



# CITY PLAN COMMISSION STAFF REPORT

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

April 2, 2025

## Project Name

Prospect Corridor Overlay District

## Docket # 7

## Request

CD-CPC-2024-00020  
Overlay District

## Applicant

City of Kansas City, Missouri  
City Planning & Development Department

Area	About 822 Acres
Zoning	Various
Council District	3 <sup>rd</sup> , 4 <sup>th</sup> & 5 <sup>th</sup>
County	Jackson
School District	KCPS

## KC SPIRIT PLAYBOOK ALIGNMENT:

The proposed overlay has a *high* alignment with the KC Spirit Playbook.

## APPROVAL PROCESS



## SUMMARY OF REQUEST + KEY POINTS

- 822 acres are within the Proposed Overlay District
- The Overlay District follows the Prospect Max bus route
- Overlay District will establish standards which promote transit oriented development (TOD)

## PROJECT TIMELINE

The application for the subject request was filed on 2/27/2024. Scheduling deviations from 2024 Cycle 3.2 have occurred.

Staff held additional public engagement since March of 2024. At the March 5, 2025 CPC hearing, the commission recommended that the case be continued to April 2, 2025.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are various neighborhood and civic organizations located in the subject area

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. City staff hosted a series of meetings with the community. A list of all the public engagement events hosted and attended by City staff is attached to the staff report, see Attachment #2.

## EXISTING CONDITIONS

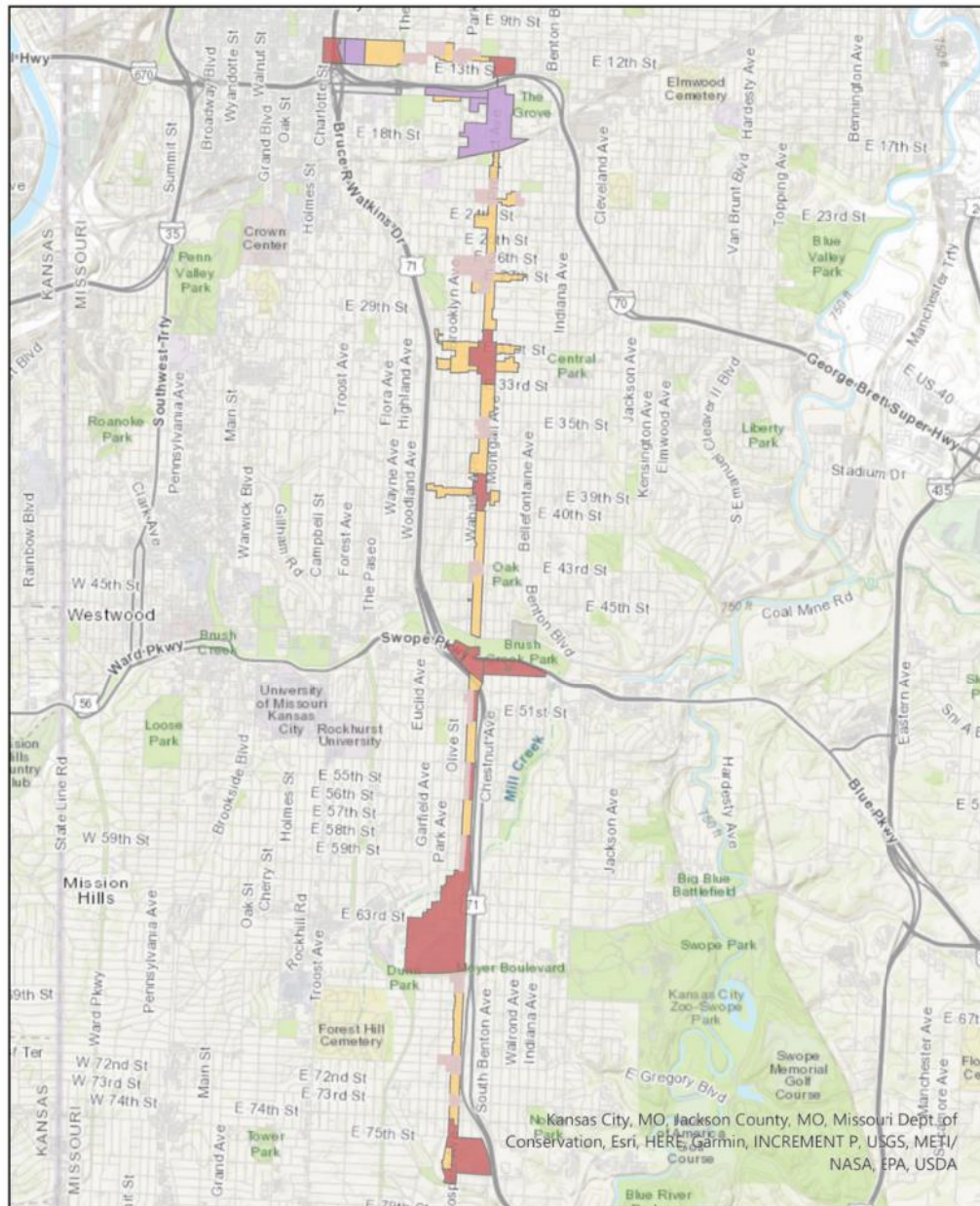
The Prospect Corridor Overlay (PCO) aims to provide a cohesive, transit-supportive development pattern along Prospect Avenue, the highest utilized transit corridor in Kansas City. This overlay generally extends along Prospect Avenue between 75th Street to the south and 12th Street to the north, and along 12th Street between Prospect Avenue to the east and Charlotte Street to the west.

## CONTROLLING + RELATED CASES

**Resolution 250148** – On February 27<sup>th</sup>, 2025, Council approved the ProspectUS Equitable Transit Oriented Development (TOD) Strategic Plan along the Prospect Avenue Corridor between 75<sup>th</sup> Street to the south and 12<sup>th</sup> Street to the north, and along 12<sup>th</sup> Street between Prospect Avenue to the east and Charlotte Street to the west.

## PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation  
**7 APPROVAL**



## Prospect Corridor Zoning Overlay

### Nodes and Corridor Types

#### type

- Corridor
- Urban Community Node
- Urban Industrial Node
- Urban Neighborhood Node



0 0.5 1 2 Miles

**PLAN REVIEW**

The proposed overlay district follows the Prospect MAX service route from downtown along 11<sup>th</sup> and 12<sup>th</sup> streets and south along Prospect Avenue to 75<sup>th</sup> Street. The overlay district is guided by the ProspectUS Equitable Transit Oriented Development (eTOD) Strategic Plan which was approved by Council on February 27, 2025. The overlay district does extend along the following east-west corridors:

- E. Truman Road
- E. 18<sup>th</sup> Street
- E. 22<sup>nd</sup>/23<sup>rd</sup> Street
- E. 26<sup>th</sup>/27<sup>th</sup> Street
- E. 31<sup>st</sup> Street
- E. Linwood Boulevard
- E. 39<sup>th</sup> Street
- Dr. Martin Luther King Jr. Boulevard
- E. 63<sup>rd</sup> Street
- E. Meyer Boulevard

Staff included the east-west corridors listed above to encourage a consistent development pattern that can support a diverse range of uses to promote transit services. The east-west corridors also promote TOD for additional bus lines within the KCATA system. The proposed overlay district also promotes a mix of pedestrian-oriented uses and design standards that are compatible with Kansas City's adopted Transit Oriented Development policy and the KC Spirit Playbook.

The Prospect Corridor Overlay District will establish subdistricts to address the diverse range of neighborhoods and commercial uses within the plan area. The subdistricts are also intended to enable and promote character-enhancing residential density along the corridor by implanting high-quality development that enhances the shared value of the Prospect Corridor.

City staff presented the first draft of the proposed overlay district at the March 5, 2025, City Plan Commission (CPC) hearing. The CPC requested the case be continued until April 2, 2025, to allow staff time to prepare responses related to the proposed parking maximums, drive-through facility standards, the impact of industrial uses when adjacent to residential uses and streetscape design. The next three paragraphs address comments and concerns the CPC expressed at the March 5, 2025, hearing.

Section 88-420-06 contains the minimum parking ratios for uses within the City, which were adopted by Council in 2011. Staff and the consultants who participated in the ProspectUS TOD Strategic Plan believe the current parking minimums are not conducive to allowing for transit oriented development. There are a total of 2,209 parcels within the proposed overlay and 71% of them are within 1000 feet of an existing rapid transit stop. 88-420-04-J does not allow the following uses to exceed the minimum off-street parking requirements by more than three (3) spaces of 33%, whichever is greater, unless the "extra" spaces are within a parking garage: *artist work or sales space, food and beverage retail sales, personal improvement service, and retail sales.* The overlay proposes that all uses on any parcel cannot exceed the minimum parking ratio, unless the extra spaces are within a parking garage.

Drive-through facilities are permitted within all the nodes and the transit corridor but must apply for and receive a special use permit. The special use permit process provides a process for the applicant to coordinate with City staff to ensure the drive-through does not have a negative impact on vehicular or pedestrian safety and promotes transit oriented development. Drive-through facilities may only have one curb cut per street frontage and cannot be located within 500 feet of any Prospect Max transit stop.

The CPC asked staff to examine the potential impacts of increasing industrial uses within the overlay boundary, specifically in the Paseo West neighborhood where there is approximately two (2) acres of undeveloped land with the *Urban Industrial Node*. Staff would like to provide flexibility for the existing industrial users to expand within the node, but not to encroach the area east of Forest Avenue which has existing low and high density residential structures. Existing standards in the Code provide for enhanced screening for freight movement and any accessory outdoor storage.

## **SPECIFIC REVIEW CRITERIA**

### **Zoning and Development Code Map Amendments, Rezoning (88-515-08)**

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

**A. Conformance with adopted plans and planning policies;**

The proposed overlay district allows the establishment of specific standards, procedures, site planning, and building design. The overlay was drafted to implement the specific policy guidance of the adopted ProspectUS plan.

**B. Zoning and use of nearby property;**

The majority of the overlay district along Prospect Avenue, E. 31<sup>st</sup> Street and E. Linwood Boulevard is currently zoned B3-2 (Community Business) with low density residential zoning adjacent to the zoning overlay. The northern portion of the overlay district does contain some M1-5 and B4-5 zoning districts.

**C. Physical character of the area in which the subject property is located;**

The character within the 822 acre overlay district is a diverse range of heavy industrial uses; low, medium and high residential density; neighborhood and more intensive commercial uses; and vacant and underutilized land.

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

Not applicable for an overlay district.

**E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;**

Not applicable for an overlay district.

**F. Length of time the subject property has remained vacant as zoned;**

Not applicable for an overlay district.



**G. The extent to which approving the rezoning will detrimentally affect nearby properties; and**

The Overlay District will create nonconforming uses as many industrial and vehicle sales and services uses will be prohibited. If the Overlay District is approved, staff is requesting that the CLNU application fee be waived for the first 18 months. Staff are aware that some existing uses will not be permitted, and the property will be required to show that the existing business was lawfully established in compliance with the Zoning and Development Code.

**H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

The proposed overlay district will establish consistent guidelines to promote development patterns that encourage transit oriented uses, enhance and support the existing Prospect Max bus line and establish standards to promote more cohesive development within the plan area.

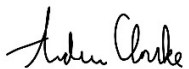
**ATTACHMENTS**

1. Proposed Overlay District
2. Public Engagement Materials

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **APPROVAL**.

Respectfully Submitted,



Andrew Clarke, AICP  
Lead Planner

# **Prospect Corridor**

Special Character Overlay District

Draft Copy 3/28/2025



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## Section 1. INTRODUCTION

**A. Purpose & Intent.** The following regulations create land use, development, and site design standards that promote the recommendations of the ProspectUS Transit Oriented Development Implementation Plan. The Prospect Corridor Overlay (PCO) aims to provide a cohesive, transit-supportive development pattern along Prospect Avenue, the highest utilized transit corridor in Kansas City. This overlay generally extends along Prospect Avenue between 75<sup>th</sup> Street to the south and 12<sup>th</sup> Street to the north, and along 12<sup>th</sup> Street between Prospect Avenue to the east and Charlotte Street to the west (Figure 1) The intent of the overlay district is to:

1. Encourage equitable transit-oriented development (“eTOD”) along the Prospect MAX transit corridor, providing for a diverse range of uses that complement transit services.
2. Promote incremental development which allows various contexts to evolve over time, while ensuring that future development is compatible with the surrounding context.
3. Establish subdistricts which align with Kansas City’s adopted Transit Oriented Development policy, enabling areas to distinguish themselves through future development in a context-friendly way.
4. Promote a mix of pedestrian-oriented uses that are compatible with Kansas City’s adopted Transit Oriented Development policy and Comprehensive Plan.
5. Manage the impact of parking facilities to enhance accessibility, while understating the prominence of lots and garages along the streetscape.
6. Enable and promote character-enhancing residential density along the corridor.
7. Promote high-quality development that enhances the shared value of the Prospect Corridor.
8. Increase the overall density and diversity of housing throughout the Prospect Corridor.

