

Gasoline & Fuel Sales Moratorium Extension

Ord. No. 240639

CD-MISC-2024-00001

August 6, 2024

Neighborhood Planning & Development Committee



Presentation Overview

- Ordinance Focus
- Multi-departmental Review Approach
- Staff Work to Date
- Suggested Ordinance Revisions
- Next Steps

Ordinance 240157 Focus...

- ...WHEREAS, the City Council finds that in the interest of protecting the public safety, health, and welfare of Kansas Citians, it is necessary to review regulations concerning the placement, establishment, and operation of businesses involved in the sale of gasoline, diesel, and other motor vehicle fuel products...

Multi-departmental Review Approach

- Regulated Industries (Provision of gas station location data)
- KCPD (CPTED audits, site plan review and data sharing)
- OEQ (Environmental concerns with fuel stations & fuel tanks)
- City Planning and Development (Use standards & operations compliance)

Office of Environment Quality (OEQ)

• Public Health

- Kansas City is currently “in attainment” for the ozone standard (part of the National Ambient Air Quality Standards)
 - Stage two vapor recovery devices
 - Buffer from residential uses
- Reduce chance of soil and groundwater contamination
 - Location of fuel tanks

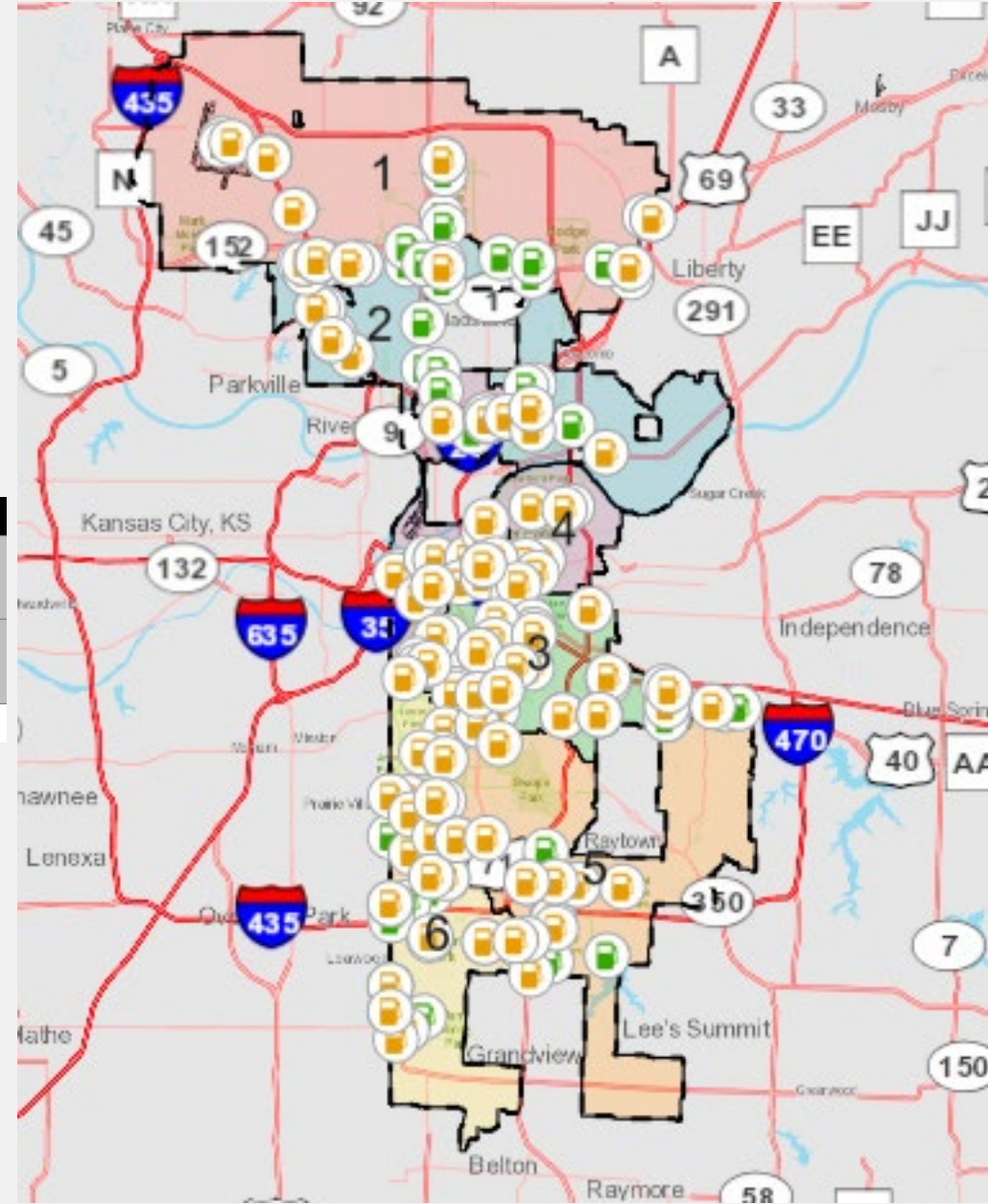
Data Analysis

- 163 existing gas stations
- Since 2012, 22 have been approved through the SUP process
→ in zoning districts B1, B2 & B3

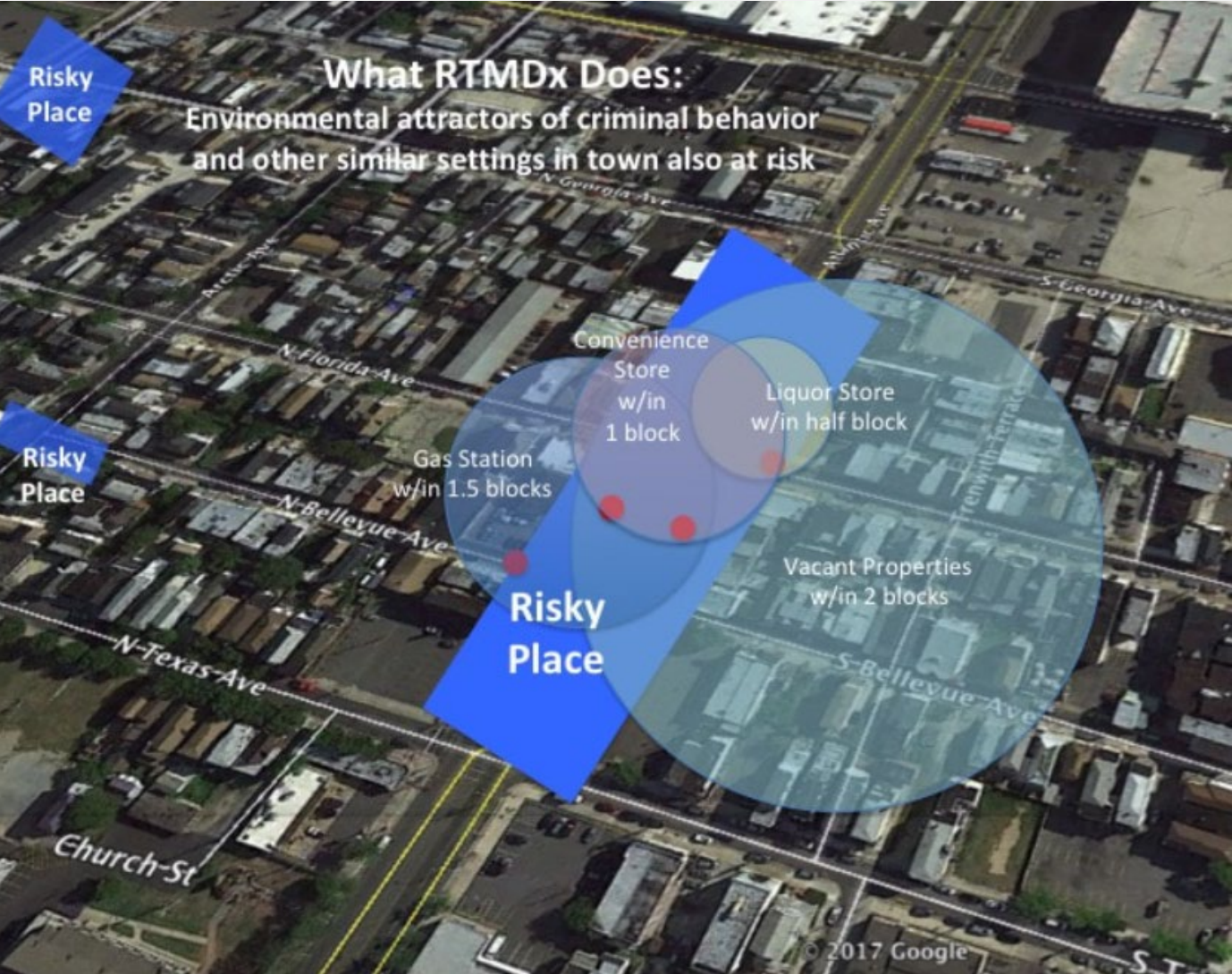
Office, Business, and Commercial Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT				
	O	B1	B2	B3	B4
Use Category » specific use type					
Gasoline and Fuel Sales	-	S[3]	S[3]	S[3]	P[3][5]

