



**KANSAS CITY
MISSOURI**

City Planning and Development

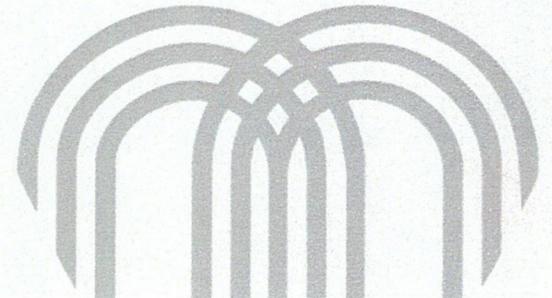
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Ordinance No. 231047

Periodic Review of Chapter 88

02/21/24

Neighborhood Planning and Development Committee



Periodic Reviews

- Westport Overlay
- Communication Service Establishments
- Major Amendment Criteria
- Home Occupations



Three Periodic Review Criteria

- 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;
- 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
- C. Whether the proposed Zoning and Development Code text amendment is in the best interests of the City as a whole.

Westport Overlay District

- The Westport Overlay District was adopted by Ordinance No. 230498 on June 15, 2023.
- When it was adopted the Overlay district was not included in the Table that lists the adopted Overlays (88-205-07)



88-205-07 DOCUMENTATION OF OVERLAYS

88-205-07-A. Once an overlay district is approved by the city council, the city planning and development department must amend the official zoning maps to identify the overlay district boundaries and designation, together with the underlying zoning designation.

88-205-07-B. The city planning and development department must maintain a list of established overlay districts by type.

88-205-07-C.

Zoning Map Symbol	District Name
CXO	Adult Entertainment Overlay
HO	Historic Overlay
NCO	Neighborhood Character Overlay
PO	Pedestrian-Oriented Overlay
Zoning Map Symbol	Special Character District Name
ICO	Independence Corridor Overlay
MCO	Main Corridor Overlay
PBO	Plaza Bowl Overlay
TCO	Troost Corridor Overlay
WHO	Wornall Homestead Overlay
<u>WOD</u>	<u>Westport Overlay District</u>

Communication Service Establishments

- This use includes data centers. The code treats all data centers the same and allows them without standards in O, B2-B4, DC, DX, and all M districts.
- Currently the only path forward is to rezone
 - Staff does not have data for this amendment. However, due to multiple phone calls and pre-application meetings applicants often do not apply.

Communication Service Establishment

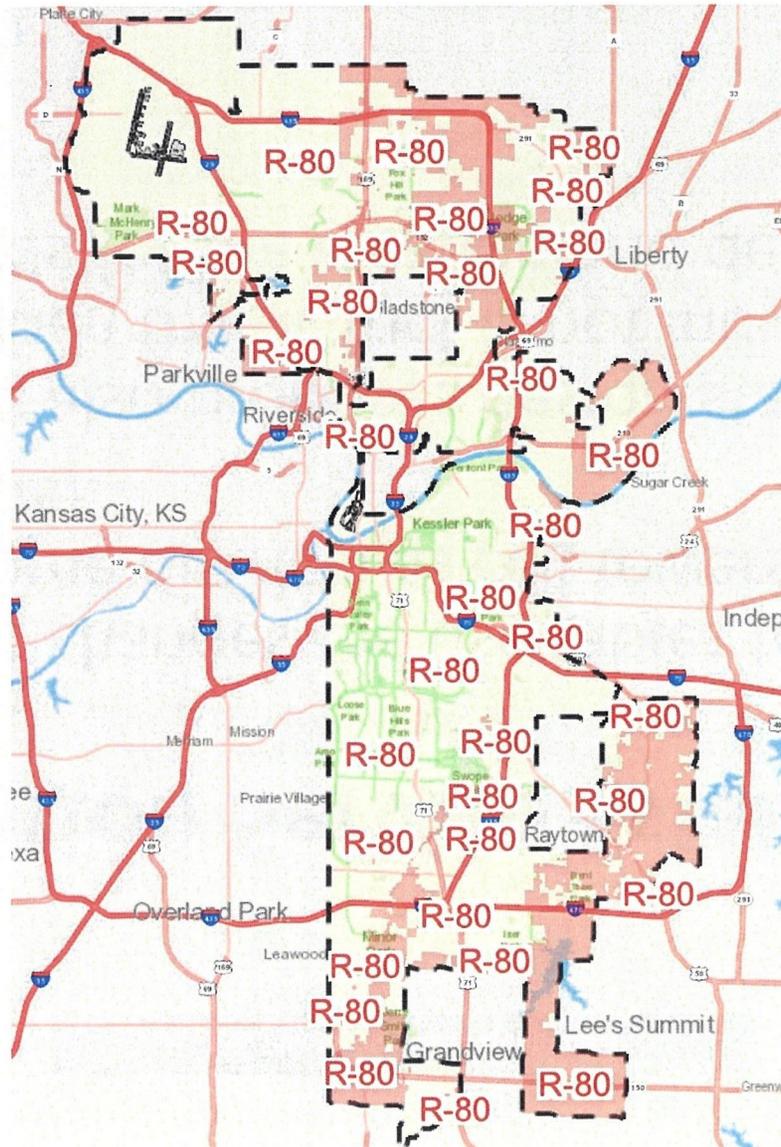
- The amendment changes the use tables to allow data centers in the same districts as cell towers (R-80, B2-B4, and all M districts).
- The amendment also proposes design standards limiting the floor area when the district is not industrial and provide standards for the location and design in B and D districts.