**B. Applicability.**

1. The standards of this article apply to all development in the Prospect Corridor Overlay district. This document establishes the development standards that vary from the underlying base zoning for the properties in the Prospect Corridor Overlay District. All provisions described below as regulatory in nature have the same force and effect as, but are variations from, the standards set forth in Chapter 88 of the Zoning and Development Code of Kansas City, Missouri.
2. If provisions of this overlay district are inconsistent with Chapter 88, the provisions of this overlay district shall apply.
3. If provisions of this overlay district are inconsistent with a Historic Overlay District, then the provisions of the Historic Overlay District shall apply.
4. Existing MPD and UR districts are exempt from the standards of this document. However, when new MPD or UR plans are adopted, or a major amendment to an existing MPD or UR plan is proposed, the standards of this document shall be met.
5. Buildings listed on the Kansas City and/or National Register of Historic Places, and following the Secretary of the Interior’s Standards through the National Parks Service, shall be exempt from the Lot & Building Standards, Architectural Materials, Façade Articulation and Composition and Transparency standards of this overlay.

6. Other than as set forth below, the underlying zoning and the regulations and standards included in the Zoning and Development Code, Chapter 88, prescribed for the areas rezoned to this overlay district shall remain unchanged and shall continue to apply.
- a. *New Development.* Full compliance with this article applies to all new buildings constructed within this district.
  - b. *Enlargements and Expansions.* Full compliance with this article applies only to the enlargement or expansion area.
  - c. *Façade Changes.* Compliance with this article applies to façade changes to existing buildings.
  - d. *Change of Use or Occupancy.* Compliance with use standards apply whenever the use or occupancy of a property changes.
  - e. *Signage.* Compliance with signage standards apply when a sign permit is required.



## Section 2. Zones & Descriptions

- A. **Urban Neighborhood Node.** Urban Neighborhood Nodes are intended to establish smaller-scale, neighborhood-oriented commercial hubs at Prospect MAX transit stops. This subdistrict enables lower intensity commercial and institutional uses to meet daily needs for surrounding neighborhoods. The Urban Neighborhood Node establishes a compact, walkable development pattern that is of a limited scale and height to complement adjacent neighborhood settings.



- B. Urban Community Node.** Urban Community Nodes are intended to create centralized community destinations at highly utilized transit centers, particularly where east-west crossing transit corridors meet the Prospect MAX. The Urban Community Node enables a broad range of pedestrian-friendly uses, including retail and services, employment, institutions, and residential uses in a compact, walkable development pattern. District-wide parking strategies allow this district to serve as a community destination yet maintain pedestrian focus and transit accessibility.





- C. Urban Industrial Node.** Urban Industrial Nodes are intended to create centers of regional employment opportunities accessible by transit. This node includes a concentration of industrial, warehousing, distribution services, institutions, and commercial and service uses in a connected, walkable development pattern. The nodes are supported by the cross-transit corridors.