- Public Engagement ordinance approved by Council in 2019.
→ 12 of the 22 required public engagement



Risk Terrain Modeling (RTM)



Data-Informed & Place-Based Violent Crime Prevention: The Kansas City, Missouri Risk-Based Policing Initiative

Public Safety | Problem-Oriented | Hot Spots Risk Terrain Modeling | Risky Places Community Engagement

The Kansas City Police Department (KCPD) reduced violent crime with an evidence-based approach to problem analysis and intervention planning. Using hot spot mapping and risk terrain modeling, police and their community partners implemented a place-based intervention program focused on key attractors and generators of the environmental backcloth. During the 1-year period, violent crimes significantly decreased by over 22%. Crime prevention was achieved with a focus on places, not people.

FIGURE

The 13 target areas that accounted for this crime reduction covered just 1.5% of the city's land area.



Peer-Reviewed Journal Article REFERENCE:
Caplan, J. M., Kennedy, L. W., Drawve, G., & Baughman, J. (2021). Data-Informed and Place-Based Violent Crime Prevention: The Kansas City, Missouri Risk-Based Policing Initiative. *Police Quarterly*. doi.org/10.1177%2F10986111211003205

Learn more at www.RutgersCPS.org



1. Introduction
KCPD implemented risk-based policing (RBP) to reduce and prevent violent crime. They focused on situational contexts of crime at micro places. Outcomes were evaluated at target and comparison areas.

2. Blueprint for RBP in Kansas City
Involved agency-wide training, data management technology and protocols, data-informed decision-making, multifaceted intervention actions at target areas, and multi-stakeholder accountability.

3. Intervention Activities
Within the target areas: 1) directed patrols, 2) business checks, 3) coordination and deployments of non-police resources, and 4) positive police-community engagements.

4. Results
Violent crime significantly decreased. Target areas outperformed the comparison areas by 22%. The total net effect was about 165 fewer crimes.

Police officer-initiated (as opposed to dispatch-directed or 9-1-1 calls for service) activities resulting in enforcement action (arrests or citations) decreased.

Crime was reduced and prevented without an abundance of law enforcement actions against people located at the target areas.

5. It Works!
Successful crime prevention programming can involve multiple stakeholders and a wide range of activities that maximize existing local resources. Community-focused policing can be effective and sustainable.

CPTED (Crime Prevention Through Environmental Design)

- Operations shall be in full compliance the Kansas City Municipal Code, including the Zoning Ordinance, Nuisance Code, and Building Code.
 - Building design, window transparency, landscaping, trash enclosures
- CPTED audit process (KCPD / Regulated / CPD / Neighborhoods)
- Opportunity for enhanced public engagement
- Examples: Lee's Summit (MO), Grand Rapids (MI), Tampa & Sarasota (FL), Madison (WI)

Proposed Zoning Consideration Points

- Placement suitability
- Co location / density
- Environmental impacts
- Site arrangement
- Public safety
- Liquor sales
- Applications and public engagement

Proposed Zoning Amendments

- No such establishment shall be located within 2,000 feet of another gasoline or fuel sales establishment (measured from the property line).
- No such establishment shall be located within 200 feet of a residentially zoned district.
- All gasoline and fuel sales require special use permit. – addresses: placement suitability, greater public engagement
- Site layout, window transparency, ingress and egress design

Next Steps

- Finalize Recommended Ordinance Changes
- 60 Day Moratorium Extension
- Next CPC Hearing – August 21st
- CPC Recommendation on proposed ordinance changes
- City Council Committee Recommendation
- Full Council Consideration