



# CITY PLAN COMMISSION REPORT

City of Kansas City, Missouri  
City Planning & Development  
Department [www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

March 1st, 2022

## Project Name Major Street Plan Update

**Docket Request**  
3 CD-CPC-2021-00189  
Area Plan Amendment

**Applicant**  
Jeffrey Williams  
Director  
City Planning and Development

**Owner**  
See above.

**Location:** KCMO Metro  
**Area:** About # acres  
**Council District(s):** 1 – 6  
**County:** Jackson  
Clay  
Platte  
Cass

## APPROVAL PROCESS



## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

N/A.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

## CONTROLLING AND RELEVANT CASES

Ordinance No 160865. Amending the Major Street plan by changing the typology for East 63<sup>rd</sup> Street between Troost Avenue on the east and Baltimore Avenue on the west from Thoroughfare to Established Arterial; and West 63<sup>rd</sup> Street between Baltimore Avenue on the east and Brookside Boulevard on the west from Activity Street to Established Arterial. (175-S-34)

Ordinance No. 110249.

## SUMMARY OF REQUEST

The City Planning and Development Department is proposing to amend the Major Street Plan to update several street name changes and the re-alignment of Tiffany Springs Parkway between N Revere Ave and NW 100<sup>th</sup> St.

## KEY POINTS

- The plan established by the City, pursuant to RSMo 89.480, showing the general alignment and ... classification of streets, highways, and parkways of an ultimate urban arterial network. The purpose of the Major Street Plan is to guide development of the arterial street network and to identify appropriate street right-of-way to be secured at the time of subdivision platting.
- City staff use the Major Street's Plan to enforce the Boulevard and Parkway Standards (88-323)

## PROFESSIONAL STAFF RECOMMENDATION

Docket 3 Recommendation  
CD-CPC-2021-00189 Approval

## BACKGROUND AND PURPOSE

Excerpt from the 2011 Major Street Plan Preface,

"The document considered the City's first official Major Street Plan was adopted in 1972. Since that time, revisions have been made to the plan on an as-needed basis, as new Area Plans have been adopted, specific development plans have moved forward, roadways have been added to or removed from the City's jurisdiction, the Parkway and Boulevard Master Plan has been updated, and constructed roadway alignments have been better reflected. These efforts have allowed the Plan to respond to changing local conditions in various parts of the City. The 2011 update of the Major Street Plan creates a living document, by establishing both a thorough technical underpinning for the Plan, as well as the process to sustain ongoing meaningful updates."

## PLANNING PROCESS

The City Plan Commission is the recommending body associated with Area Plan Amendments with City Council acting as the final approver.

## PRIMARY PLAN RECOMMENDATIONS (AMENDMENTS)

In early 2021 the Board of Parks and Recreation Commissioners voted to update the alignment of Tiffany Springs Parkway. "A significant amount of new right-of-way will need to be acquired from adjacent property owners based on the current layout for Tiffany Springs Parkway. The proposed alignment will greatly reduce the amount of new right-of-way needed by using the existing street right-of-way designed for NW 100<sup>th</sup> Street. The proposed alignment for Tiffany Springs Parkway will also accommodate new development being proposed in the area." (Resolution 31531)

Blue Parkway from Elmwood Ave to Swope Parkway, Swope Parkway from Blue Parkway to Volker, and Volker from Swope Parkway to Brookside Boulevard was renamed to Dr. Martin Luther King Jr. Boulevard in early 2021. For staff to effectively analyze existing conditions against the Major Street Plan the name change needs to be reflected in appropriate documents. Street typology is not being changed with the name change.

In 1952, Mill Creek Parkway, which runs north-south W 43<sup>rd</sup> St to Ward Parkway, J.C. Nichols Parkway. In 2020 J.C. Nichols Parkway was renamed back to Mill Creek Parkway. For staff to effectively analyze existing conditions against the Major Street Plan the name change needs to be reflected in appropriate documents. Street typology is not being changed with the name change.

