

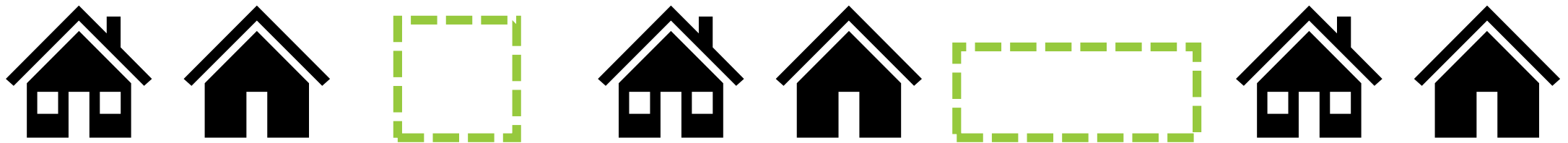
# INFILL RESIDENTIAL DEVELOPMENT ORDINANCE

*City Plan Commission*

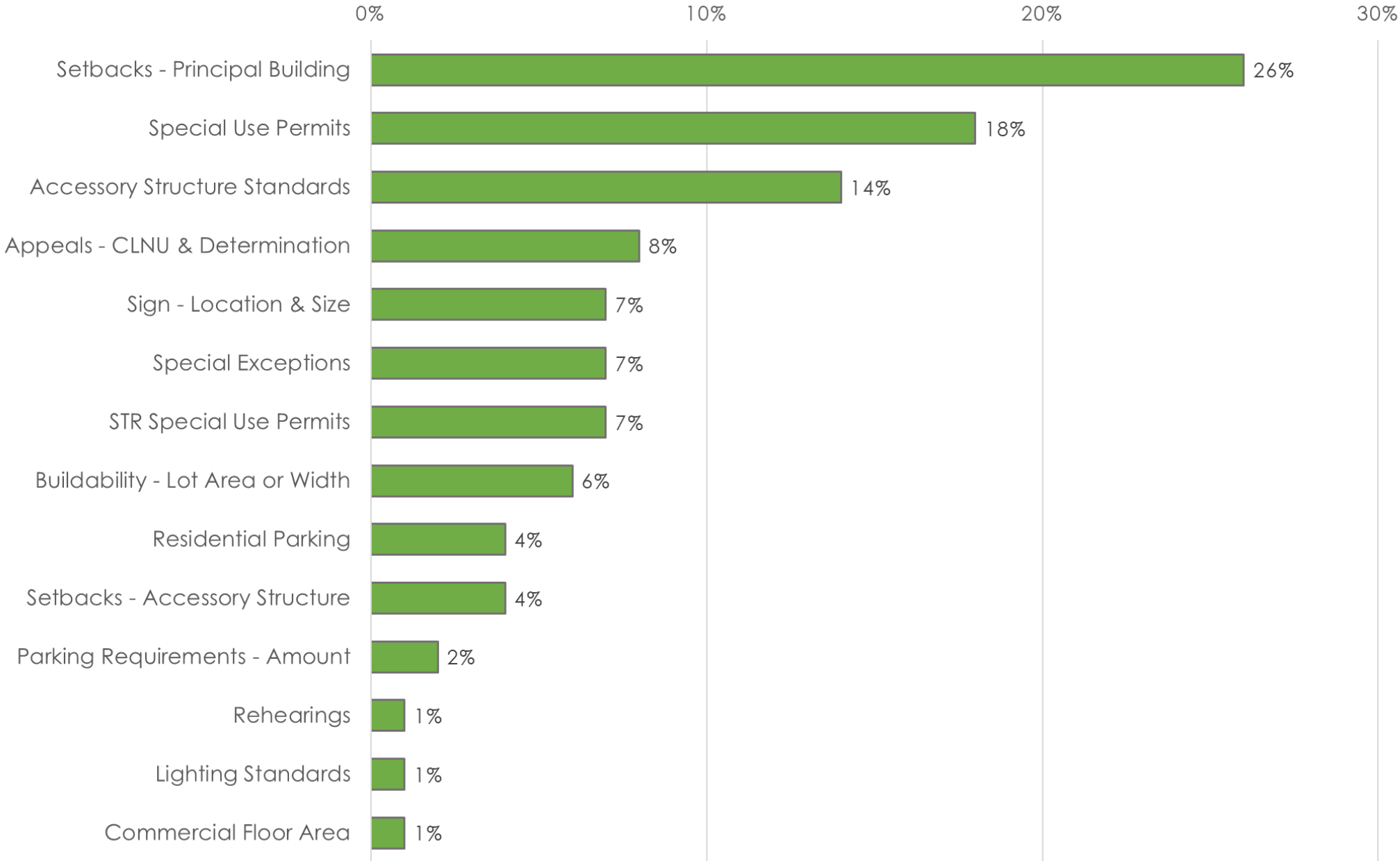


CITY PLANNING AND DEVELOPMENT  
KANSAS CITY, MISSOURI  
OCTOBER 4, 2022

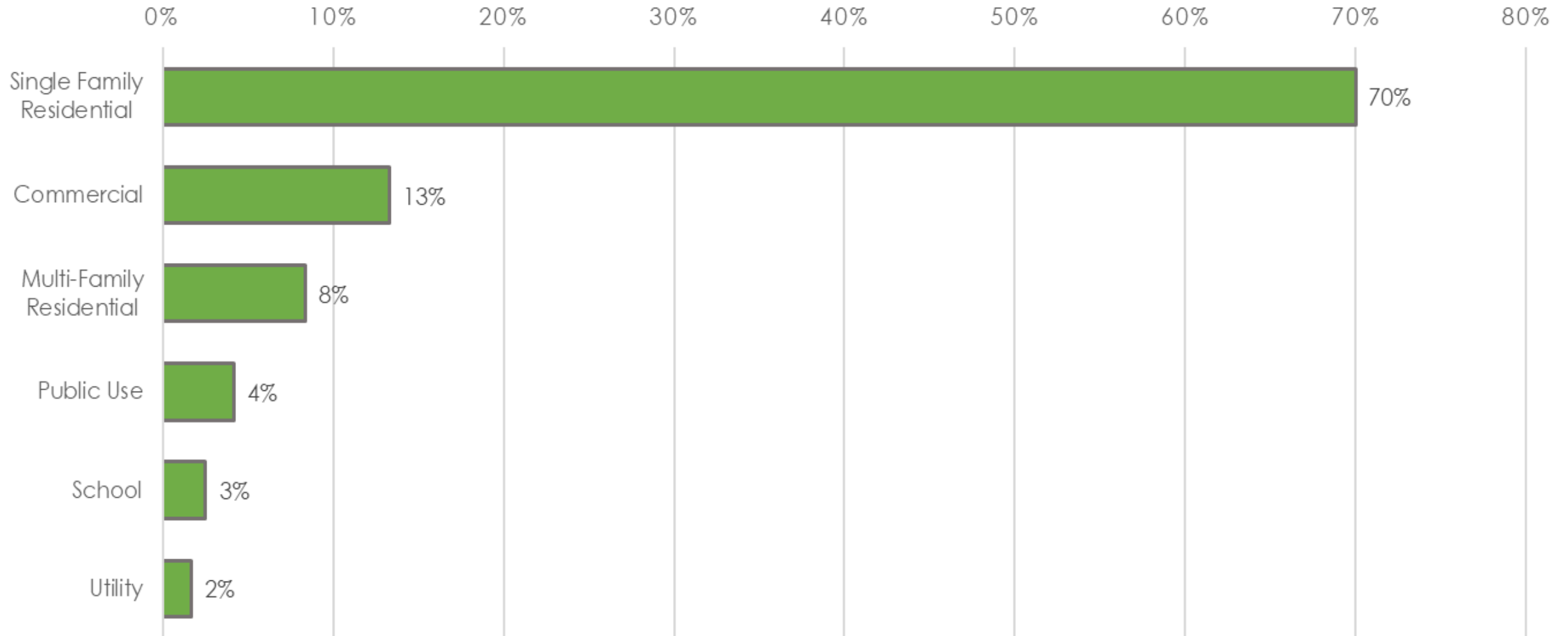
# WHAT THE BZA SEES



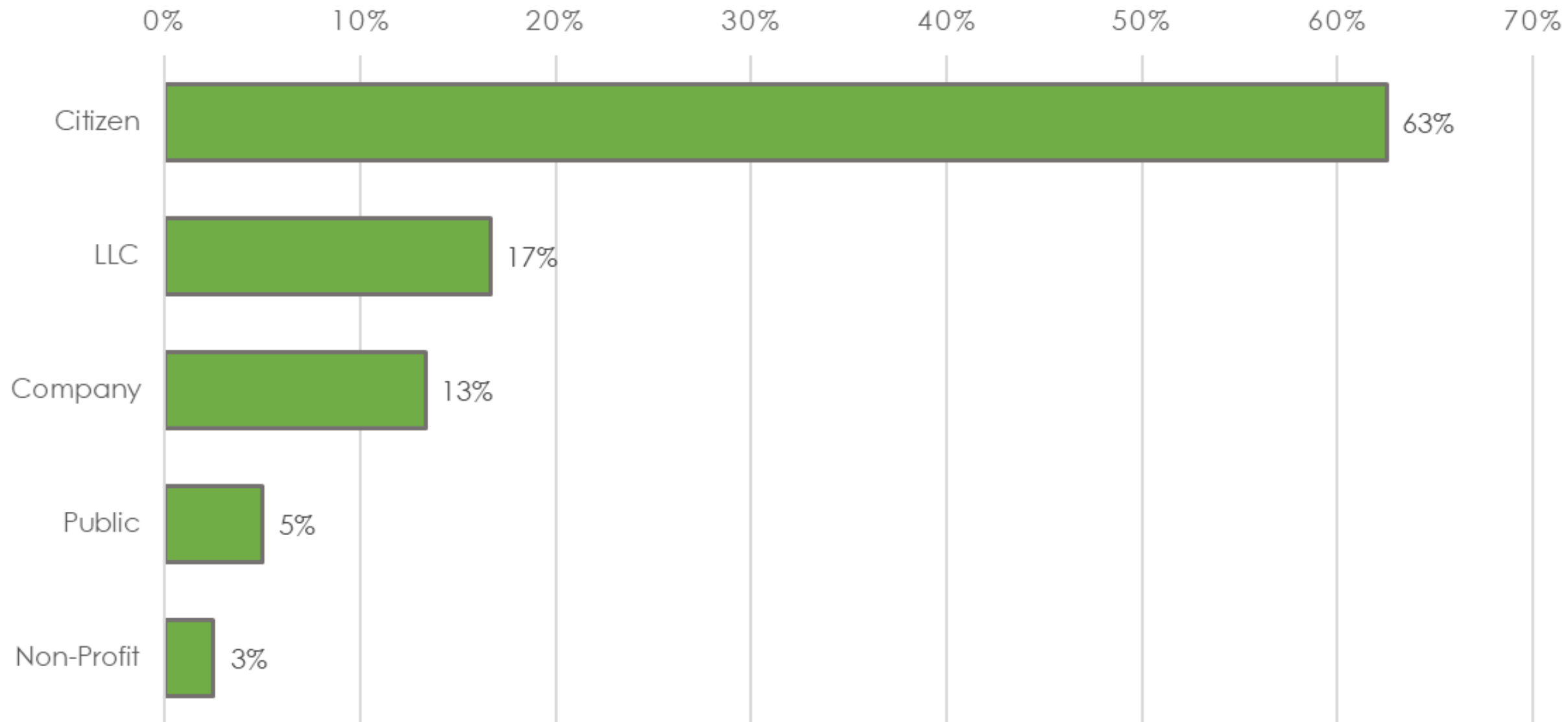
# 2021 Applications by Type



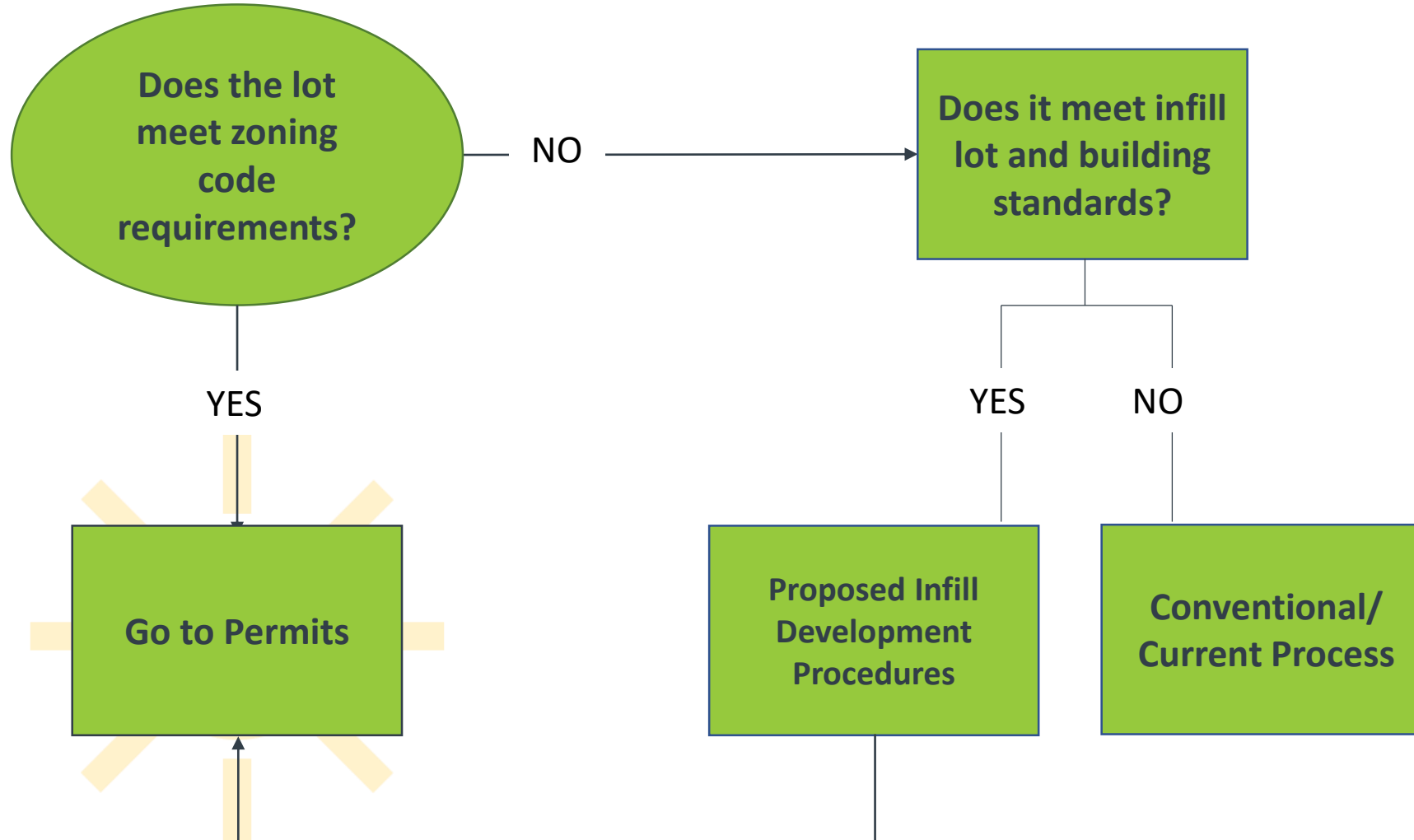
## Percentage of Variances by Land Use Category



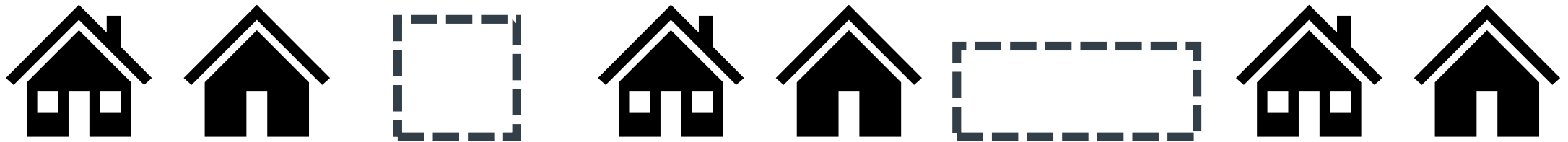
## Percentage of Variance Applicants by Category