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R-80 Zoned Districts throughout
the City

3.45% of the parcels in the City are
zoned R-80

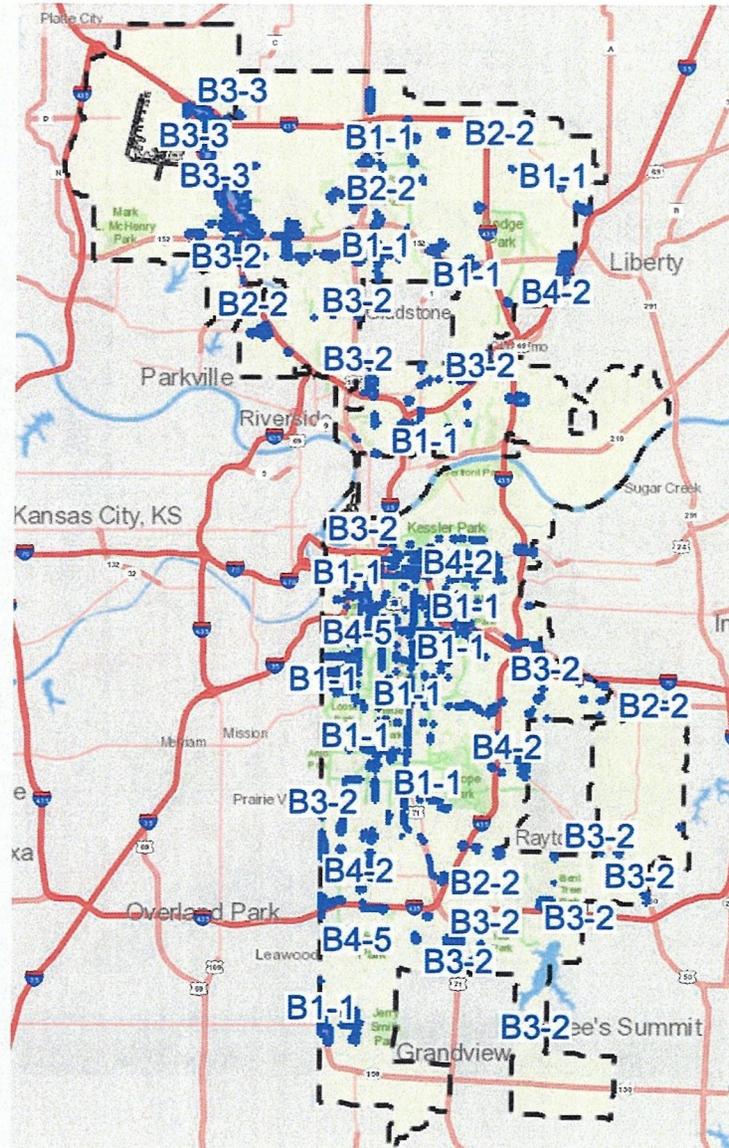




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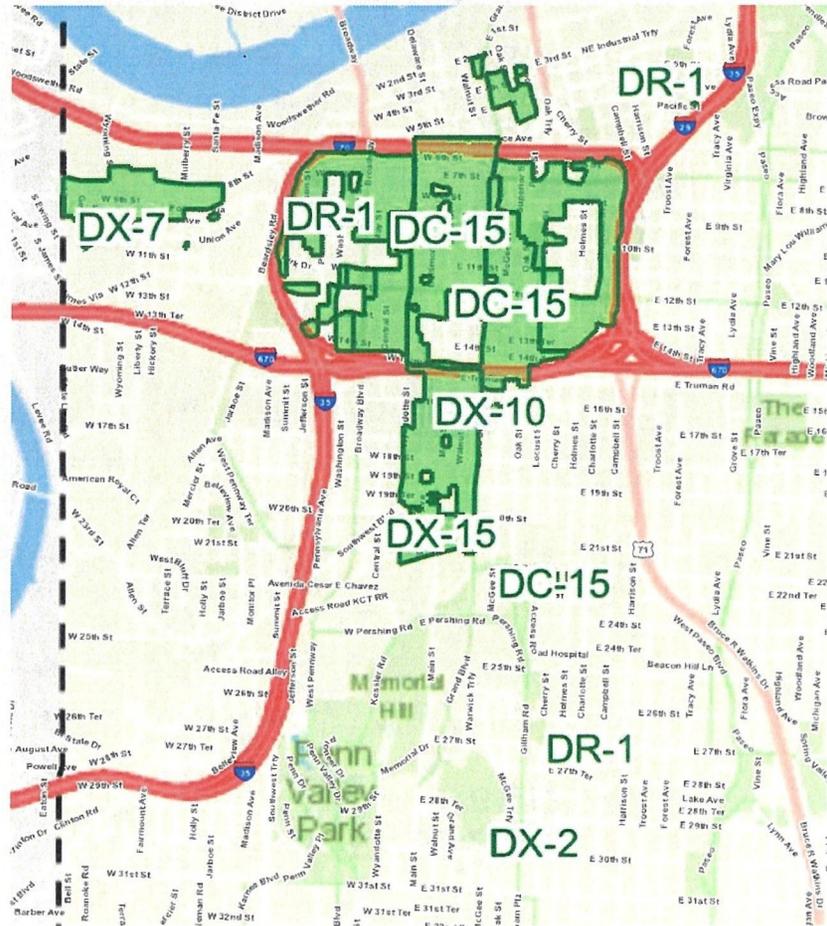
B-Zoned Districts throughout