## ANALYSIS

### *Area Plan Amendment and Rezoning Analysis.*

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

**88-515-08-A.** Conformance with adopted plans and planning policies;

*The proposed amendment does not pose any conflicts with other adopted plans or policies. AN*

**88-515-08-B.** Zoning and use of nearby property;

- *Renaming the streets noted above does not change the zoning designations of surrounding properties.*
- *The re-alignment of Tiffany Springs Parkway is not affecting new property owners. AN*

**88-515-08-C.** Physical character of the area in which the subject property is located;

- *Renaming the streets noted above does not change the zoning designations of surrounding properties.*
- *See map for details about how the Tiffany Springs Parkway re-alignment will affect the physical characteristics of the affected properties. AN*

**88-515-08-D.** Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

*N/A. AN*

**88-515-08-E.** Suitability of the subject property for the uses to which it has been restricted under zoning regulations;

*N/A. AN*

**88-515-08-F.** Length of time the subject property has remained vacant as zoned;

- *Mill Creek Parkway and Dr. Martin Luther King Jr Boulevard have been established for a considerable amount of time.*
- *The properties surrounding the Tiffany Springs Parkway re-alignment are currently vacant. AN*

**88-515-08-G.** The extent to which approving the rezoning will detrimentally affect nearby properties; and New property owners are not affected by changes proposed in this amendment, thus there are no zoning implications. AN**88-515-08-H.** The gain, if any, to the public health, safety, and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

