 31st street on the south; and the Paseo on the east. The GDAP illustrates that the boundary on the east is Woodland Avenue, not the Paseo.

City Planning and Development has seen a tremendous amount of activity and reinvestment in and around downtown, the Crossroads and the historic Vine district, specifically south of 18th Street. The current conditions in and around this specific area consists of a variety of historic and new mixed use, residential and commercial buildings and a significant amount of vacant lots. The Downtown zoning district provides more flexibility within its lot and building standards to revitalize underutilized areas and preserve historic buildings. The Downtown zoning district also allows for a greater diversity of building types and uses that promotes urban, distinct and walkable development.

PROPOSAL

City Planning and Development is proposing a special purpose text amendment to correct a conflict between the Greater Downtown Area Plan (GDAP) and the Chapter 88 Zoning and Development Code. The GDAP was approved by Resolution 190565 on October 10, 2019. The GDAP recommends a proactive way to incorporate relevant development tools into the Zoning and Development Code to provide high-quality and compatible development. The GDAP proposed the "Downtown" zoning districts, also known as the "D" zoning districts, to ensure zoning and codes support authentic neighborhoods and to remove code barriers to traditional and historic urban development when building on smaller urban lots. The Downtown zoning districts also promote an increase in housing variety and density with the Land Use Plan found in the GDAP.

The GDAP illustrates that the boundary on the east is Woodland Avenue, not the Paseo. City staff is proposing to amend the Zoning and Development Code (Chapter 88) to correctly state that the eastern boundary is Woodland Avenue. The purpose of this text amendment is for the Zoning and Development Code to be in agreement with the Greater Downtown Area Plan.

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 proposed amendment will correct the discrepancy between the Greater Downtown Area Plan and the Zoning and Development Code (Chapter 88).

- 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 proposed amendment is consistent with the Greater Downtown Area Plan.

- C. Whether the proposed zoning and development code text amendment is in the best interests of the City as a whole.

City staff is proposing to amend the Zoning and Development Code (Chapter 88) to correctly state that the eastern boundary is Woodland Avenue. The purpose of this text amendment is for the Zoning and Development Code to be in agreement with the Greater Downtown Area Plan.

The GDAP proposed the "Downtown" zoning districts, also known as the "D" zoning districts, to ensure zoning and codes support authentic neighborhoods and to remove code barriers to traditional and historic urban development when building on smaller urban lots.

ATTACHMENTS

1. Proposed Amendment Map

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL**.

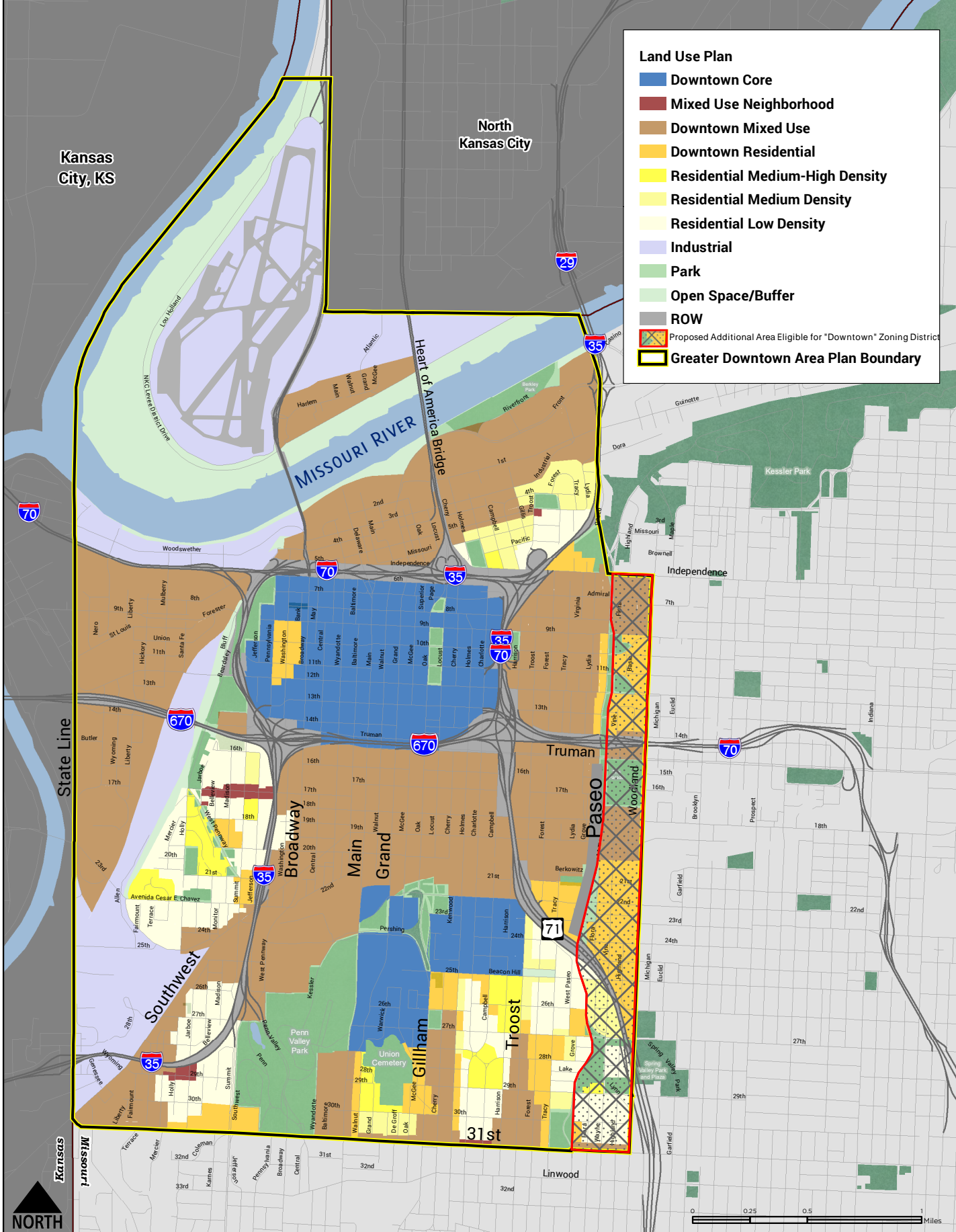
Respectfully Submitted,



Andrew Clarke
Staff Planner

Land Use Plan

- Downtown Core
- Mixed Use Neighborhood
- Downtown Mixed Use
- Downtown Residential
- Residential Medium-High Density
- Residential Medium Density
- Residential Low Density
- Industrial
- Park
- Open Space/Buffer
- ROW
- Proposed Additional Area Eligible for "Downtown" Zoning District
- Greater Downtown Area Plan Boundary



MAP 3.1: LAND USE PLAN