

Kansas City Neighborhood Advisory Council



October 3, 2022

Office of City Planning & Development
City Plan Commission
Councilmembers
City of Kansas City, Missouri

RE: Case # CD-CPC-2021-00214

Dear Commissioners, Councilmembers, and Staff,

Over the 6 months since we last testified on the Residential Infill Development Ordinance, the board members of KCNAC have hosted and/or attended more than 15 meetings, presentations, and workshops. KCNAC hosted 10 workshops attended by well over 50 individuals from Armour Hills, Ward Parkway Homes, Oak Meyer Gardens, Sacred Heart, Westside North, Center Planning & Development, South Kansas City Alliance, Westside Central, Downtown Neighborhood, Maplewood Park, Wing & Steen (49/63), and the Council of Neighborhood Leaders (Center for Neighborhoods.) Key feedback gathered from these engagements includes:

- Lack of clarity on the intent and priorities of the ordinance
- Lack of transparency on the Type 3 Minor Subdivision component
- Focus on detached dwelling units (single-family homes) that doesn't address the need for additional housing types desired by some existing neighborhoods
- Confusion as to how the recently proposed zoning ordinances holistically impact affordable and accessible housing options
- And more recently, how the ADU ordinance aligns with the Infill ordinance

Although the proposed Infill Development Lot and Building Standards language has been discussed several times, specific language within the ordinance will need additional refinement before final actions can be considered. For example, attention is needed to clarify and coordinate building height calculations with the use of tuck-under garages where this type of residential dwelling is appropriate.

The inclusion of the Type 3 Minor Subdivision in this ordinance should be reconsidered to ensure the application beyond the scope of the Infill Lot & Building Standards is clear. Additionally, this scale of development must continue to require public engagement.

Reflecting our commitment to public engagement and healthy neighborhoods, the KCNAC Board of Directors formally recommends that the City Plan Commission's position on Case # CD-CPC-2021-00214 include the following conditions and recommendations.

Conditions:

1. Separate minor subdivision amendments into a separate ordinance to clarify this amendment will apply to all residential lots and is not limited to the 1954 definition of the Infill Lot & Building standards.
 - a. Restate Type 3 to include compliance with the public engagement requirements of 88-505-12.
2. Look back must also include a presentation to the KCNAC board and at a general meeting of the KCNAC.
 - a. Case references in study period must include not only filing status of applicant but whether the subject property was occupied or resold at the completion of the permitted work
3. Evaluate height calculation methodology to establish where height measurement is based.
 - a. Clarify example images to improve readability
4. Restate garage door width restriction to allow tuck-under garages with minimal sidewalk impacts; coordinate language with item #3 to avoid conflict and consider referencing building width and not ground-level façade
5. Remove detached garage restriction; the ADU ordinance allows detached accessory dwelling units on all residential lots, which either creates a conflict or renders this restriction irrelevant
6. Define impervious cover by % of perviousness, not material, i.e. pavers and concrete are available in both pervious and impervious versions, technology is constantly changing
7. Clarify 88-420-04-P to apply to a single lot (i.e. multi-family building) or remove. There is no consensus around removing parking requirements on detached dwelling unit (single-family) lots/building projects.

Recommendations:

1. Implement pilot applications by neighborhood, block, or specific application type
 - a. Design implementation to prioritize empty lots and protect existing housing stock
 - b. Partner with applicant(s) and neighborhood organizations
 - c. Analyze outcomes and incorporate findings to refine code language
2. Waive fees for owner/occupied applications with claw-backs
3. Review ADU language to coordinate housing strategy priorities and eliminate conflicts.

There is considerable work to be done to produce a sustainable residential zoning code that reflects and acknowledges the history of our city, prioritizes equity, stabilizes communities across the socio-economic spectrum, and strategically leverages investment trends that are in the best interest of Kansas City. The KCNAC Board of Directors will continue to advocate for truly inclusive opportunities for constituents to participate in the development and refinement of housing policy in Kansas City.

Sincerely,

Tiffany Moore & Jennie Walters

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Co-chairs, Kansas City Neighborhood Advisory Council

Rodney Sampson, 3rd District

Linda Brown, 5th District

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