*See notes above in the "Primary Plan Recommendations" Section. AN*

**PROFESSIONAL STAFF RECOMMENDATION**

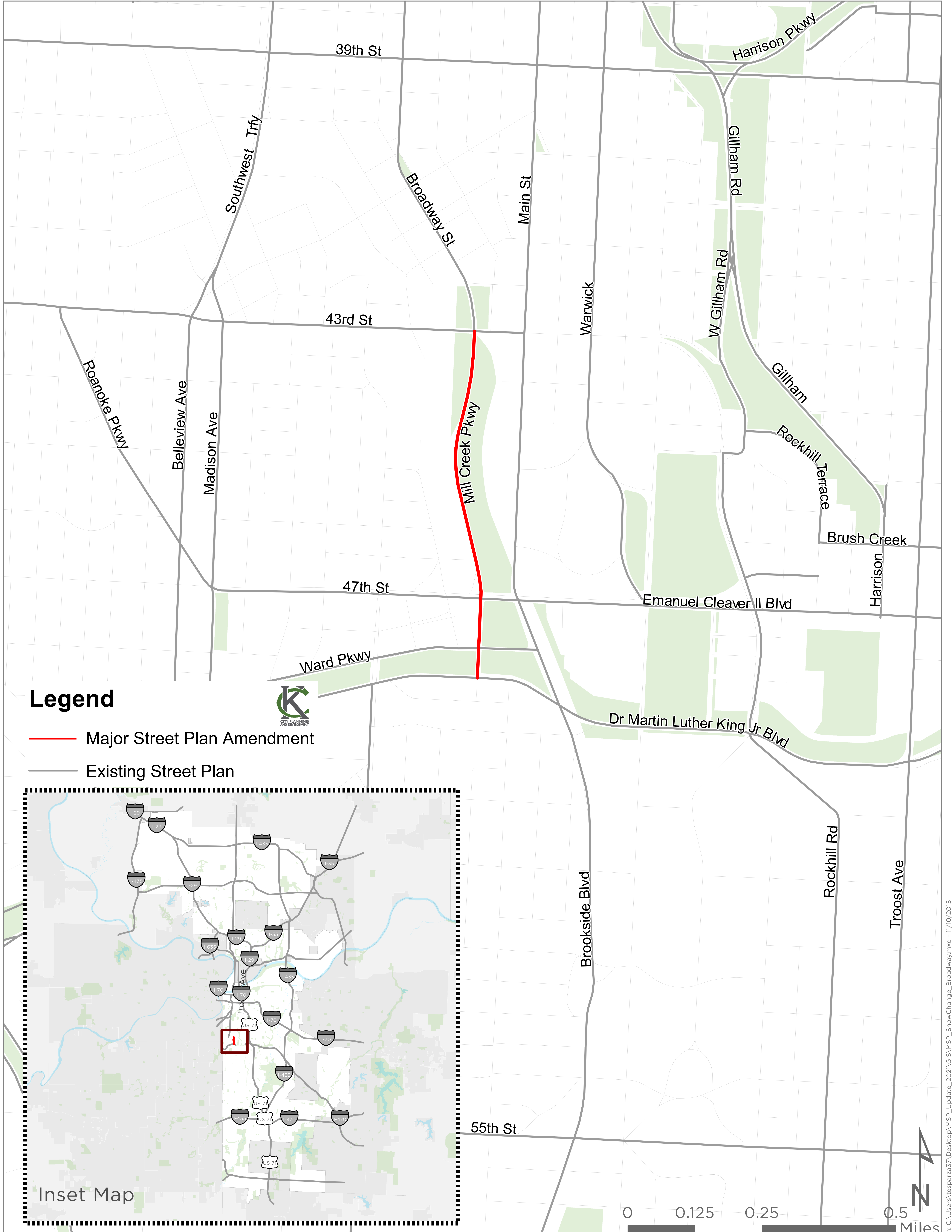
Staff recommends the following,

CD-CPC-2021-00189: **Approval**

Respectfully submitted,

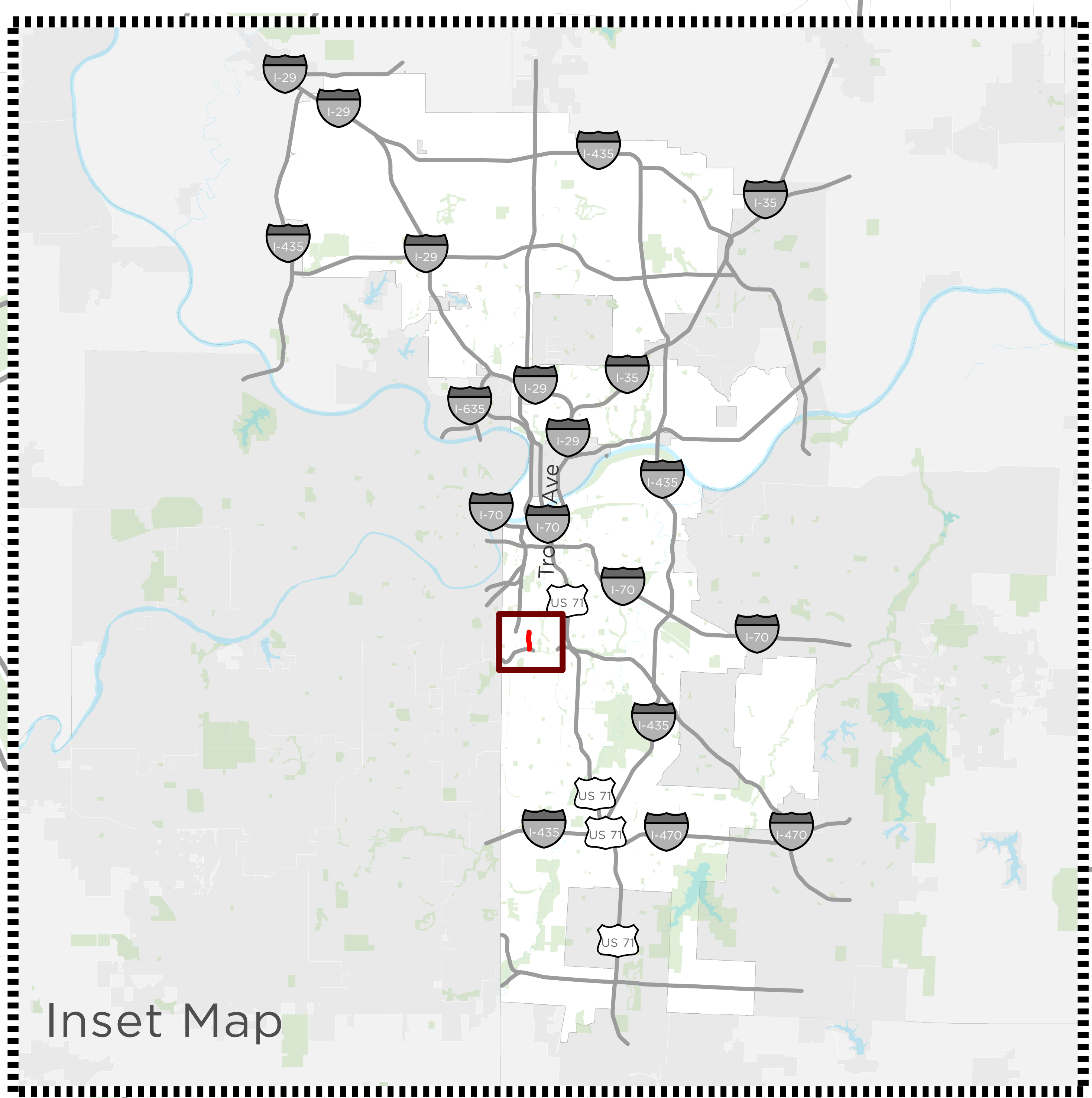
Ahnna Nanoski, AICP  
Lead Planner

	From	To	Typology	Through Lanes
Linwood Blvd	Broadway St	Van Brunt Blvd	Established Boulevard	4
Little Blue Rd	Proctor Ave	Noland Rd	Local Link	2
Little Blue Rd	Noland Rd	Lee's Summit Rd	Local Link	4
Locust St	Hwy 9 (NB Off-Ramp)	E 7th St	Commerce/Mixed Use	2 (2/0)
Longview Rd	Grandview Rd	Greenwood Rd	Local Link	2
Longview Rd	Greenwood Rd	Raytown Rd	Established Arterial	4
E Longview Pkwy	Brickyard Rd	Westridge Rd	Parkway	2
E Longview Pkwy	Little Blue Rd	Bannister Rd	Parkway	4
E Longview Pkwy	Bannister Rd	View High Dr	Parkway	2
E Longview Pkwy	View High Rd	Little Blue Road	Parkway	2
W Longview Pkwy	James A Reed Rd	Spring Valley Rd	Parkway	2
W Longview Pkwy	E 93rd St	E 89th Ter	Parkway	2
W Longview Pkwy	I-470	Bannister Rd	Parkway	2
Madison Ave	Westport Rd	W 47th St	Thoroughfare	3 (3/0)
Main St	12th St	Truman Rd - W Bound	Activity Street/Corridor	4
Main St	Independence Ave	7th St	Commerce/Mixed Use	4
Main St	7th St	9th St	Commerce/Mixed Use	6
Main St	9th St	12th St	Commerce/Mixed Use	4
Main St	Truman Rd - W Bound	Truman Rd - E Bound	Commerce/Mixed Use	4
Main St	Truman Rd - E Bound	Southwest Blvd	Commerce/Mixed Use	6
Main St	Southwest Blvd	Main-Walnut Viaduct	Commerce/Mixed Use	4
Main St	Main-Walnut Viaduct	Emanuel Cleaver II Blvd	Commerce/Mixed Use	6
Manchester Trfy	E 17th St	Manchester Ave	Thoroughfare	4
Manchester Trfy	Manchester Ave	I-70 (WB Ramps)	Thoroughfare	2
Manchester Trfy	I-70 (WB Ramps)	Stadium Dr	Thoroughfare	4
Manheim Rd	Holmes St	E 39th St	Established Boulevard	2
Maple Blvd	E Missouri Ave	Independence Ave	Established Boulevard	2
Maple Woods Pkwy	MO-152 (WB Ramps)	Shoal Creek Pkwy	Parkway	4
Marion Park Dr	E Bannister Rd	Hickman Mills Dr	Established Arterial	4
Martha Truman Rd	Wornall Rd	100 ft east of McGee St	Local Link	2