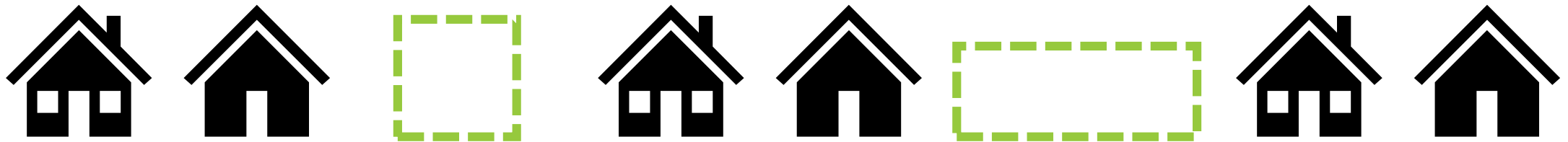
# Proposed Process



# QUESTIONS



# PUBLIC ENGAGEMENT



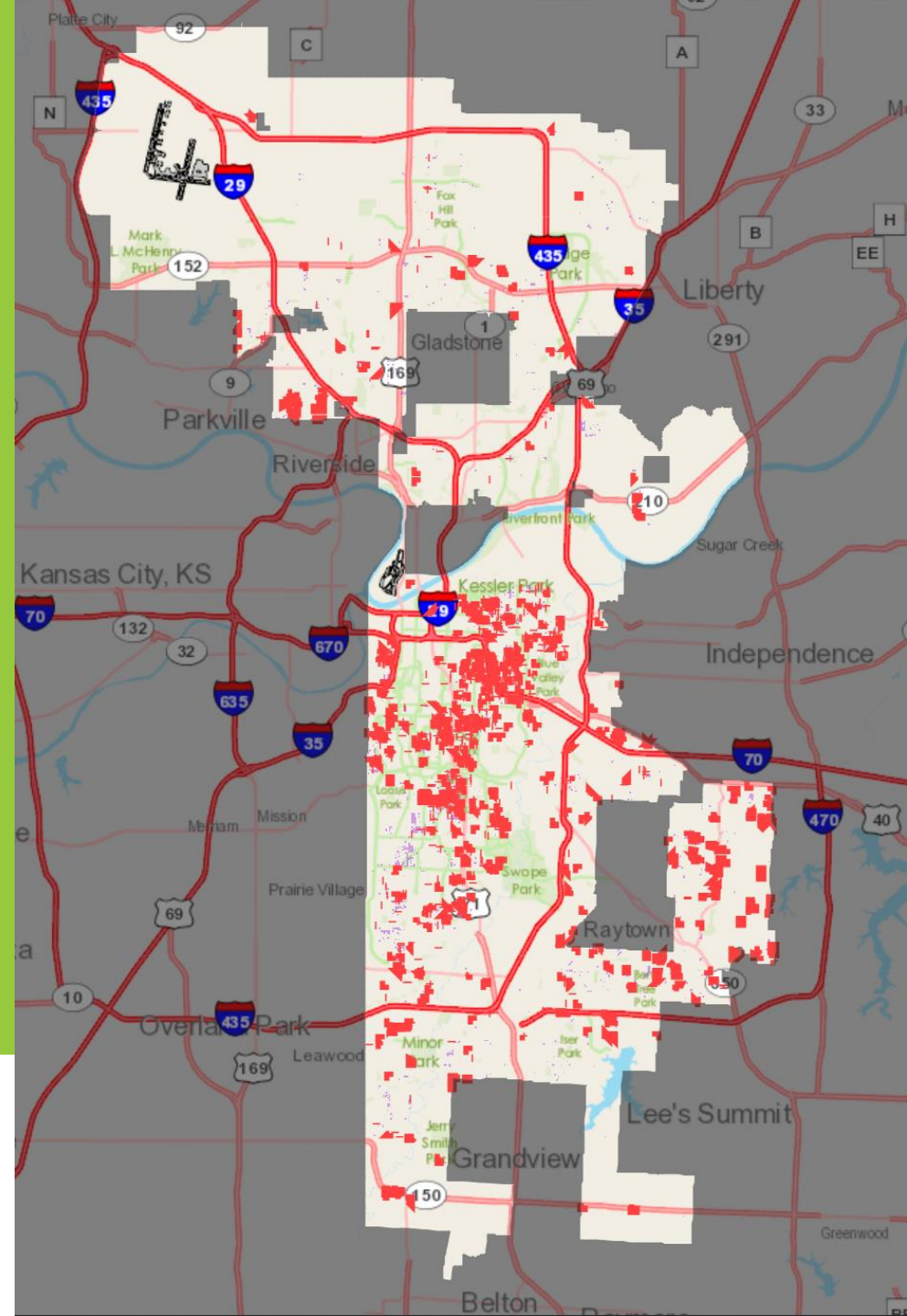


# PUBLIC ENGAGEMENT

Thursday, March  
24

Citywide Townhall

- Registered - 130
- Attended – 77



# PUBLIC ENGAGEMENT

Thursday, April 14

BLUE HILLS, 49-63

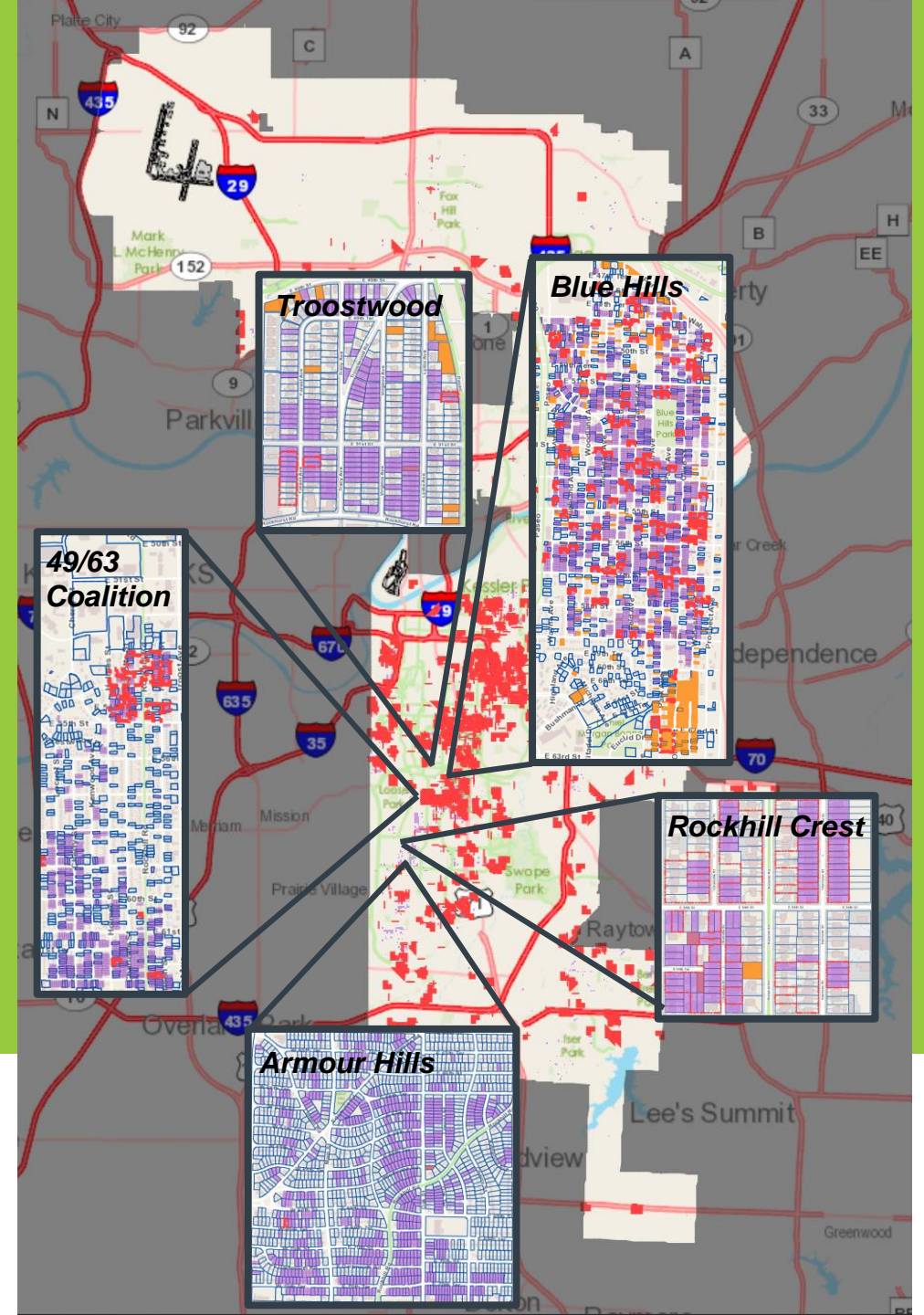
COALITION, ROCKHILL

CREST, TROOSTWOOD, ARMO

UR HILLS MEETING

- Registered - 17

- Attended - 6