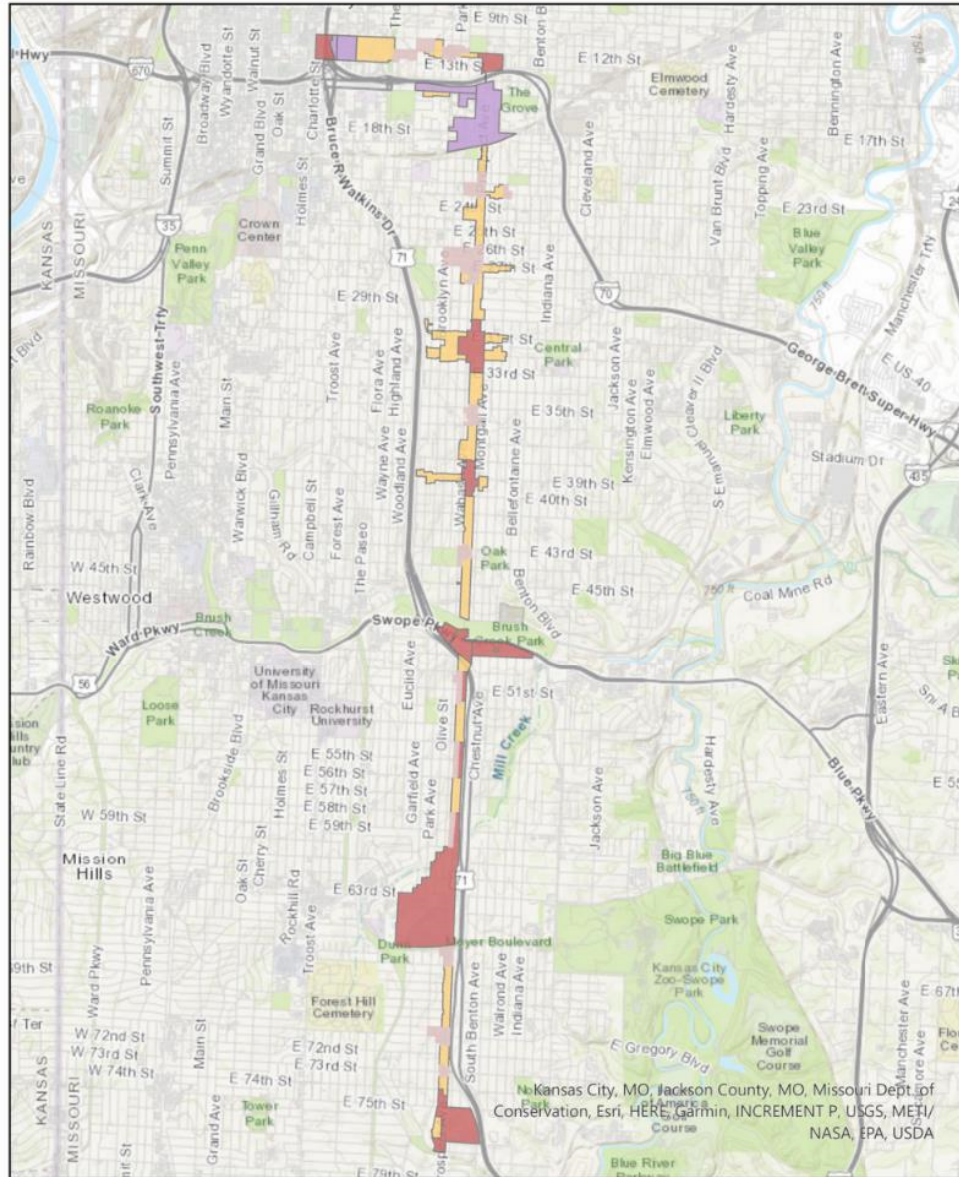


- D. Transit Corridor.** The Transit Corridor subdistricts are generally established between the distinct nodes of the Prospect MAX Corridor, as well as along major east/west cross-streets. This subdistrict provides an opportunity to allow for “middle housing” types such as townhomes, colonnades/walk-ups, small apartments, etc.) to support the goods and services offered within the nodes. This subdistrict is intended to be residential in nature and reinforce walkable development patterns.





**FIGURE 1. Prospect Overlay District**



## Prospect Corridor Zoning Overlay

### Nodes and Corridor Types

type

- Corridor
- Urban Community Node
- Urban Industrial Node
- Urban Neighborhood Node



0 0.5 1 2 Miles



## Section 3. ALLOWED USES

- A. Table of Allowed Uses.** Use categories and general uses have been established for principal uses of land and buildings. **Table 1** indicates permitted uses (P) subject to general district and building development standards, special uses (S) subject to the discretionary review process, prohibited uses (-), and additional use-specific standards, applicable to all underlying zoning districts in the overlay district.

TABLE 1. ALLOWED USES	Urban Neighborhood Node	Urban Community Node	Urban Industrial Node	Transit Corridor	Use Standards
<b>RESIDENTIAL</b>					
<u>Household Living</u>					
» Detached house	S	S	S	S	
» Attached house	P	P	S	P	
» Townhouse	P	P	S	P	
» Two-Unit house	P	P	S	P	
» Multi-Unit house	P	P	S	P	
» Colonnade	P	P	S	P	
» Multiplex	P	P	P	P	
» Multi-unit building	P	P	S	P	
» Mixed-use building	P	P	S	P	
<u>Group Living</u>	P	P	P	P	
<b>PUBLIC/CIVIC</b>					
<u>Bicycle Sharing Facilities</u>	P	P	P	P	
<u>Club, Lodge, or Fraternal Organization</u>	P	P	P	P	
<u>College/University</u>	P	P	P	P	
<u>Day Care</u>					
» Home-based (1—5)	P	P	S	P	
» Family (up to 10)	P	P	S	P	
» Group (up to 20)	P	P	S	P	
» Center (21+)	S	P	S	S	
<u>Detention and Correctional Facilities</u>	-	-	-	-	
<u>Halfway House</u>	S	S	S	S	
<u>Hospital</u>	P	P	P	P	
<u>Library/Museum/Cultural Exhibit</u>	P	P	S	P	
<u>Park/Recreation</u>	P	P	P	P	

TABLE 1. ALLOWED USES	Urban Neighborhood Node	Urban Community Node	Urban Industrial Node	Transit Corridor	Use Standards
» <i>Homes Association Amenities</i>	P	P	P	P	
<u>Religious Assembly</u>	P	P	P	P	SUP is required in (R) residential zoning districts.
<u>Safety Service (except as noted below)</u>	P	P	P	P	
» <i>Fire station</i>	P	P	P	P	
» <i>Police station</i>	P	P	P	P	
» <i>Ambulance service</i>	P	P	P	P	
<u>School</u>	P	P	P	P	SUP is required in (R) residential zoning districts.
<u>Utilities and Services (except as noted below)</u>	S	S	S	S	
» <i>Basic, minor</i>	S	S	S	S	
<b>COMMERCIAL</b>					
<u>Adult Business</u>	-	-	-	-	
» <i>Adult media store</i>	-	-	-	-	
» <i>Adult motion picture theater</i>	-	-	-	-	
» <i>Sex shop</i>	-	-	-	-	
<u>Animal Service</u>					88-315
» <i>Sales and grooming</i>	P	P	P	P	
» <i>Shelter or boarding</i>	P	P	P	S	
» <i>Stable</i>	-	-	P	-	
» <i>Veterinary</i>	P	P	P	P	
<u>Artist Work or Sales Space</u>	P	P	P	P	
<u>Building Maintenance Service</u>	-	-	P	-	
<u>Business Equipment Sales and Service</u>	P	P	P	P	
<u>Business Support Service (except as noted below)</u>	P	P	P	P	
» <i>Day labor employment agency</i>	P	P	S	P	
<u>Communications Service Establishments</u>	P/S	P/S	P/S	P/S	88-327
<u>Drive-Through Facility</u>	S	S	S	S	

TABLE 1. ALLOWED USES	Urban Neighborhood Node	Urban Community Node	Urban Industrial Node	Transit Corridor	Use Standards
<u>Eating and Drinking Establishments (except as noted below)</u>	P	P	P	P	
» Tavern or nightclub	S	S	S	S	
<u>Entertainment Venues and Spectator Sports</u>					
» Indoor small venue (1—149 capacity)	P	P	P	P	
» Indoor medium venue (150—499 capacity)	P	P	S	S	
» Indoor large venue (500+ capacity)	S	S	S	S	
» Outdoor (all sizes)	P	P	P	S	
<u>Financial Services (except as noted below)</u>	P	P	P	P	
» Pawn shop	-	-	-	-	
» Short-term loan establishment	-	-	-	-	
<u>Retail Sales (Includes Food and Beverage Sales)</u>					
» Small (up to 5,000 sf)	P	P	P	S	
» Medium (5,001-20,000 sf)	P	P	-	-	
» Large (>20,000 sf)	-	P	-	-	
» Neighborhood- Serving Retail	P	P	P	P	
» Outdoor Retail Sales - Class A	P	P	P	P	
» Outdoor Retail Sales - Class B	P	P	P	P	
» Gasoline and Fuel Sales	-	-	S	-	88-347
» Mobile Vendor Park	P	P	P	P	88-358
<u>Funeral and Interment Service</u>					
» Cemetery/columbarium/mausoleum	-	-	-	-	
» Cremating	S	S	S	S	
» Undertaking	P	P	P	P	
<u>Lodging</u>					
» Bed and Breakfast	P	P	-	P	88-320
» Hotel/motel	P	P	S	P	88-323, require special use permit approval if adjacent to and within 150 feet of any park, boulevard, or parkway.
» Recreational vehicle park	-	-	-	-	
<u>Office, Administrative, Professional or General</u>	P	P	P	P	