Martha Truman Rd	100 ft east of McGee St	Blue River Rd	Local Link	4
Martha Truman Rd	Blue River Rd	City Limits (Grandview)	Local Link	2
Martin Luther King Jr Blvd	Brookside Blvd	The Paseo	Established Boulevard	4
Martin Luther King Jr Blvd	The Paseo	Elmwood Ave	Parkway	6
Martin Luther King Jr Blvd	Elmwood Ave	55th St	Thoroughfare	6
Mary Lou Williams Ln	The Paseo	Woodland Ave	Commerce/Mixed Use	3 (3/0)
N Mersington Ave	NE Cookingham Dr	Shoal Creek Pkwy	Local Link	4
N Mersington Ave	City Limits (Clay County)	Cookingham Dr	Thoroughfare	4
Mexico City Ave	Hwy 92	Bern St	Thoroughfare	4
Mexico City Ave	Bern St	Paris St	Thoroughfare	2
Meyer Blvd	Ward Pkwy	Wornall Rd	Established Boulevard	2
Meyer Blvd	Wornall Rd	Brooklyn Ave	Established Boulevard	4
Meyer Blvd	Brooklyn Ave	Swope Pkwy	Established Parkway	4
Meyer Blvd	Swope Pkwy	Starlight Rd	Established Parkway	2
Mill Creek Pkwy	W 43rd St	W 48th St	Established Parkway	4
New Airport Terminal Road	New airport terminal	Hwy 152	Thoroughfare	4
Noland Rd	City Limit (Independence)	Little Blue Rd	Local Link	4
N Northwood Rd	NW Prarie View Rd	NW 52nd St	Local Link	2
Oak St	E 7th St	E 8th St	Commerce/Mixed Use	4 (4/0)
Oak St	E 8th St	E 9th St	Commerce/Mixed Use	3 (3/0)
Oak St	E 9th St	E 10th St	Commerce/Mixed Use	2 (2/0)
Oak St	E 10th St	E 13th St	Established Arterial	4
Oak St	E 13th St	Truman Rd - W Bound	Established Arterial	5 (3/2)
Oak St	Truman Rd - W Bound	E 22nd St	Established Arterial	4
N Oak Trfy	NE Cookingham DR	NE 111th St	Local Link	2
N Oak Trfy	NE 111th St	NE 96th St	Local Link	4
N Oak Trfy	NW 96th St	Hwy 152 (EB Ramps)	Thoroughfare	6
N Oak Trfy	Hwy 152 (EB Ramps)	City Limits (Gladstone)	Thoroughfare	4
N Oak Trfy	City Limits (Gladstone)	City Limits (North Kansas City)	Thoroughfare	4
Oak Trfy	Hwy 9 (SB On-Ramp)	7th St	Commerce/Mixed Use	3 (3/0)
Oldham Rd	E Gregory Blvd	Blue River Rd	Parkway	4
Oldham Rd	Blue River Rd	E 87th St	Parkway	2
Paris St	Mexico City Ave	Cookingham Dr	Thoroughfare	2
NE Parvin Rd	Searcy Creek Pkwy	N Corrington Ave	Local Link	4