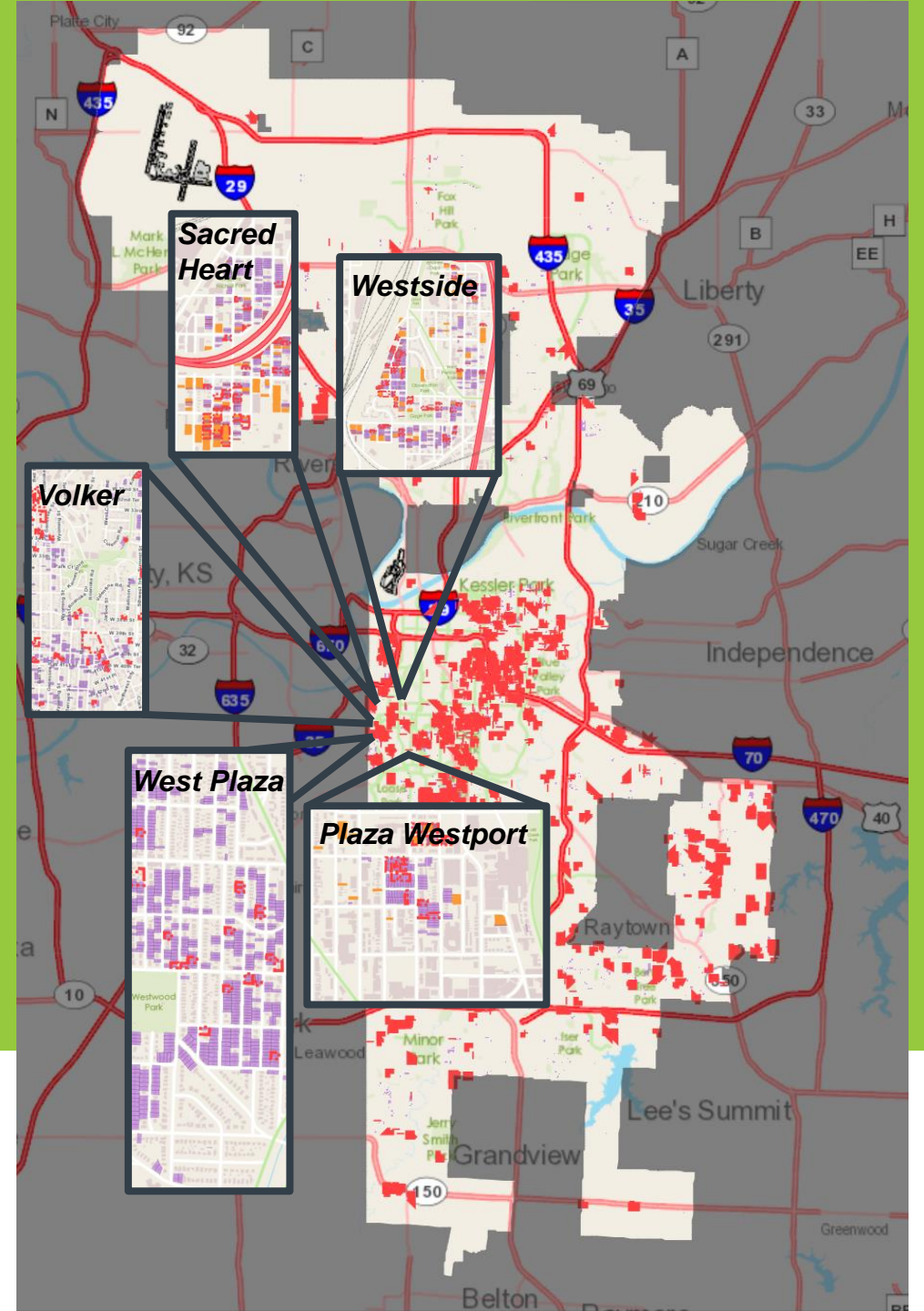


# PUBLIC ENGAGEMENT

Thursday, April 21

VOLKER, WEST PLAZA, WESTWOOD PARK, SACRED HEART, WESTSIDE, PLAZA WESTPORT, WESTSIDE SOUTH, WESTSIDE NORTH MEETING

- Registered - 25
- Attended - 15

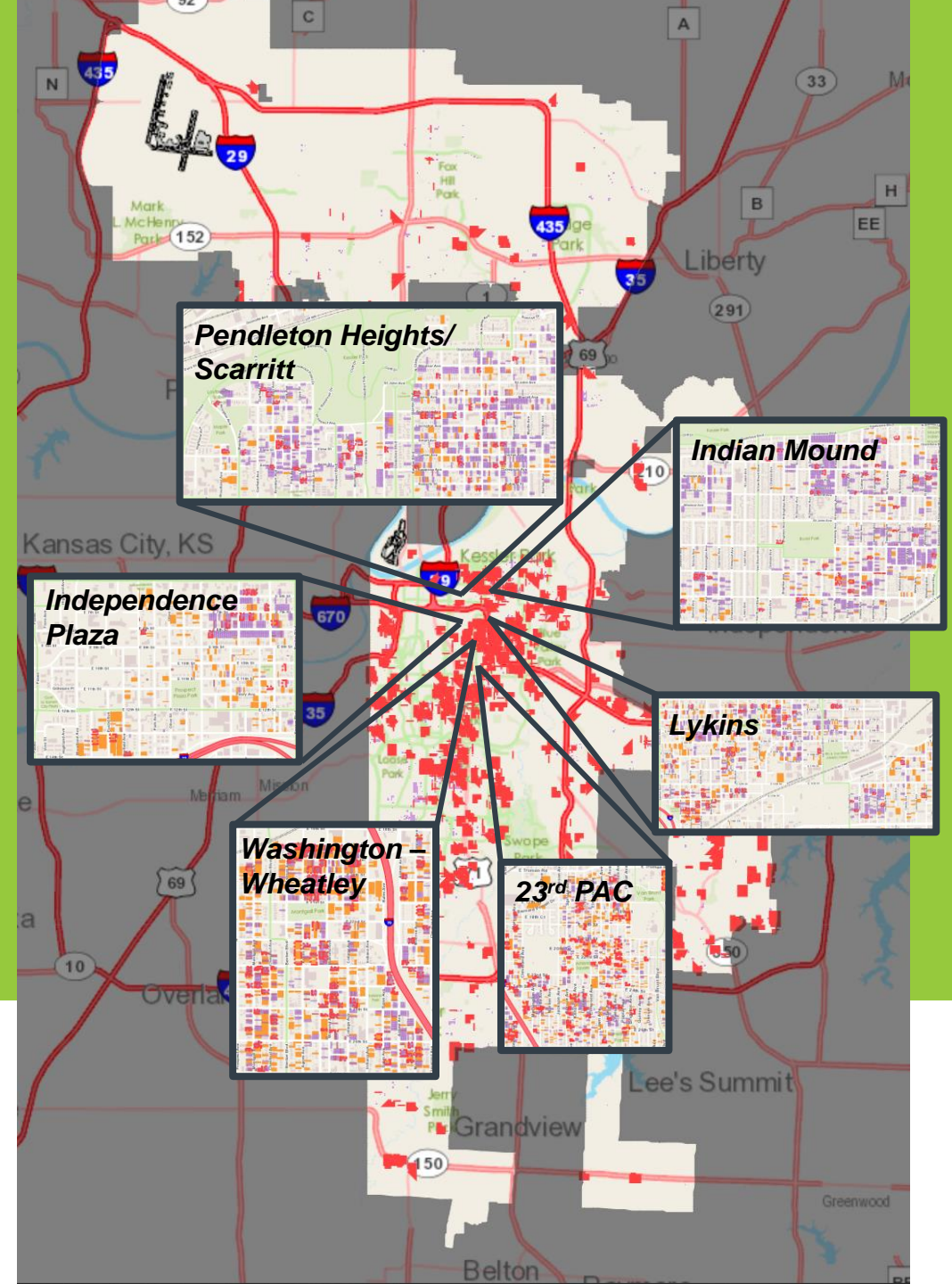


# PUBLIC ENGAGEMENT

Thursday, April 28

WASHINGTON-WHEATLEY,  
PENDLETON HEIGHTS, SCARRITT,  
INDIAN MOUND,  
LYKINS, EAST 23RD PAC,  
INDEPENDENCE PLAZA  
NEIGHBORHOOD COUNCIL  
MEETING