the City

5.04% of the parcels in the
City Zoned B

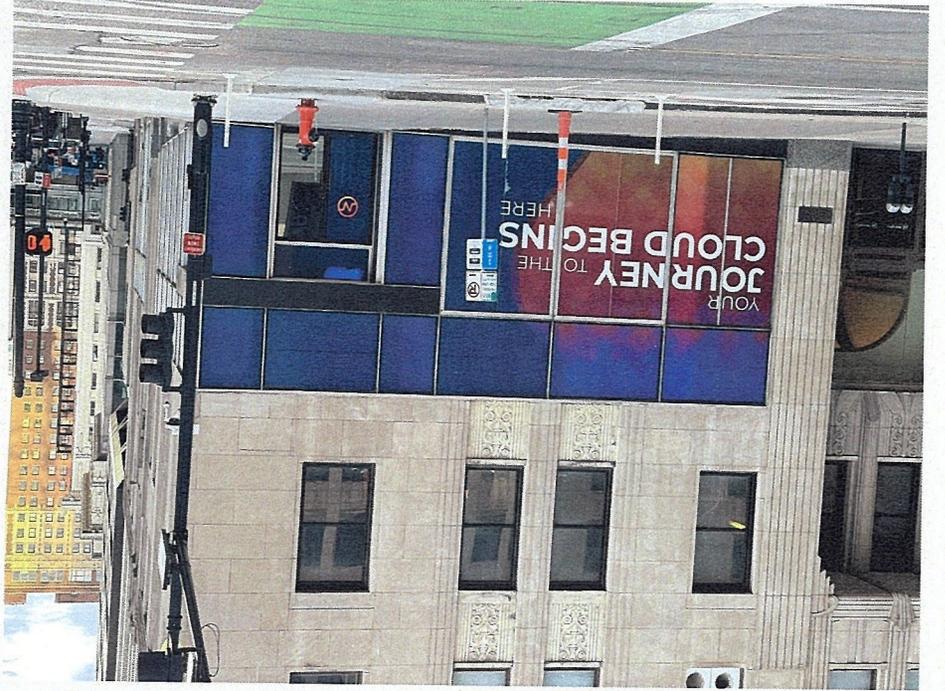


D-Zoned Districts
throughout the City

0.001% of the parcels in
the City are zoned D



SW Corner of 11th and Grand



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- City Plan Commission Recommendation:
 - Approval