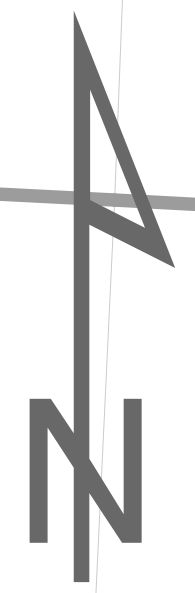
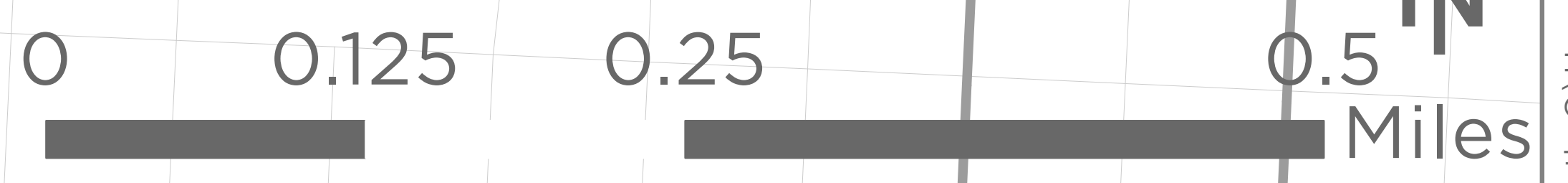