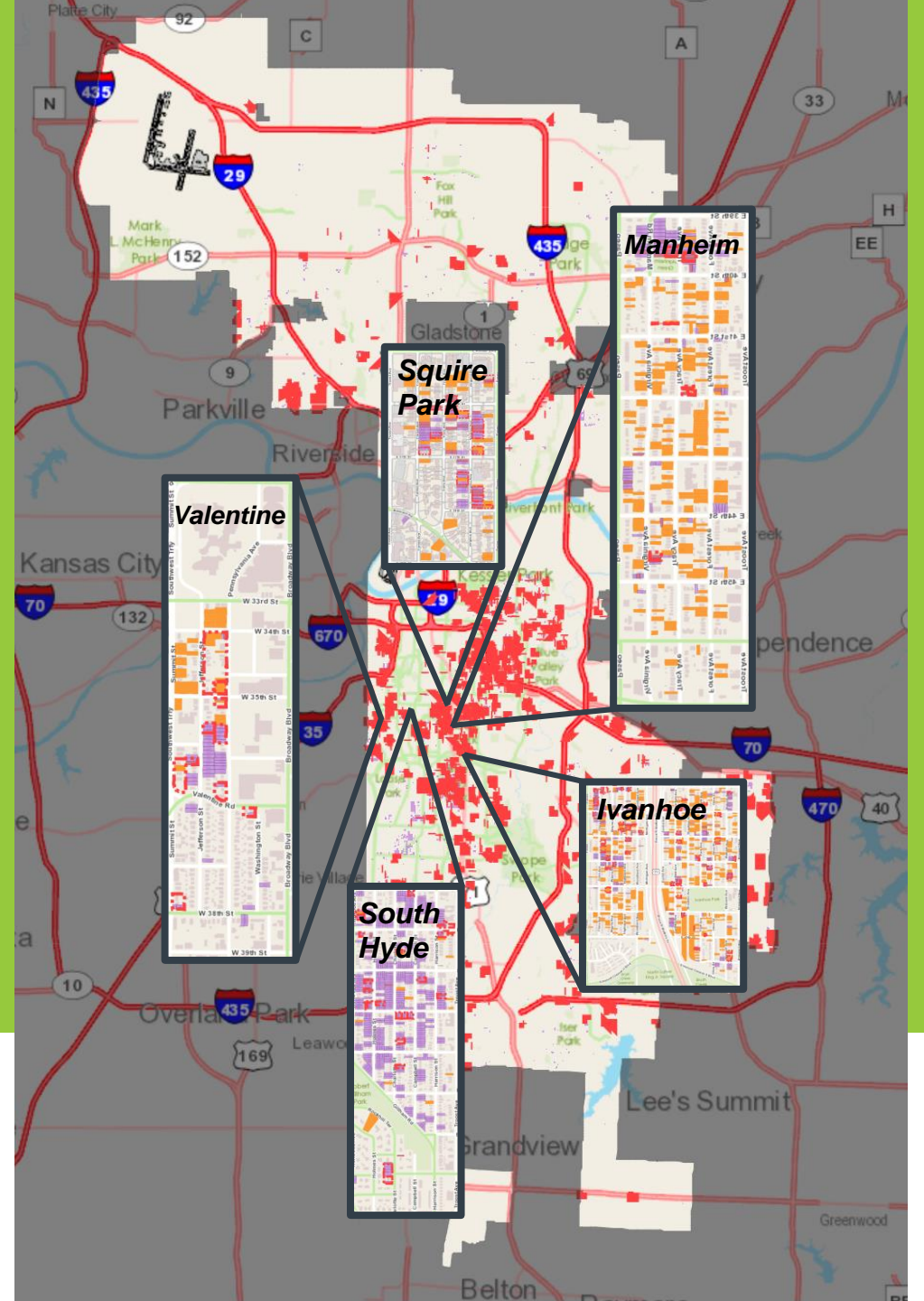
- Registered - 16
- Attended - 7



# PUBLIC ENGAGEMENT

Thursday, May 5  
SOUTH HYDE PARK,  
MANHEIM, IVANHOE,  
SQUIER PARK,  
VALENTINE MEETING

- Registered - 24
- Attended - 13



# PUBLIC ENGAGEMENT

Thursday, April 20

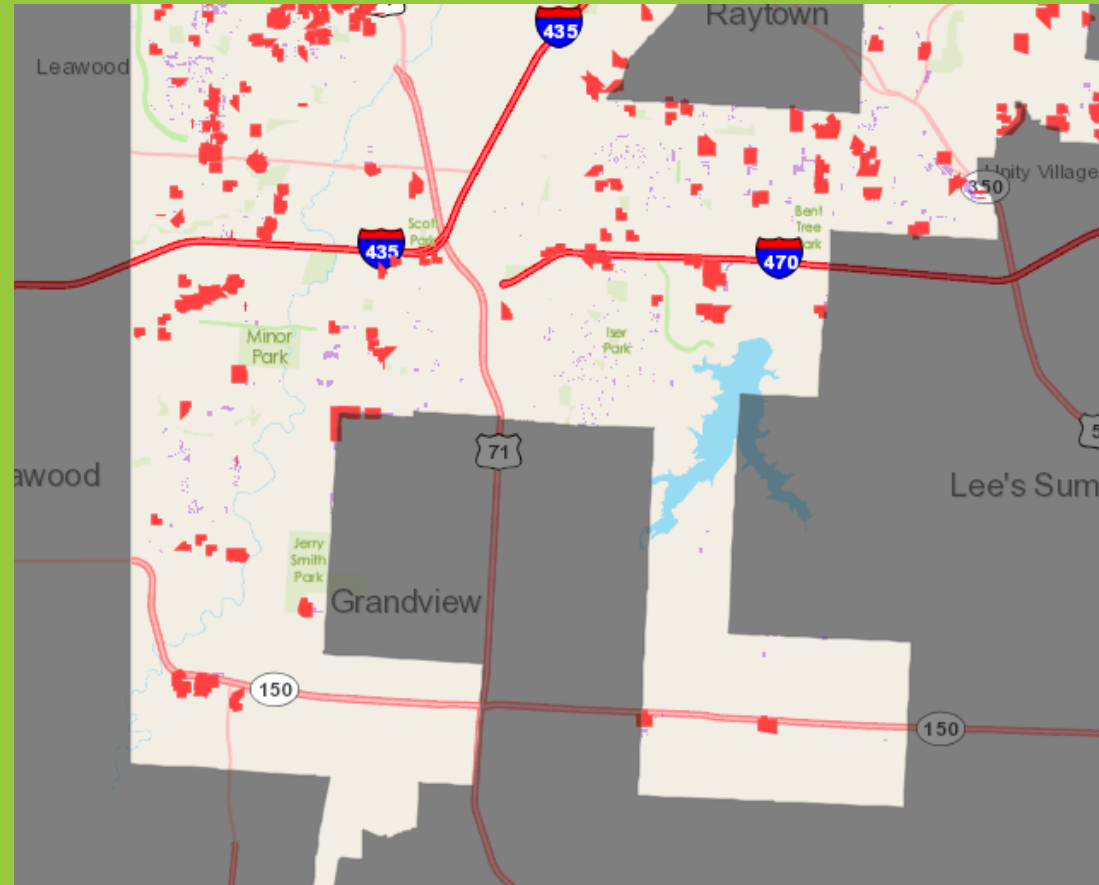
## SOUTHERN COMMUNITIES' COALITION MEETING

- In Person
- Attended - ~12

Thursday, May 3

## CENTER PLANNING DEVELOPMENT COUNCIL MEETING

- In Person
- Attended - ~40



JOIN KCMO CITY PLANNING AND DEVELOPMENT FOR A FINAL DISCUSSION ON

# INFILL RESIDENTIAL DEVELOPMENT CODE AMENDMENTS

DISCUSS THE FINAL DRAFT TO GO BEFORE CITY PLAN COMMISSION AND CITY COUNCIL

**SEPTEMBER 13, 2022**

**6:00 - 7:30 PM**

ONLY VIRTUAL

[LINK TO JOIN WEBINAR](#)

WEBINAR ID: 898 1582 4466

OR

ONE TAP MOBILE :

US: +16469313860,,89815824466#

OR

+13017158592,,89815824466#

**SEPTEMBER 27, 2022**

**1:30 - 3:00 PM**

ROBERT J. MOHART MULTI-PURPOSE CENTER

MULTI-PURPOSE ROOM

3200 WAYNE AVE, KANSAS CITY, MO 64109

OR

VIRTUAL

ZOOM WEBINAR ID: 898 1582 4466

<--- SAME LINK

For more information call or email Najma Muhammad - [publicengagement@kcmo.org](mailto:publicengagement@kcmo.org) | 816.513.1500



# Public Engagement Efforts

- Published the Chapter 88 Webpage on November 17, 2021
- REVISIONS posted as they were finalized by staff.
- Published the Infill Development Webpage on May 16, 2022
  - Included graphics
  - Translatable Text
  - Accessible
- 1:1 Meetings with representatives from Blue Hills, Hyde Park, Martin City, & Westside
- Several phone calls, emails, and communications through pre-application meetings.
- Presentations to MidtownKC Now and the Incremental Developers Alliance
- Revisions Workgroup – June 3, 2022; August 10, 2022 & August 15, 2022



## Special Thanks to the Infill Revisions Workgroup

- Hyde Park - Angela Splittgerber, Chris Koch, & Lauren Brown
- Westwood Park Homes Association - Margaret Smith
- Westside - Pedro Zamora
- BZA Representative - Randi Mixdorf
- Center Planning & Development - Carol Winterowd, Peggy Calhoun, & Stacey Johnson-Cosby
- Kansas City Neighborhood Advisory Council - Tiffany Moore



# QUESTIONS



# Residential Infill Definitions

- **Infill residential development:** Any residential development (whether existing, new construction, or modification to an existing residential structure) on an infill residential lot.
- **Infill residential lot:** Any lot zoned residentially and meeting one or more of the following criteria:
  - a) Described by deed or plat recorded prior to January 1, 1954, or
  - b) Annexed into the corporate limits of Kansas City prior to January 1, 1954

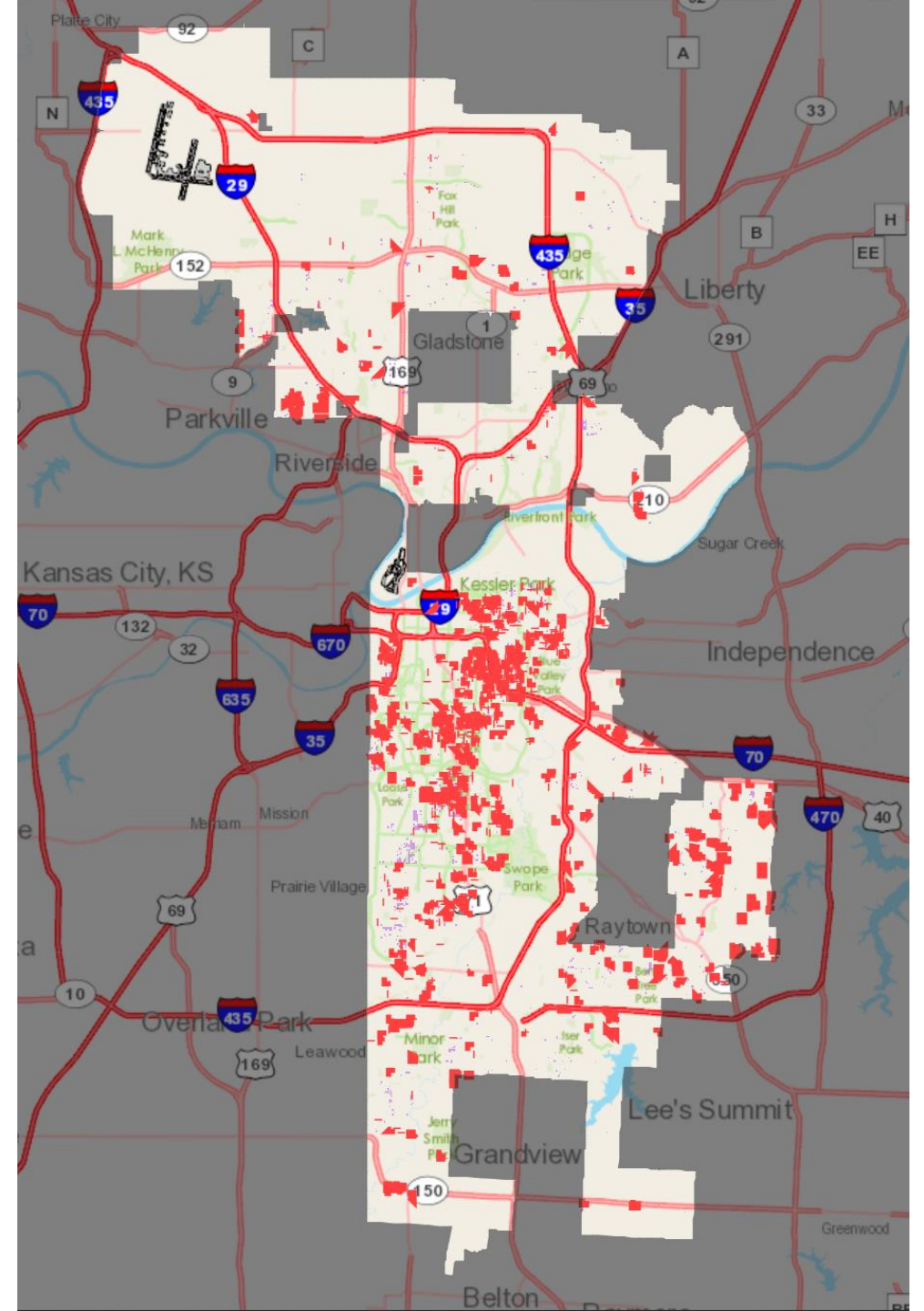
# Residential Infill Definitions – Proposed Additions

- **Infill residential context area:** Any lot lying in whole or in part within 200 ft of the subject property and located on the same block face or opposing block face(s) of the subject property.
- **Impervious Cover:** The total amount of a lot's impervious surface.
- **88-810-980 - NONCONFORMING LOT:** A lawfully created lot, shown on a plat or survey map recorded in the appropriate recorder of deeds office that does not comply with the most restrictive minimum lot area or lot width standards of the zoning district in which the lot is now located. Infill lots, by definition, are not to be considered non-conforming and are regulated by the standards outlined in 88-107 of the Zoning and Development Code.