TABLE 1. ALLOWED USES	Urban Neighborhood Node	Urban Community Node	Urban Industrial Node	Transit Corridor	Use Standards
<u>Office, Medical</u>	P	P	P	P	
» Blood/plasma center	P	P	P	P	
<u>Parking, Accessory</u>	P	P	P	P	
<u>Parking, Non-accessory</u>	S	S	S	S	
<u>Personal Improvement Service</u>	P	P	P	P	
<u>Repair or Laundry Service, Consumer</u>	P	P	P	P	
<u>Research Service</u>	P	P	P	P	
<u>Reuse of officially designated historic landmark (local or national) if proposed use is not permitted</u>	S	S	S	S	
<u>Sports and Recreation, Participant</u>					
» Indoor	P	P	P	P	
» Outdoor	P	P	P	P	
<u>Vehicle Sales and Service</u>					
» Car wash/cleaning service	-	-	S	-	
» Heavy equipment sales/rental	-	-	S	-	
» Light equipment sales/rental (indoor)	-	S	S	-	
» Light equipment sales/rental (outdoor)	-	-	S	-	
» Motor vehicle repair, limited	S	S	P	-	
» Motor vehicle repair, general	-	-	S	-	
» Vehicle storage/towing	-	-	S	-	
<b>INDUSTRIAL</b>					
<u>Manufacturing, Production, and Industrial Service</u>					
» Artisan	P	P	P	P	
» Limited	-	S	P	-	
» General	-	-	S	-	
» Intensive	-	-	-	-	
<u>Mining and Quarrying</u>	-	-	-	-	
<u>Recycling Service</u>					
» Limited	-	-	-	-	
» General	-	-	-	-	
<u>Self-Storage Warehouse</u>	-	-	S	-	
<u>Waste-Related Use (except as noted below)</u>	-	-	-	-	
» Composting facility	-	-	-	-	

TABLE 1. ALLOWED USES	Urban Neighborhood Node	Urban Community Node	Urban Industrial Node	Transit Corridor	Use Standards
» <i>Demolition debris landfill</i>	-	-	-	-	
<u>Warehousing, Wholesaling, Storage, Freight Movement</u>					
» <i>Indoor</i>	-	-	P	-	
» <i>Outdoor</i>	-	-	S	-	
<b>AGRICULTURAL</b>					
<u>Agriculture, Animal</u>	P	P	P	P	
<u>Agriculture, Crop</u>	P	P	P	P	
<u>Agriculture, Urban</u>					
» <i>Home Garden</i>	P	P	P	P	
» <i>Community Garden</i>	P	P	P	P	
» <i>Community Supported Agriculture (CSA)</i>	P	P	P	P	
<b>ACCESSORY SERVICES</b>					
<u>Wireless Communication Facility</u>					88-385
» <i>Freestanding</i>	P	P	P	P	
» <i>Co-located antenna</i>	P	P	P	P	

**B. Supplemental Use Standards.** Where not included or in addition to the standards of 300 Series of the Kansas City Zoning and Development Code, the following standards shall be followed:

1. Gas Stations.
  - a. No such establishment shall be located within 1,000 feet of a Rapid Transit Stop.
2. Vehicle Sales and Service.
  - a. Vehicle sales or services shall be located within a fully-enclosed building or in an established rear yard not visible from the public right-of-way.
  - b. No partially dismantled, wrecked, or unregistered vehicle shall be stored outdoors on the premises.
3. Drive-Through Facilities. In addition to 88-340 Drive-Through Facilities and in order to apply for a Special Use Permit for a Drive-Through the following standards must be met:
  - a. No more than one curb cut shall be granted per street frontage for any use with a drive-through.
  - b. Drive-through facilities shall not be located closer than 500 feet from any Prospect MAX transit stop.



4. Shelter or Boarding.
  - a. Shelters or Boarding facilities shall not have any outdoor kennels. Outdoor play areas are allowed but shall not exceed 1,000 square feet.
  - b. Outdoor play areas shall be located in the rear yard and shall be secured with a solid six (6) foot fence.

DRAFT

## Section 4. DEVELOPMENT STANDARDS

- A. General Standards.** The following standards apply to all nonresidential development, multi-unit buildings of more than 8 units, and mixed-use development.

**Table 2: LOT & BUILDING STANDARDS**

	Transit Corridors	Neighborhood Node	Community Node	Urban Industrial
<i>Lot Size &amp; Building Standards</i>				
<b>Minimum Lot Size</b>	-	-	-	-
<b>Maximum Height [2]</b>	40 feet	55 feet	75 feet	100 feet
<i>Frontage &amp; Setbacks</i>				
<b>Minimum Building Frontage [3]</b>	70%	85%	85%	70%
<b>Maximum Front Yard Setback [3]</b>	20 feet	0 feet	0 feet	10 feet
<b>Maximum Interior Side Setback [1] [2]</b>	15 feet	10 feet	10 feet	N/A
<b>Maximum Street-side Setback [3]</b>	15 feet	10 feet	10 feet	20 feet
<b>Minimum Rear Yard Setback</b>				
Abutting a non-residential district	0 feet	0 feet	0 feet	0 feet
Abutting residential district	15 feet	15 feet	15 feet	40 feet
Abutting an alley	0 feet	0 feet	0 feet	0 feet

[1] Exception for existing buildings.

[2] Maximum building height may be expanded according to Section 4-D.

[3] Minimum Building Frontage, Front and Side Yard Setbacks may be expanded to accommodate usable open space according to Section 4-F.

- B. Residential Infill Standards.** Generally, residential infill development of 8 or fewer units shall follow [Section 88-110-07 Infill Residential Development Standards](#). Residential infill development shall comply with Table 2, if the following applies:
- The context area within 200 feet of the subject property contains 2 or fewer developed lots.
  - Existing developed lots within the context area do not reflect the intent of the City's adopted transit-oriented development policy or recommendations of ProspectUS, including but not limited to the following:
    - Front building setbacks exceed 25 feet.
    - Parking is in the front yard setback and not screened or buffered from the street.
- C. Frontage & Setback Exceptions.** The following are exceptions to the frontage and setback limits in Table 2:
- All Projections.* Any projections over public rights of way, or any similar area designed for pedestrian circulation, shall be at least 8 feet above the grade, and in no case within 5

feet of any curb for a street, through access drive or other area designed for vehicles. All projections shall receive approval from the appropriate entity prior to installation.