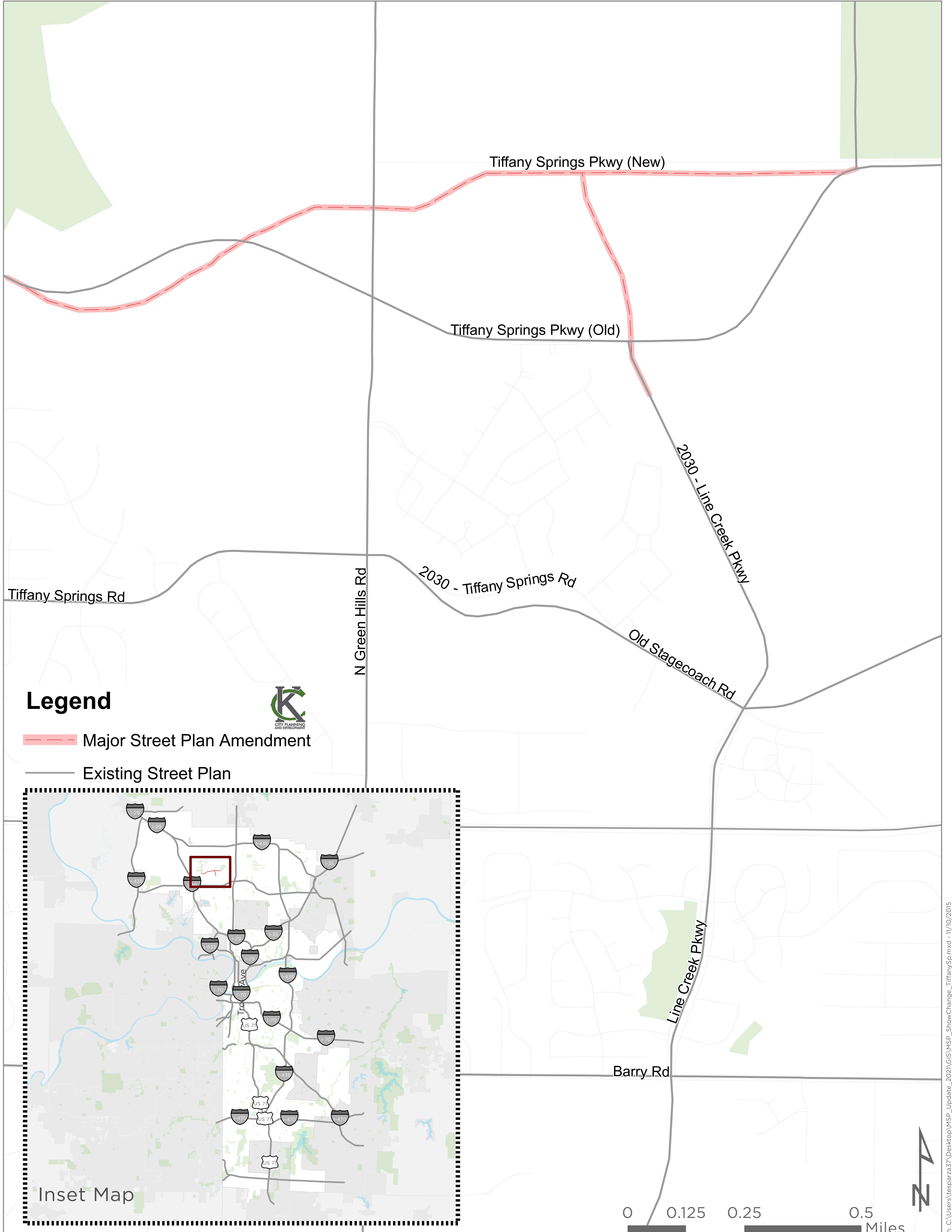
**Legend**

- Major Street Plan Amendment
- Existing Street Plan



Inset Map





Tiffany Springs Pkwy (New)

Tiffany Springs Pkwy (Old)