# Lot and Building Standards for Residential Districts

## The Problem

- There are approximately 23,000+ non-conforming residential lots within KCMO. 16,000+ can be defined as an infill lot.
- Increase in variance requests for homes made illegal by the introduction of zoning, rezoning, etc.
- Unequal burdens on areas with lower market values that have been historically divested.



# Lot and Building Standards for Residential Districts

- Lot and building standards regulate the placement of residential buildings on lots. The current ordinance defines specific development contexts: **conventional**, open space, and conservation.
- Staff is proposing a fourth context, referred to as **"infill development"**. Any residentially zoned lot anywhere in the city which meets the definition of an infill lot would be eligible to use these standards in lieu of one of the other three.



# Lot and Building Standards for Residential Districts

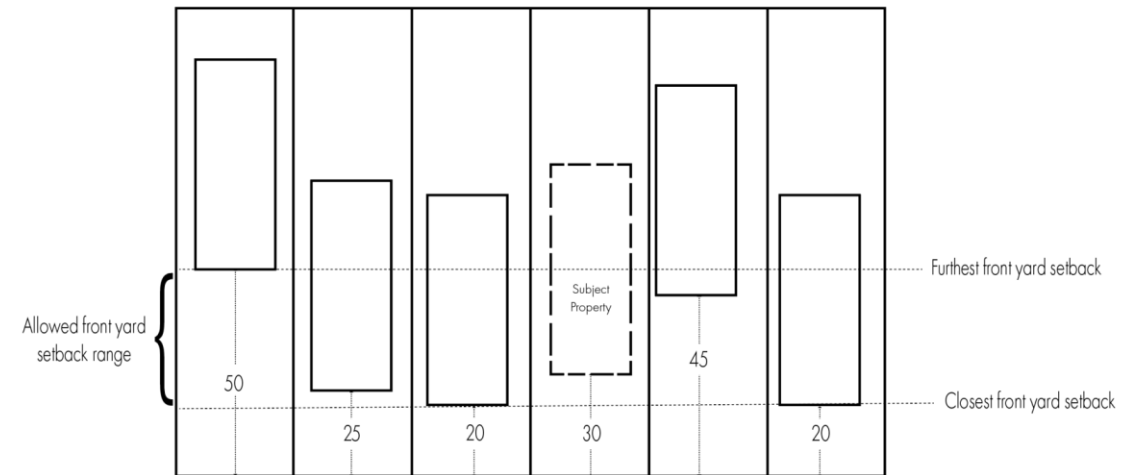
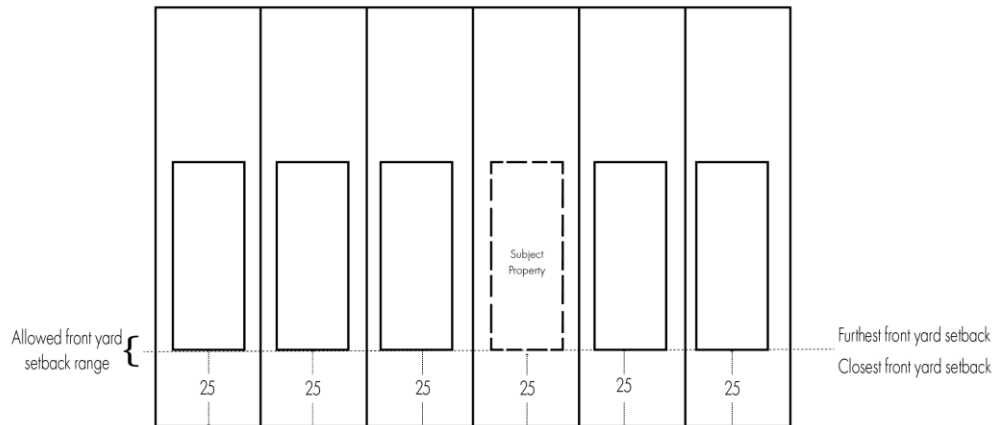
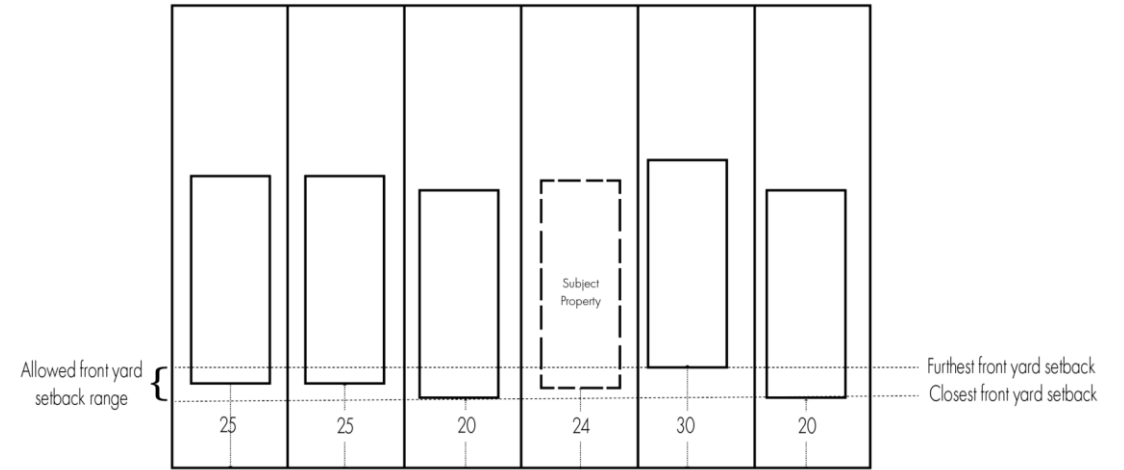


## The Solution

- Create lot & building standards that meet the needs of reestablished lots through the updated minor sub regulations.
- Remove some of the barriers to small developers and homeowners seeking to improve existing housing stock and invest in less developed areas of the city
- Legalize buildable lots deemed non-conforming based on the conventional lot and building standards

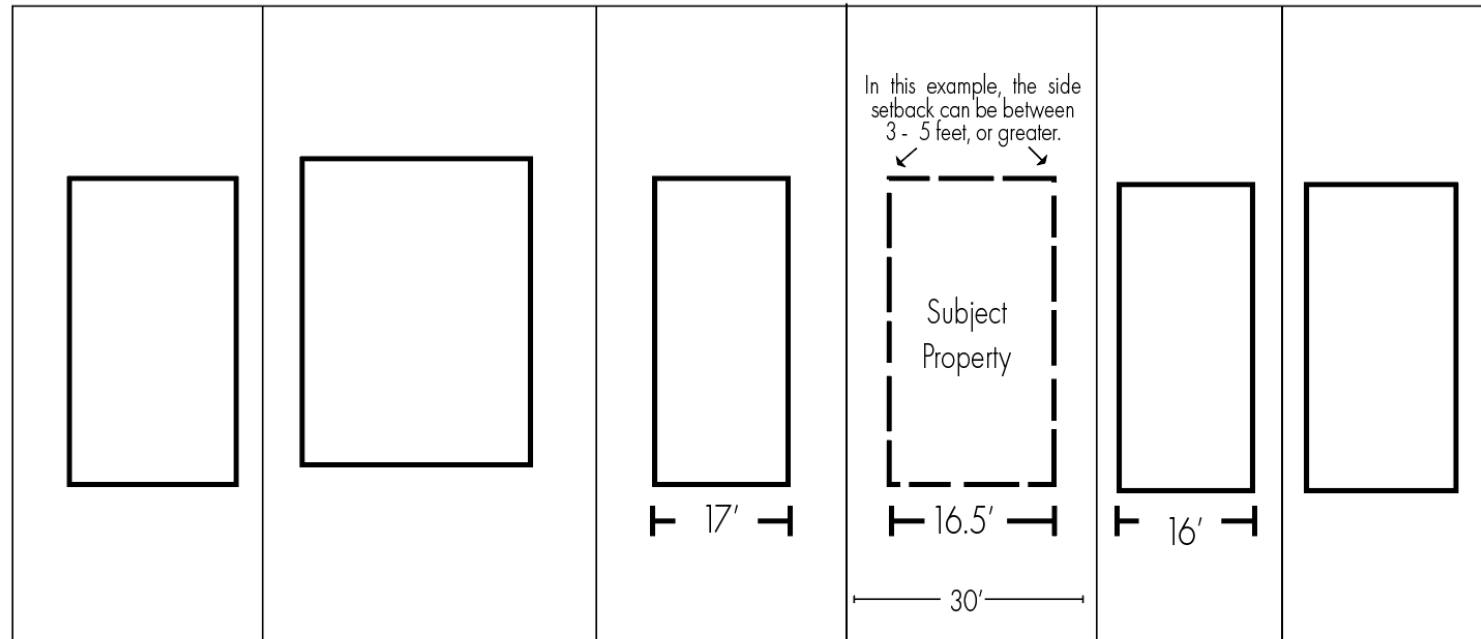
# Front Setback

The front setback shall be no lesser than nor greater than that provided by the existing residential buildings in the infill residential context area.





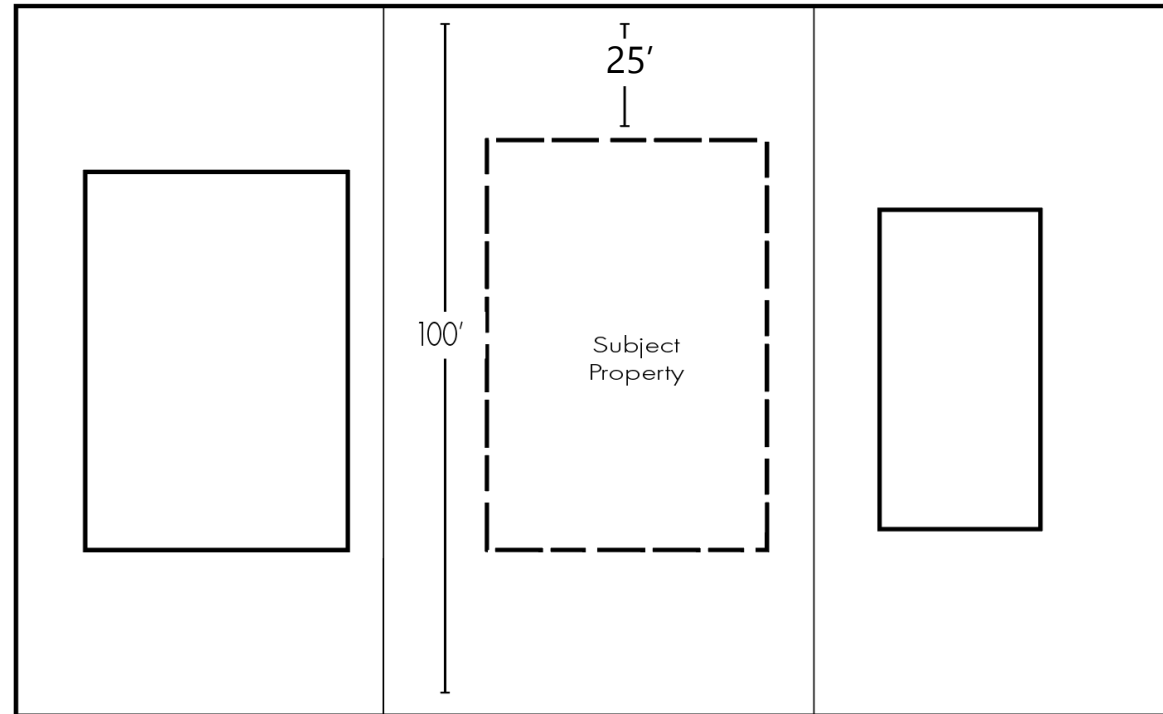
# Side Setback and Building Width



- The side setback shall be 10% of the lot width or a maximum required of 5 feet.
- The building width shall not exceed that of the width of the two nearest structures on either side of the property.