2. **Entry Features.** Primary entry features such as porticos, stoops, or unenclosed porches may extend up to 6 feet into the required front setback. Entry features shall not encroach on any easement, encroachments must ensure a minimum of 10 feet of passable sidewalk width.
3. **Usable Open Space Frontage.** Usable open space along the lot frontage, including patios, courtyards, outdoor recreational areas, and outdoor entertainment venues, shall conform to the site design standards in Section 4-2.

**D. Building Access.** Primary entrances shall comply with the following standards:

1. **Direct Access Required.** Primary entrances shall provide direct public access from the adjacent rights-of-way in compliance with the Pedestrian Standards as stated in 88-450 of the Zoning and Development Code.
2. **Corner Lots.** On corner lots, corner entrances are encouraged.

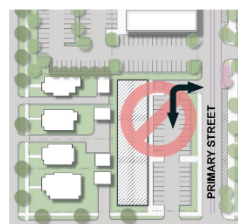
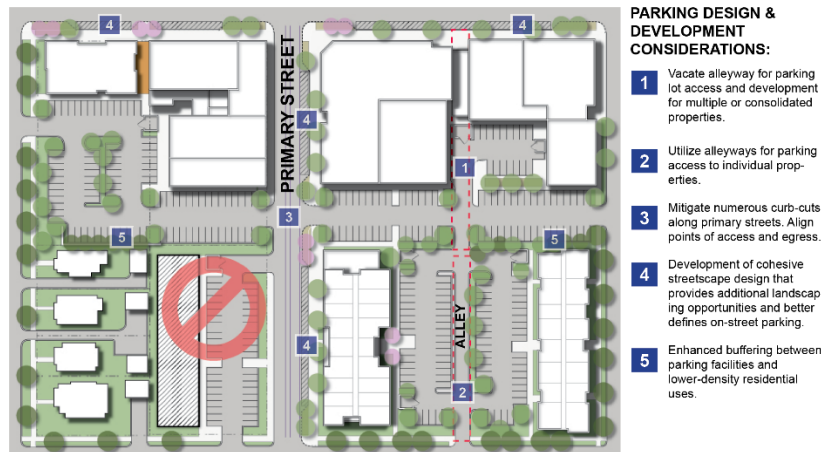
**E. Usable Open Spaces.** Building frontage and setbacks in Table 2 may be modified to accommodate usable open space, including patios, courtyards, outdoor recreational areas, and outdoor entertainment venues. Usable open spaces shall conform to the following standards:

1. **Location.** Open space must directly abut the streetscape.
2. **Size.** Open space shall be at least 15 feet in all directions.
3. **Allowed Uses.** Open space may be used for dining, gathering, recreation, or similar uses. Open space shall not be used for outdoor storage. Outdoor uses shall be accessory to the principal use.
4. **Enclosure.** Open space may be enclosed with a permanent rail or wall constructed of metal, corrugated metal, masonry, or wood, not exceeding 36 inches in height. Enclosed usable open spaces may include an entry along the perimeter to accommodate public access of at least 36 inches wide.
5. **Activation.** Usable open space shall be designed as active social space. For the purposes of this ordinance, "Usable Open Space" shall not be interpreted as vehicular use areas such as parking or loading facilities, landscape areas, or stairways. At a minimum, open space shall be designed to include two of the following elements:
  - a. Movable furniture
  - b. Interactive art installation
  - c. Planters with seasonal or ornamental plantings
  - d. Water element such as a fountain
  - e. Shade elements

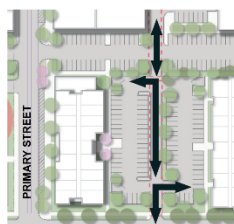
**F. Vehicle Parking Facilities.** There are no minimum parking requirements in the Prospect Overlay District. Where the expansion or addition of parking occurs within the Prospect Overlay District, the following standards apply:

1. **Parking Maximums.** No use shall provide more than 3 spaces or 33% of what the minimum parking ratios require in 88-420-06 (Table 420-1), whichever is greater. Any parking permitted over the 3 spaces or 33%, unless such "extra" spaces are provided in a parking garage, shall require mitigating potential impacts of more parking through one or more of the following strategies:
  - a. Provide shared parking for other uses on the block or adjacent blocks.
  - b. Design all parking areas over the minimum as dual-purpose space, such as plazas, playgrounds, event areas for regular use of the space during non-peak times.

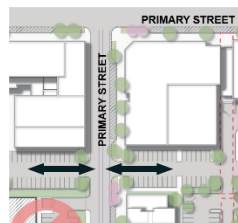
- c. Use alternative surface areas designed to infiltrate stormwater.
- d. Provide additional buffers and site open spaces to screen parking and provide more active usable outdoor spaces for people in relation to the streetscape.
2. **Parking Garages.** Where permitted, tenant spaces shall be included on the ground level of parking garage facades fronting on any public street that is identified in the Major Street Plan.
3. **Access & Circulation.** Access shall be taken from streets not identified on the Major Street Plan or alleys where available. Permitted parking facilities shall not be accessed from a street identified on the Major Street Plan, except where determined otherwise by the Director of City Planning and Development.
4. **Parking Design.** Parking facilities shall not directly abut any street identified on the Major Street Plan, except where determined otherwise by the Director of City Planning and Development. The addition or expansion of off-street parking shall be located behind, within, or under the building, or side setback and screened according to [Section 88-425-05-B](#) of the Zoning and Development Code.



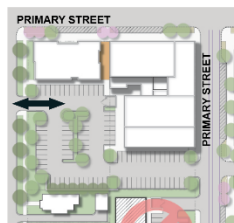
**NOT ACCEPTABLE:**  
ACCESS TO PARKING IN FRONT OF BUILDING



**ACCEPTABLE:**  
ACCESS TO PARKING ALLEYWAY WITH PARKING LOCATED BEHIND BUILDING



**ACCEPTABLE:**  
ACCESS TO PARKING FROM THE PRIMARY STREET TO THE SIDE OF THE BUILDING



**ACCEPTABLE:**  
ACCESS TO PARKING FROM SIDE STREET WITH PARKING TO THE SIDE OR BEHIND BUILDING

**G. Bicycle Parking Facilities.** Short-term and long-term bicycle parking is required according to [Section 88-420-09](#) of the Zoning and Development Code of Kansas City, Missouri.