Tiffany Springs Rd

N Green Hills Rd

2030 - Tiffany Springs Rd

2030 - Line Creek Pkwy

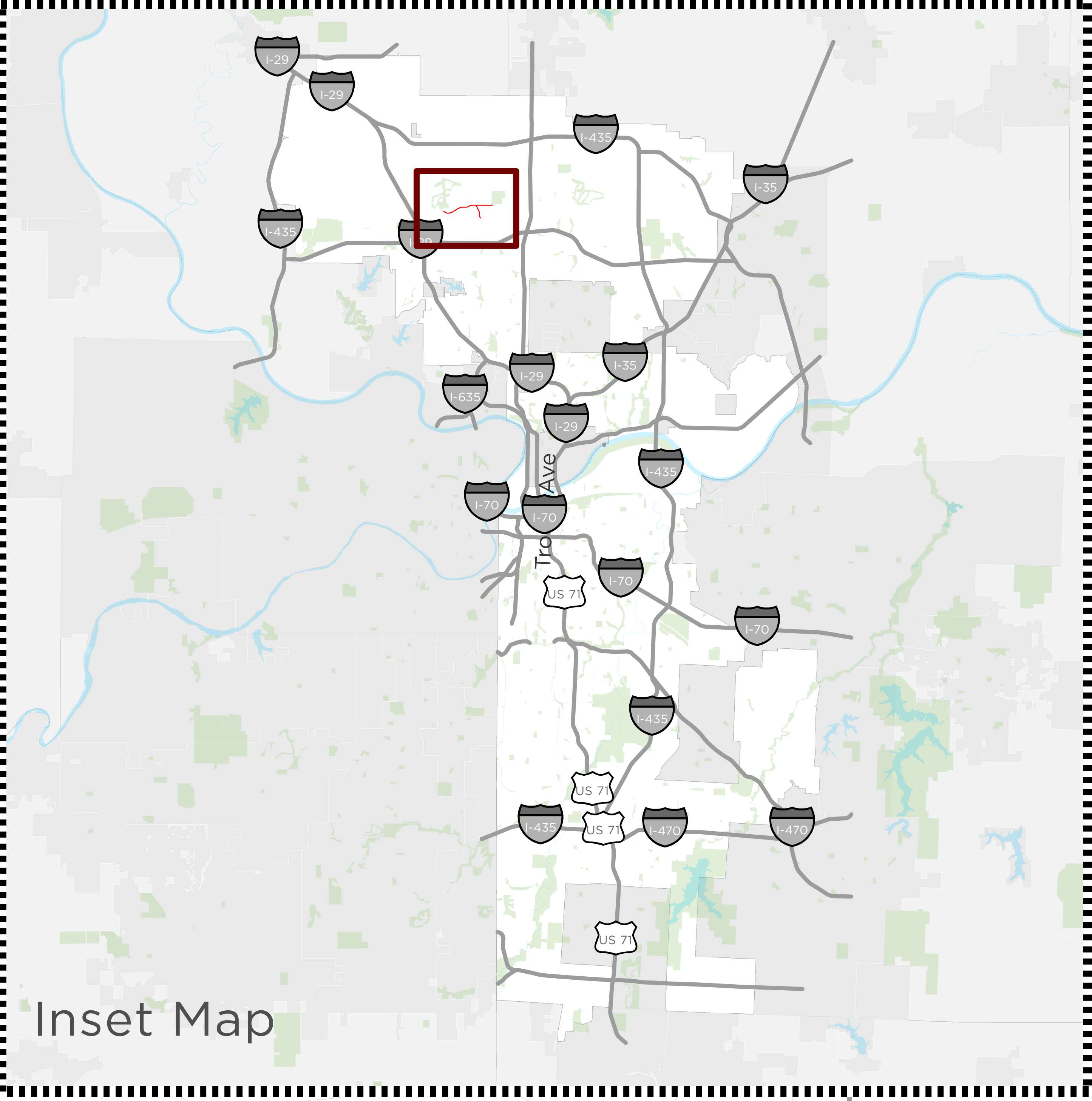
Old Stagecoach Rd

### Legend



Major Street Plan Amendment

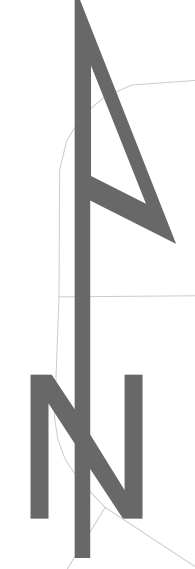