# Rear Setback

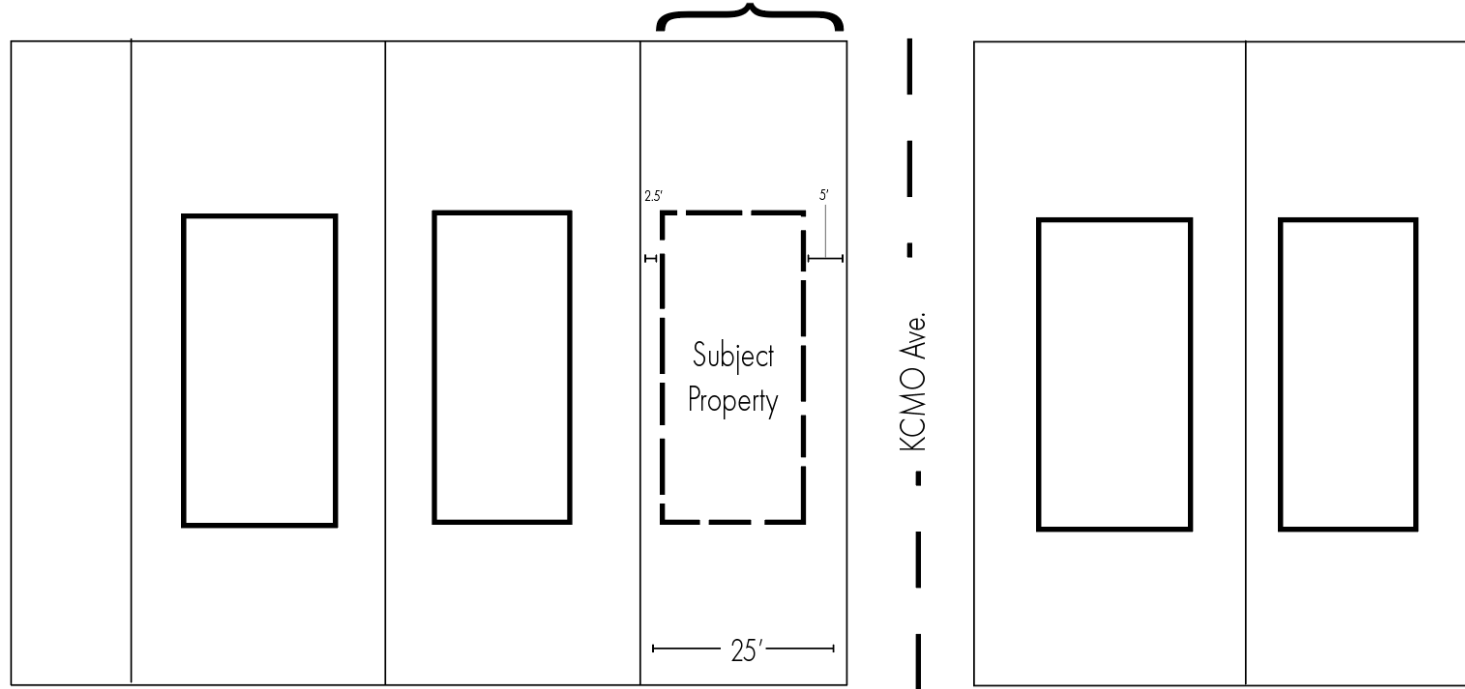
The rear yard shall be 25% of the lot depth or maximum required 30 feet.



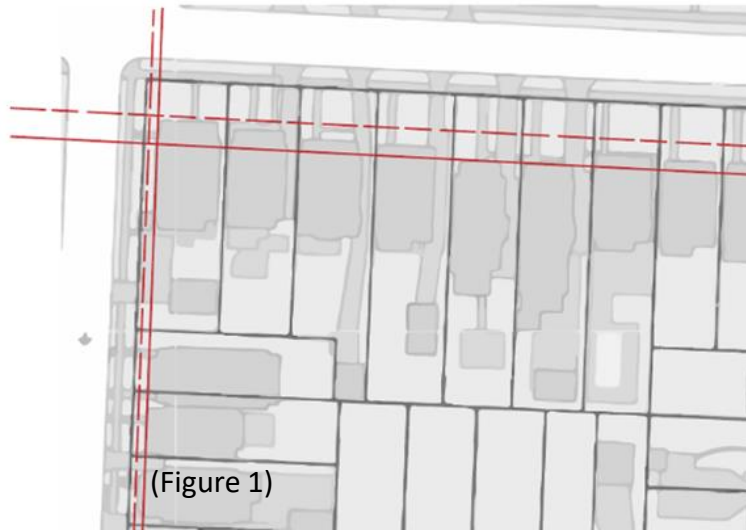
# Street Side Setback

In this example, the street side setback can be between 5 feet (20% of the lot width) to the maximum required 10 feet..

The street side setback shall be 10 feet or 20% of the lot width, whichever is less.



# Corner Lots



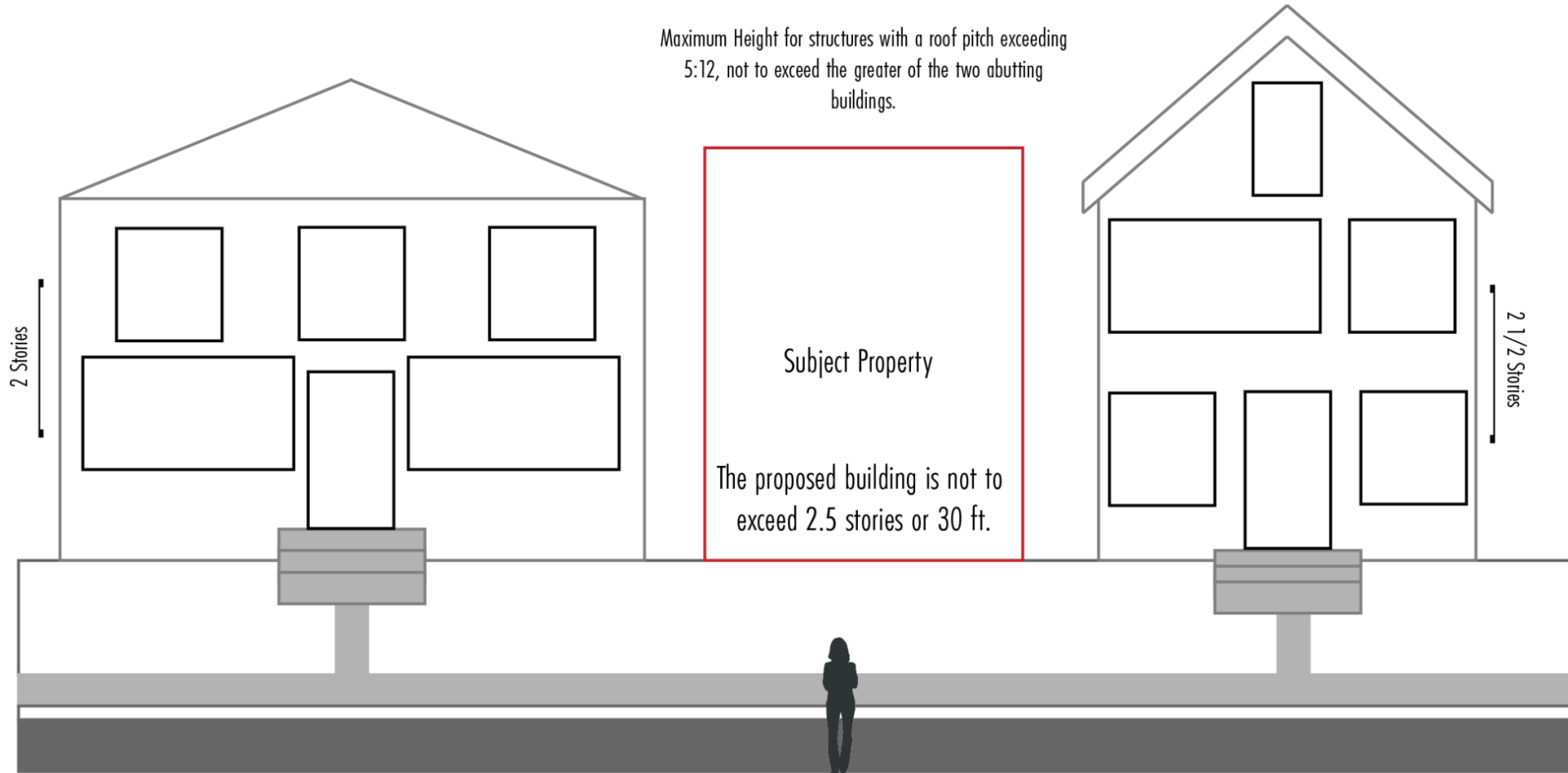
- On corner lots, a building shall be setback no lesser than nor greater than that provided by the existing residential buildings on both block faces (Figure 1); however, in no case shall it encroach the sight triangle (Figure 2).
- For this section, the sight triangle shall be that area from the inside of the intersecting property lines away from and along the said property lines a distance of 15 feet in both directions then connecting these points with a line.