**H. Screening, Fencing & Walls.**

1. *Mechanical/Utility Equipment.* In addition to [Section 88-425-08](#) of the Zoning and Development Code of Kansas City, Missouri, the following standards must be met:
  - a. Dumpsters and ground level mechanical/utility equipment must be located in the rear yard or can be located in the side yard if setback 6 feet from the public right-of-way.
  - b. Dumpsters shall not be visible from the public right-of-way.
  - c. Access for dumpsters and mechanical/utility equipment may be shared with any access for required parking.
2. *Fencing & Walls.* Fencing and walls within the overlay district shall comply with the following standards:
  - a. No fence over 6 feet shall be erected on any lot.
  - b. Within 20 feet of right-of-way lines:
    - i. Fencing must meet or exceed 80 percent transparency.
    - ii. Freestanding walls shall not exceed 36 inches in height. Fencing or a combination of fencing and a freestanding wall shall not exceed 72 inches in height.
    - iii. Retaining walls adjacent to the street shall not exceed 48 inches in height.
    - iv. Freestanding and retaining walls shall be constructed of brick, pre-cast concrete, cast-in-place concrete-textured, stone or cast stone.
    - v. Barbed-wire, razor wire, metal sheeting and similar materials are prohibited fencing materials.
    - vi. The finished side of the fence or wall must face the adjacent property or the street.
    - vii. At a minimum, a 36-inch-tall decorative fence made of wrought iron or other metal picket shall be provided to enclose vehicular use areas from public right-of-way areas. Said fence shall be located within the required perimeter landscape buffer strip.



## Section 5. BUILDING COMPOSITION STANDARDS

### A. Materials.

1. *Primary Materials.* Materials identified with a “PM” on Table 3 are Primary Materials and allowed on all stories of a structure.
2. *Secondary Materials.* Materials identified with a “SM” on Table 3 are Secondary Materials. Permitted secondary materials shall be used as accent material on the first story and shall not exceed 30% of the first story façade. Permitted secondary materials may be used on the second story and above of a structure or for the required building elements.
3. *Prohibited Materials.* Materials identified with an “-” on Table 3 are expressly prohibited.
4. *Preservation of Materials.* Preservation or restoration of original facade materials is desired in existing structures. Applied ‘faux’ facades or other not permitted non-original materials shall be reviewed and approved by the Director of City Planning and Development.
5. *Determination of Similar Materials.* When a specific material cannot be readily classified, the Director of City Planning and Development is authorized to determine the most similar, thus most appropriate, material based on the following considerations:
  - a. the appearance of the material;
  - b. the durability of the material;
  - c. the method of installing the material;
  - d. the location of the material; and
  - e. relevant information provided by the International Building Code.
6. *Exceptions to Material Limitations for Storefronts.* Wood and metal may encompass more than 30% of a first-floor façade when used in a clearly articulated first-floor storefront system.

**Table 3: ALLOWED ARCHITECTURAL MATERIALS**

<b>Material</b>	<b>Front and Street-side</b>	<b>Side and Rear</b>
Brick	PM	PM
Stone	PM	PM
Cast stone	PM	PM
Façade glass [2]	PM	PM
Terra cotta	PM	PM
Tile	PM	PM
Concrete		
>> Cast-in-place concrete – smooth/no texture	-	SM
>> Cast-in-place concrete – textured or patterned	SM	SM
>> Pre-cast concrete	PM	SM
Stucco	PM	SM
Metal	SM	-
Wood	SM	SM
Fiber cement		
>> Fiber cement panels	PM	SM
>> Fiber cement clapboard siding	SM	SM
Fiberglass replication	SM	SM
Concrete masonry unit	-	SM
Split faced block	-	SM
Glass block	-	SM
EIFS	SM	SM
Electronic/Digital Façade Elements [1]	-	-

[1] For the purposes of this ordinance, Electronic/Digital Façades are defined as an electronic/digitally illuminated façade surface exceeding 50% of any wall plane on a building, or 150 square feet, whichever is less.

[2] For the purposes of this ordinance, first-floor and upper-floor windows complying with the transparency requirements of Table 4 are exempt from the maximum façade coverage area for secondary materials.

**B. Massing & Façade Composition.**

1. *General Standards.* Table 4 establishes design standards applying to the massing and facade composition of building frontages within the overlay district.

**Table 4: MASSING & FACADE COMPOSITION**

	Transit Corridor	Neighborhood Node	Community Node	Urban Industrial
<b>Minimum Entry Spacing [1]</b>	1 per 80'	1 per 30'	1 per 50'	N/A
<b>First Story Transparency</b>	15-40%	60-90%	60-90%	15-40%
<b>Upper Story Transparency</b>	15-40%	15-40%	15-40%	N/A
<b>Blank Wall Limits</b>	500s.f. maximum	500s.f. maximum	500s.f. maximum	N/A

[1] For corner buildings, any entrance feature located on the corner may count for the first-entry requirement for both sides. The second required entry feature may be located 75 feet from a corner entrance.

2. *Façade Composition.* Façade composition refers to the use of materials, fenestration and architectural details and ornamentation to add interest and uniqueness to buildings and activate or emphasize certain spaces around a building. In addition to the standards outlined in Table 4, the following must be met:
  - a. Blank walls and wall planes shall be broken up clearly with elements that add architectural interest and variety, such as projections, recesses, offsets, windows, painted features, or blank window openings trimmed with frames, sills or lintels.
  - b. Facade composition shall establish a base, body and top of building and shall distinguish different structural components with varying material and color.

3. **Entrances.** Entrances shall be clearly defined on all front facades with at least one of the following elements and be located at intervals specified in Table 4:
  - a. A single-story architectural emphasis such as raised parapets or gables, canopies, porticos, overhangs, pediments, or arches;
  - b. Transoms and/or display windows that frame and emphasize the entry;
  - c. Architectural details such as tile work and moldings, columns, pilasters, or other similar material changes; OR
  - d. Integral planters or wing walls associated with a recessed or projecting entry court or plaza that integrates more formal landscape and hardscape designs.
  