Existing Street Plan

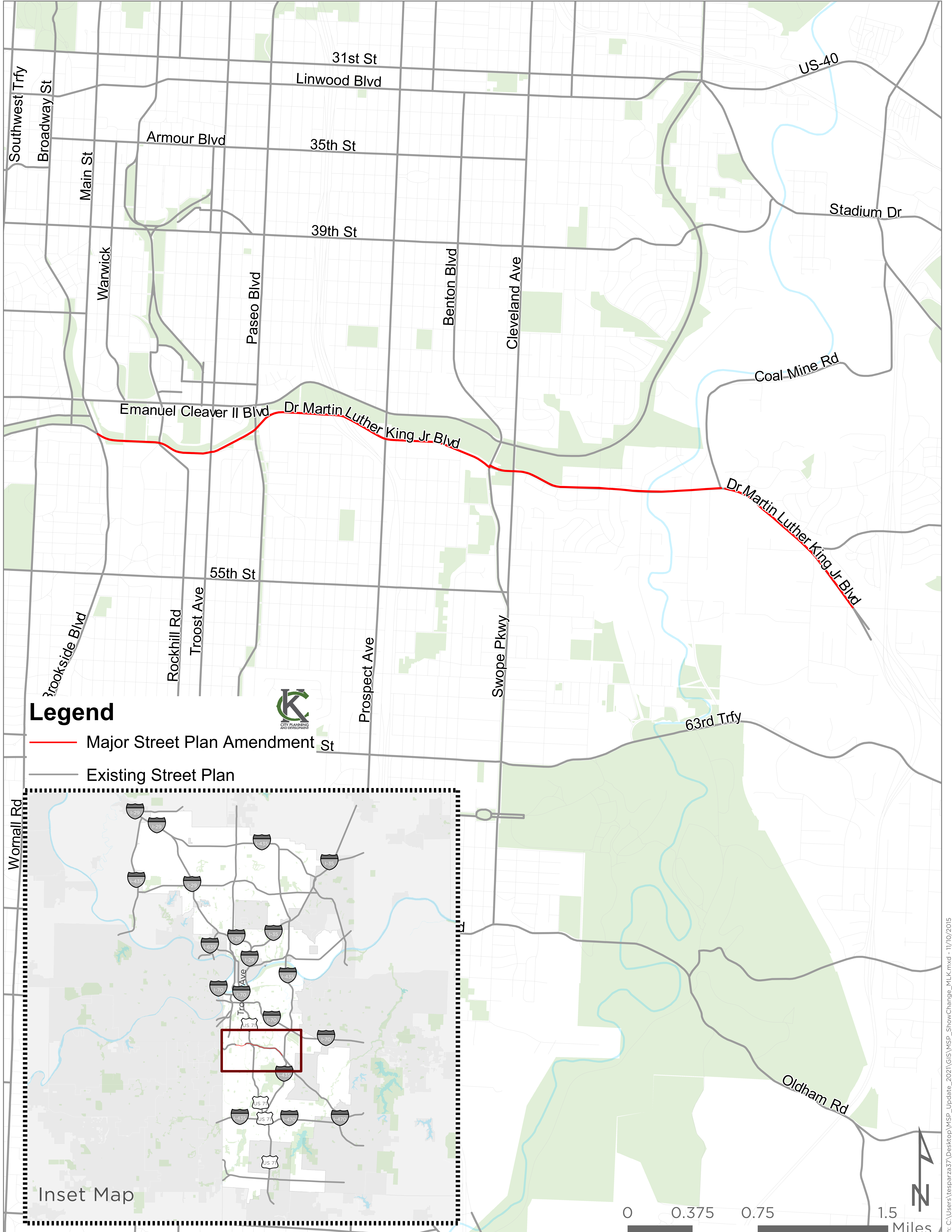


Inset Map

Barry Rd

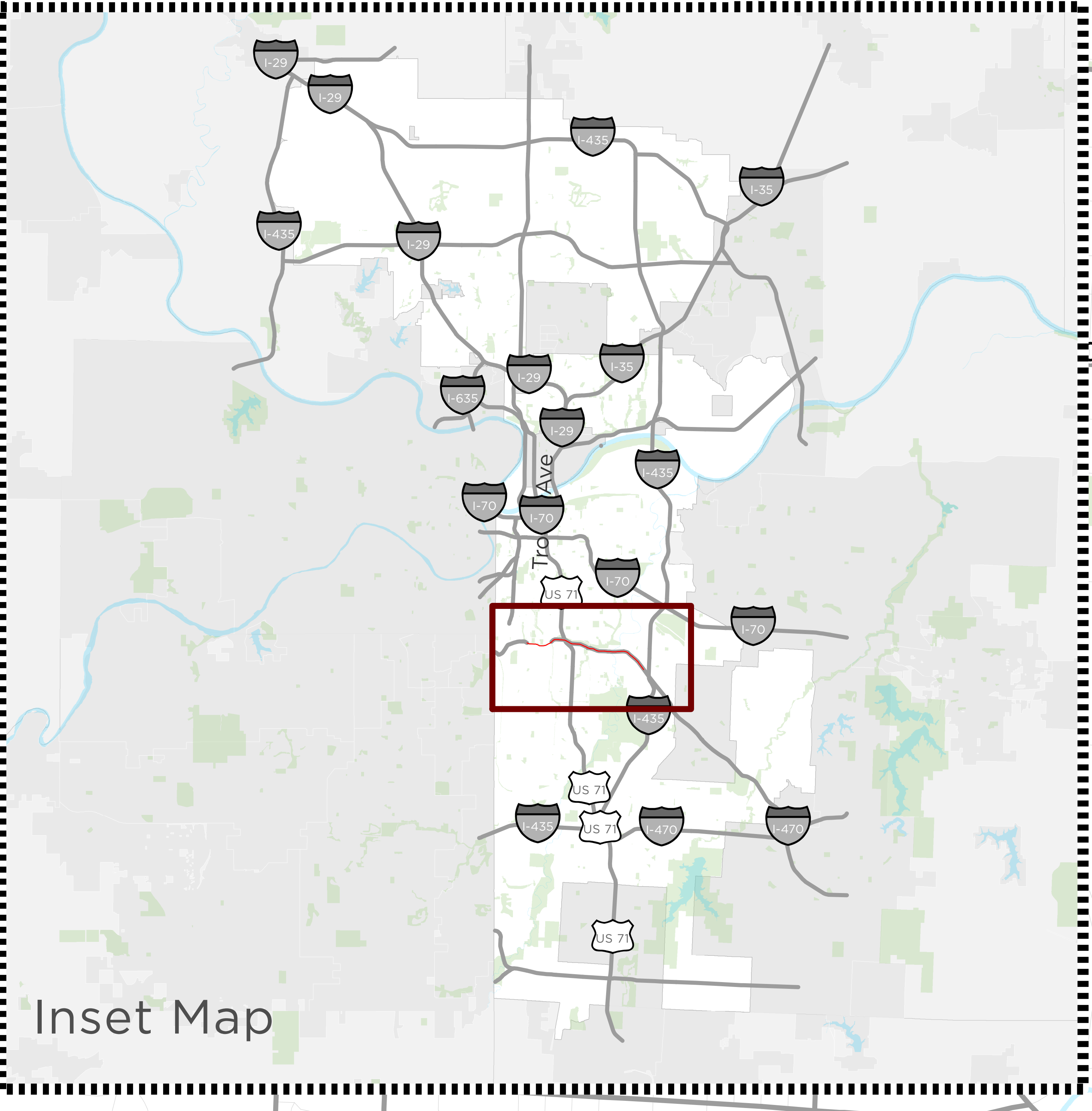
Line Creek Pkwy





**Legend**

- Major Street Plan Amendment St
- Existing Street Plan



Inset Map