# QUESTIONS



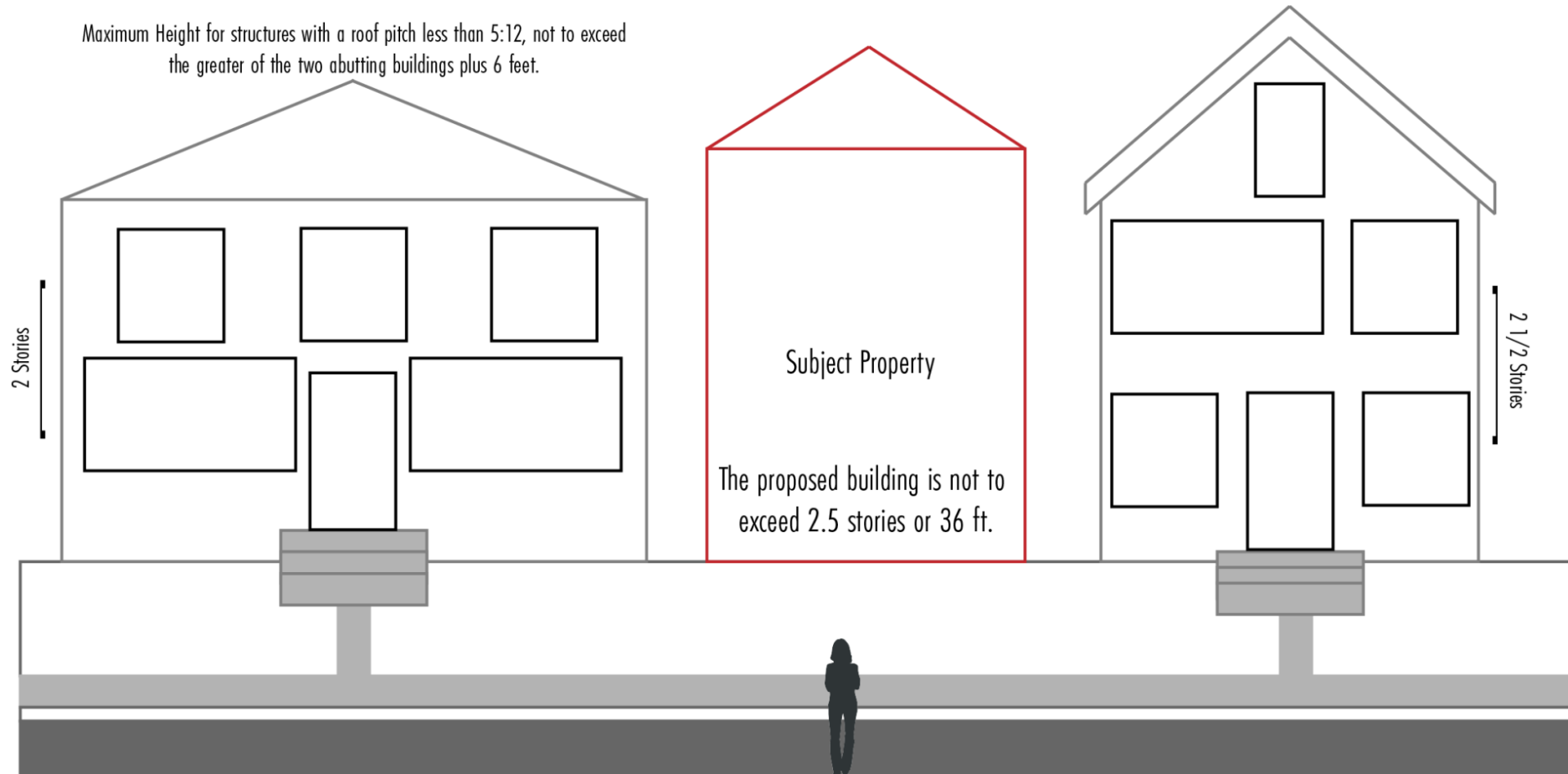
# Height

Maximum Height for structures with a roof pitch exceeding 5:12, not to exceed the greater of the two abutting buildings.



Residential buildings with a roof pitch exceeding 5:12 (e.g., 0:12 – 4:12) shall not exceed the height, in stories, of the greater of the two nearest residential buildings of the same building type on the same block face.

# Height



All other residential buildings shall not exceed the height, in feet, of the greater of the two nearest buildings of the same building type on the same block face, based upon said buildings' number of stories, plus 6 feet. For this provision, 12 feet shall be assumed as one story.

# Infill Vehicular Use Standards

- When an improved alley is present, driveways from the street are prohibited. In such scenarios, when driveways from the street are proposed they shall only be permitted when at least 50% of the homes in the infill residential context area have a driveway from the same street. When two or more homes are proposed to be constructed on adjacent properties under common ownership and driveways are proposed, the city planning and development director is authorized to require shared driveways.
- Garages are permitted if at least 50% of homes in the infill residential context area have them. Double-wide garages are allowed if at least 50% of the homes in the infill residential context area have them.
- Under no circumstances shall garage doors on attached garages visible from the street occupy more than 40% of the ground-level façade of the residential building.
- Detached garages shall be located in the rear yard.
- Areas not discussed above shall follow the standards outlined in section 88-420 Parking



# Other Standards

## 1) *Lot Dimensional Standards*

- Lot Area Range (square feet) and Lot Width Range (feet) 75% - 150% of the average of all lots in the infill residential context area.

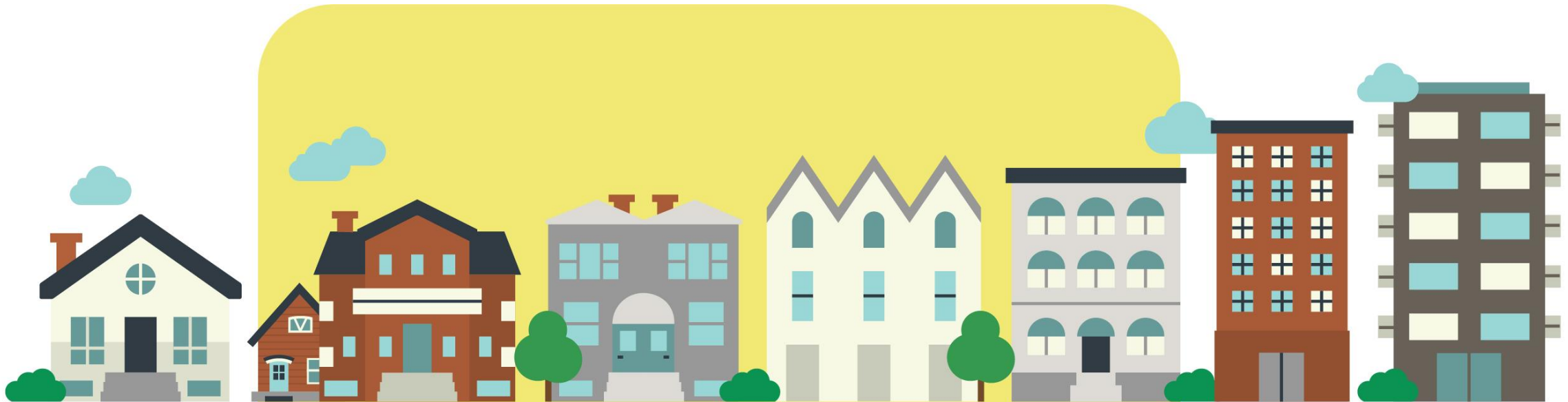
## 2) *Lot Coverage Standards*

- Maximum Lot Coverage (%) - The maximum lot coverage shall not exceed 50% of the lot area.
- Maximum Impervious Cover (%) - The maximum impervious cover shall not exceed 75% of the lot area. (Includes the principal structure and all other impervious structures and uses)

3) *Impervious surface* shall be defined as any area covered by a roof, concrete, or asphalt surface.

If an applicant falls within 10% or less than a foot, of the requirement, the city planning and development director has the authority to waive the requirement for a variance and approve a project for permits.

# Lot and Building Standards for Residential Districts



**Detached Home**

**Heritage Conserving Infill**

**Duplex, Triplex, Fourplex, etc.**

**Townhouse**

**Small Apartment Building**

**Low to Mid-Rise Apartments**

**Contextually appropriate residential building types**



**What the Ordinance Discourages**

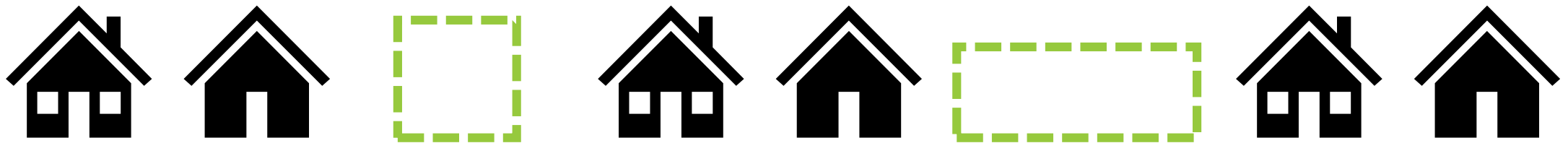


**What the Ordinance Encourages**

# QUESTIONS



# MINOR SUBDIVISION ORDINANCE VS. INFILL RESIDENTIAL DEVELOPMENT LOT AND BUILDING STANDARDS

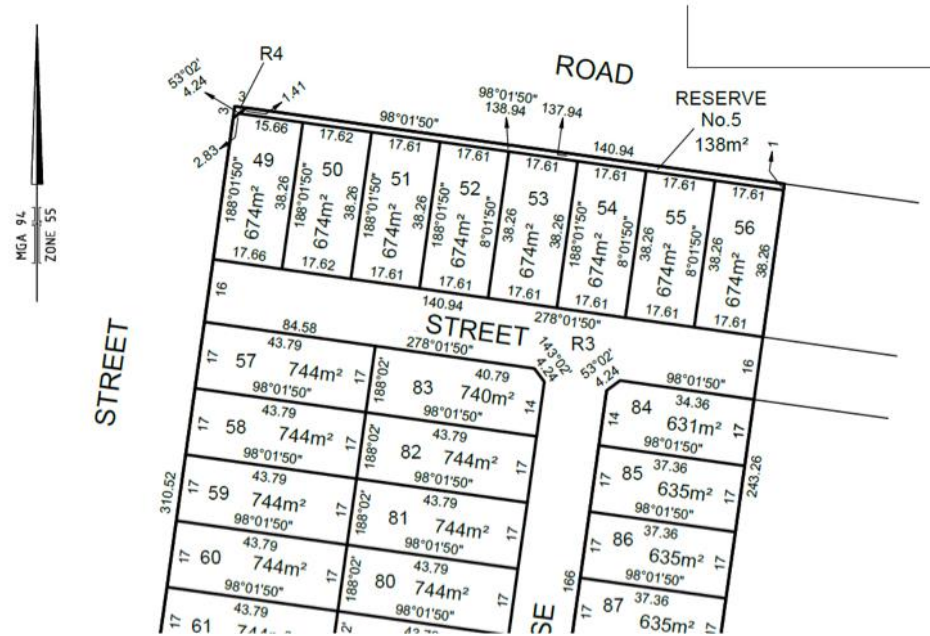


# Minor Subdivision Standards Proposed Amendments

## The Problem

The zoning and development code is unclear in several ways when it comes to Minor Subdivisions, as summarized below.

- **Issue 1.** Conflating eligibility criteria with approval criteria
- **Issue 2.** It assumes every subdivider is dividing land into new lots for the purposes of development
- **Issue 3.** Any subdivision involving 6 or more lots must be approved through the Major Subdivision process.



*(Linear and Land Surveying, 2022)*

# Minor Subdivision Ordinance Amendment



*Re-establish Previous Lot Lines (KCMO Parcel Viewer, 2020)*

## The Solution

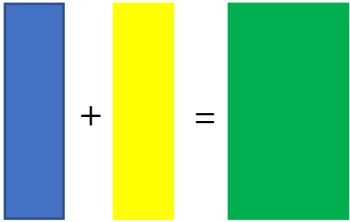
Remove barriers to minor subdivisions by clarifying the process:

- City approval by right when consolidating lots or when re-establishing lots
- Organize subdivision types by a new naming convention and clarifying eligibility vs. approval criteria.
- Providing incentives for incremental developers and minor subdivision policies that complement infill development.

