



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6901

Submitted Department/Preparer: City Planning

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving an update to the KCI Area Plan as a guide for the future development and public investment within the area bounded by the city limits of Kansas City, Missouri on the north, city limits to Amity and then along Highway 152 on the south, Platte/Clay County boundary on the east, and city limits of Kansas City, Missouri on the west. (CD-MISC-2026-00004)

Discussion

Kansas City is divided into 18 geographic areas for which area plans have been prepared. The KCI Area Plan was adopted by the City Council in June 2009 by Ordinance No. 090395. Area Plans typically have a lifespan of 10 years; therefore it is time for a new KCI Area Plan to guide the physical development of the area through 2035. Area plans recommend strategies to help realize a community's long-term vision for the future and provide a comprehensive framework to guide public decisions on land use, public spaces, mobility, housing, and public improvements. Area plans provide both proactive strategies (phased action steps which may become projects and are outcome driven) and reactive guidelines (evaluation tools to guide future decision making, as well as a foundation for zoning). These plans are used by the city and the community alike and implement at a local level the elements of the City's Comprehensive Plan (KC Spirit Playbook).

Public engagement guided the creation of the plan, including the vision, goals, Community Supported Actions (CSAs), and other recommendations. Staff held three public workshops, one open house, and five advisory committee meetings. In addition to in-person engagement, staff received more than 300 responses from area residents on our statistically significant survey, 93 responses to our "Big 5 Question Survey" and 22 responses to our "Asset Map" exercise. Notification of our public

engagement efforts were through email, social media, council district newsletters, flyers, neighborhood associations, and assistance from other local stakeholders.

The updated KCI Area Plan includes four important additions that were not included in the previous area plan. These are : Sub Areas - location-specific Community Supported Actions and guidance that address unique conditions and challenges; Place Types – a new type of land use planning category that describe the intensity of uses but have more focus on the general site design, form and architectural character of areas; Bikeways and Trail Priority Segements – identification of priority street segments for bikeways, priority trail segments for completion, proposed trail connections, and proposed trailheads; and the Housing and Neighborhoods chapter which provides key concepts, corresponding community-supported actions, and a broad analysis of existing neighborhood conditions.

The Plan identifies key concepts for land use, mobility, environment and resiliency, housing and neighborhoods, and public realm that were derived from the goals, community input, and best practices to achieve the community vision for the planning area. To address these key concepts, Community-Supported Actions (CSAs) were identified for implementation, including a time frame, primary and secondary responsible entities, and primary and secondary cost type.

Land Use has the following key concepts:

- Use existing infrastructure to ensure costs do not outpace the City's ability to provide maintenance and deliver services by encouraging and prioritizing development and infrastructure extensions within the Contiguous Development Zone. ((The prior sentence should remain, not sure why it is showing deleted.)) Ensure development includes a balance of complementary land uses, including mixed uses that are accessible by walking, biking, driving, and public transit, in order to promote quality of life and encourage economic development.
- Preserve open space and protect the natural environment using the open space plan to mitigate the impacts of the built environment on natural systems.
- Ensure quality site design standards for all developments.

Mobility has the following key concepts:

- Develop and maintain a roadway system that effectively serves projected uses and development intensity, while creating a safe and welcoming environment.
- Expand safe and accessible transportation options by improving difficult intersections and enhancing transit, bicycle, and trail connections.
- Utilize the Streets Design Guide and the Major Street Plan to enrich the character of developments while promoting walkability and supporting mixed-use environments.

Environment and Resiliency has the following key concepts:

- All development within the KCI planning area—particularly near designated open spaces and buffer zones—should aim to preserve key environmental features and safeguard KCI’s network of regulated streams, floodplains, steep slopes, woodlands, natural prairies, and other natural habitats in order to safeguard water quality, development and infrastructure integrity, and community quality and safety.
- Promote sustainable, reliable, and resilient water management practices to protect natural water systems.
- Update and maintain accurate environmental data to support planning initiatives and objectives within the KCI Planning Area.
- Promote and incentivize the use of green and ecological infrastructure in public and private development.

Housing and Neighborhoods has the following key concepts:

- Promote a diverse range of accessible housing options that serve all income ranges, age groups, and ownership preferences.
- Ensure sustainable, healthy, and attractive neighborhoods for current and future residents.
- Encourage and assist in establishing registered neighborhood and homes associations.

Public Realm has the following key concepts:

- Design connected public spaces that establish a distinct and memorable identity for the KCI area.
- Prioritize the design of image streets and gateways to define the character and arrival experience of the area.
- Develop parks, plazas, and greenways that accommodate a range of users and community activities, from informal gatherings to large-scale events.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
) City Planning Department Budget
3. How does the legislation affect the current fiscal year?
There are recommended, not required, community supported actions which could be included in this fiscal year through the City Planning Department Budget, cooperation with other City Departments and regional agencies.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
There are recommended, not required, community supported actions which could be included in future fiscal years through the City Planning Department Budget, cooperation with other City Departments and regional agencies.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No, as this is a planning document.

Office of Management and Budget Review (OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

No account string to verify as this resolution has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

- Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
- Develop a multimodal regional transportation system for all users.
- Develop environmentally sustainable strategies that improve quality of life and foster economic growth.
- Ensure adequate resources are provided for continued maintenance of existing infrastructure.
- Focus on delivery of safe connections to schools.
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Prior Legislation

Ordinance No. 241073 – A moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district within the KCI Area Plan boundary. Ordinance No. 250523 – Approving an amendment July 31, 2025 to the KCI Area Plan by replacing the Proposed Land Use Map.

Service Level Impacts

Staff does not anticipate service level impacts from the proposed plan without further implementation of the plan's actions.

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

City Plan Commission and Staff recommend Approval

Other Impacts

1. What will be the potential health impacts to any affected groups?
. Reduced public health impact from commercial truck traffic on adjacent resident's quality of life (nuisance reduction.) Increased public health from water quality preservation.
2. How have those groups been engaged and involved in the development of this ordinance?
. Outreach included a social media toolkit that people could share and use on social media sites, postings on social media, emails, 1st and 2nd District Council newsletters, and hand distributed flyers. Engagement included online, a statistically significant survey, four community in-person engagement events plus five advisory committee meetings, and a new area plan interactive website designed for receiving public comment.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed KCI Area Plan through the Playbook topic of Land Use and Development promotes the Goals of Connected City and Well Designed City and the objectives of: Complete Communities, Connected City, fiscally and environmentally responsible Development Patterns, Environmental Health and Resiliency, Housing Affordability and Diversity, and Vision Zero.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)