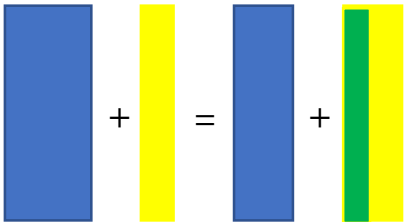


# Minor Subdivision Types

Type 1:  
No Net Increase in Lots

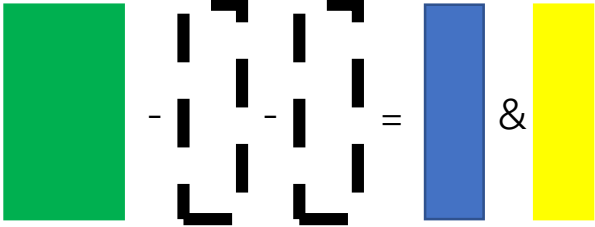


EX: Combination



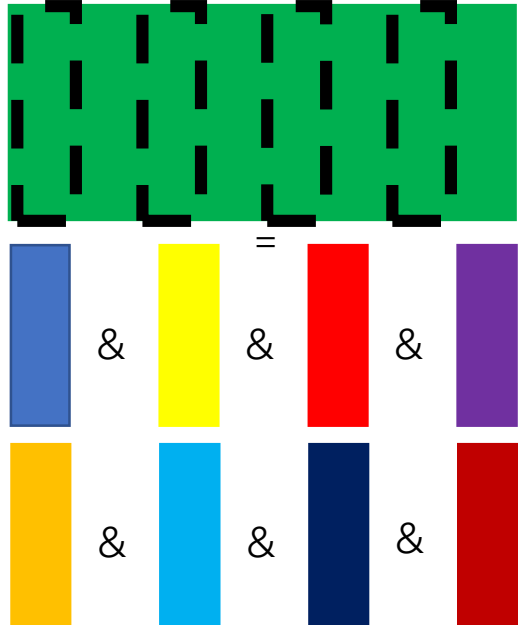
EX: Lot Line Adjustment

Type 2:  
Net Increase Up to 5 Lots



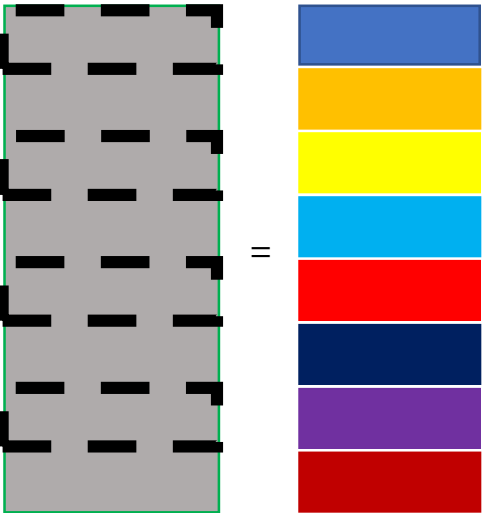
EX: Lot Split  
2-5 Lots Created

Type 3:  
Net Increase Up to 20 Lots



EX: Lot Split  
6-20 Lots Created

Type 4:  
Condominium Plats



EX: Condominium Plat  
Vertical Lots Created

# Type 3 - Minor Subdivision Proposal

- Allow for the creation of up to 20 new lots through the minor subdivision process for any subdivision of previously platted land
- Minor infrastructure improvements, where warranted –
  - replacement or construction of new curbs
  - drive-approaches (the part of the driveway between the sidewalk and street)
  - sidewalks
  - limited storm sewer and stormwater management facilities (such as site-specific bioretention)



# Minor Subdivision Standards Proposed Amendments (cont.)

The proposed Minor Subdivision Ordinance allows for the re-establishing of the original platted lots without going through the Minor Subdivision Process



Current Combined Lot  
(created from three platted lots)



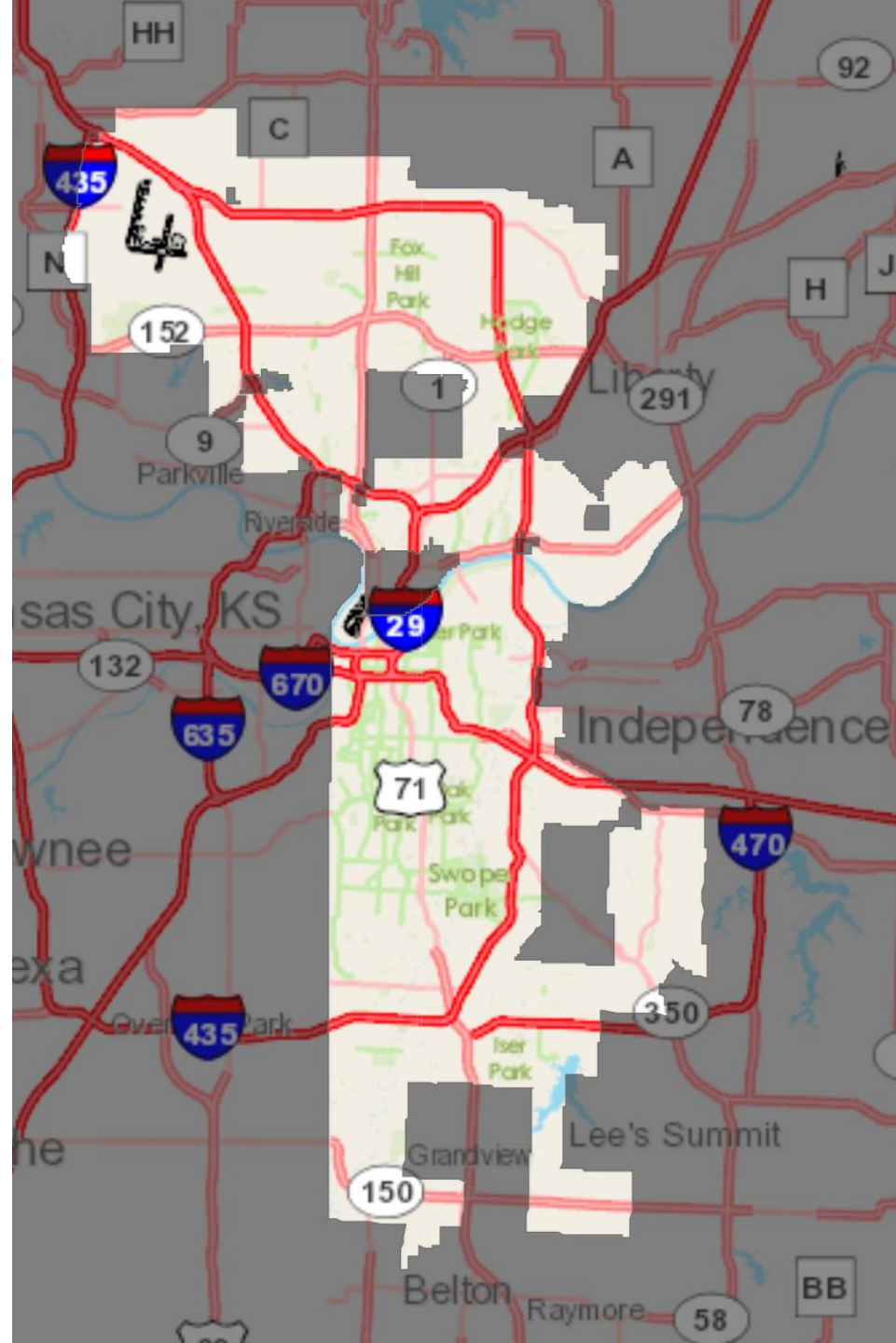
Original Platted Lot Lines

# QUESTIONS



# Meeting Program

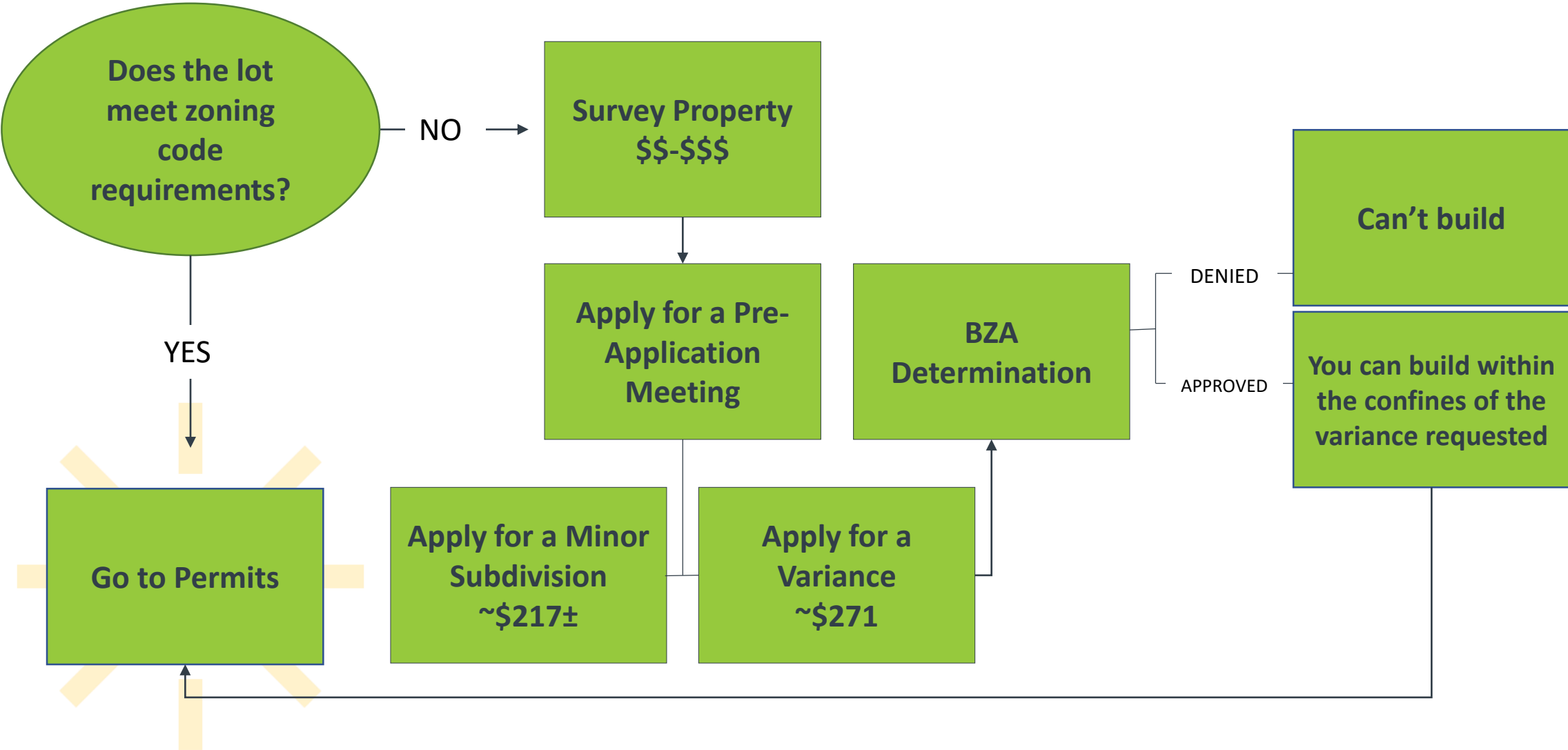
- Purpose of the Amendments
- Overview of Public Engagement
- Feedback
- Questions and Answers



# Purpose

- This is a request to approve amendments to Chapter 88 of the Kansas City Code of Ordinances, otherwise known as the zoning and development code related to minor subdivisions and lot and building standards.
- The amendments, if approved, would support provision of new housing and reinvestment in existing housing stock throughout the city, particularly, in areas of the city where infrastructure and services are already available. It would achieve this by streamlining the development process for contextually appropriate residential development.

# Current Process



# Residential Infill Definitions

## 88-610-03-C. LOT CONSOLIDATION

1. If two or more abutting lots (or portions of abutting lots), one or more of which are nonconforming, are in single ownership, the land involved will be deemed a single lot for purposes of determining compliance with lot size requirements, and no portion of the lot may be sold or used in a manner that diminishes compliance with lot size requirements.
2. In cases where 2 or more abutting lots of record are under single ownership and are deemed a single lot as set forth in paragraph 1 above, the city planning and development director may allow re-establishment of a lot previously combined with an abutting lot in order to accommodate a detached house, provided both of the following conditions are met:
  - a) granting of the request results in compatible infill development that is in keeping with the pattern of development on the subject block; and
  - b) the lot split will not result in the creation of any lot that is less than 30 feet in width.