4. **Transparency.** Buildings shall have the percentage of openings specified in Table 4, based on the following:
  - a. The transparent façade determined by Table 4 must be comprised of windows between 2 feet and 10 feet above the sidewalk or transparent doors that allow clear views of indoor space or product display areas.
  - b. On corner lots, 60% first-floor transparency for the façade fronting on a cross street is required within 25 feet of Prospect Avenue.
  - c. Facades fronting parkways and boulevards shall comply with the standards set forth in 88-323.
  - d. First-floor uses that are solely for residential purposes may reduce their transparency to 40%.
  - e. Display windows that do not provide views into the interior of the building may be counted towards satisfying up to 50 percent of the minimum ground-level transparency requirements, provided that they are internally illuminated and are at least 3 feet in depth.
  - f. No existing building shall be altered in such a way that reduces transparency below the required or existing amount.
  - g. Illumination of windows, display windows, and primary entrances shall not have any effects of movement, flashing, scintillation, rolling, dissolving, fading or similar effects and shall be in compliance with Section 88-430 of the Zoning and Development Code.

## Section 6. SIGNS

- A. Sign Types & Allowances.** Signage in the Prospect Corridor Overlay District shall comply with the following standards:

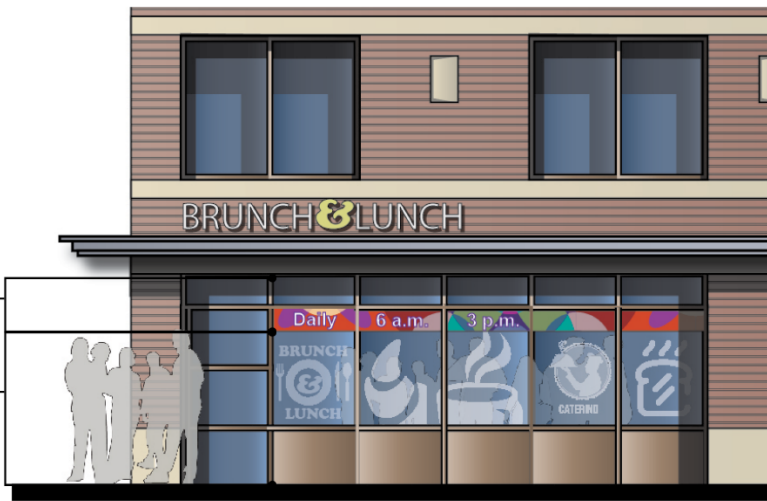
TABLE 5: Sign Types & Allowances		
Sign Type [1]	Number	Size
Wall Signs	2 signs per tenant with exterior entrance (multi-tenant building) – otherwise 4 signs per façade maximum	40% of façade area maximum
Awning or Canopy Signs	2 per tenant	32s.f. maximum
Marquee Signs	1 per tenant	32s.f. per face
Projecting Signs	2 per tenant [2]	32s.f. maximum
Window Signs	May exceed 15% of window or door coverage if 100% transparency is maintained between 3' to 6' range of building elevation.	-
Monument Signs	Prohibited, unless compliant with Section 6-B	
<i>[1] All signs located on ground level shall be indirectly or halo lit. Signs on the second story and above may be internally lit, indirectly or halo lit. Sign lighting shall not exceed 1-foot candle measured from the property line.</i>		
<i>[2] Multi-tenant buildings may combine projecting sign allowances into a single, multi-tenant sign. Multi-tenant projecting signs may not exceed the size maximum of 32s.f.</i>		



#### WINDOW SIGNAGE GRAPHICS

**6' - Above:**  
Opaque signage and graphics allowed.

**Ground Level to 6' Transparent Zone:**  
Window signage and graphics allowable if graphic panels provide a measure of transparency (does not obstruct indoor/outdoor view).



**B. Monument Signs.**

1. Monument signs are prohibited, unless on a lot with a minimum of 100 feet of frontage and applies with at least one of the following criteria:
  - i. The lot is developed with an existing principal structure and is setback at least 30 feet from the property line.
  - ii. The lot has an existing pole sign. The pole sign may be replaced with a monument sign.
  - iii. The sign is attached to or incorporated into a freestanding wall or retaining wall.
  - iv. The site is an official local or national historic landmark or a contributing building within an official local or national historic district.
2. When allowed, one monument sign is permitted per street frontage. Monument signs shall not exceed 20 square feet in area and 4 feet in height. Monument signs shall be constructed of primary materials matching the principal building. Content shall consist of pin-mounted channel letters, die cut graphics, and/or engraved text. The area surrounding the monument sign shall be landscaped. Monument signs shall be setback in accordance with one of the following standards:
  - i. On interior lots, monument signs shall be setback a minimum of 5 feet.
  - ii. On corner lots, monument signs shall be setback a minimum of 10 feet. Signs have a lesser setback if the proposed sign will not block any site distance triangles.
  - iii. When attached to a wall or fence, signs may not extend above the top of the wall or fence. Monument signs may not project more than 3 inches from the face of the wall or fence.

- C. Projecting Signs.** Projecting signs shall not exceed 50% of their projecting distance in thickness. Projecting signs shall not project more than 4 feet from the building face, with a minimum clearance of 8 feet. On building corners, the sign shall not project more than 5 feet. No more than 50% of a projecting sign shall project above the parapet of the building.

**D. Wall Signs.**

1. Wall signs shall be die cut and/or channel letter signs.
2. Signs located on the ground level of the building shall be pin-mounted.
3. Raceway-mounted channel letter signs are allowed on the second story and above. Raceways shall be painted or designed to match the material on which the sign is affixed.
4. Hand-painted wall signs are subject to administrative approval by the Director of City Planning and Development. On the front or street-side façade of a building, hand-painted signs may not exceed 10% of the wall area and count as one wall sign. Hand-painted signage located on a non-street side façade shall not exceed 50% of the façade area and shall be the only sign on that facade.

- E. Incidental Signs.** Incidental signs are permitted in the district, according to the standards of 88-445-08-G.

- F. Roof Signs.** Roof signs shall be die cut and/or channel letter signs. Supporting structures must consist of the fewest number of supporting members without embellishments. Roof signs are permitted on buildings if the top of the highest portion of the roof is at least 30 feet above grade. The maximum horizontal dimension of a roof sign may not exceed 50 percent of the width of the wall it most closely parallels or 20 feet, whichever is less. The maximum height of a roof sign and its supporting structure may not exceed 6 feet, measured from the elevation of top of the highest parapet to the top of the sign. Roof signs shall not be constructed of wood.
- G. Historical Signs.** Historical wall signs, hand-painted signs, neon signs, and projecting signs that advertise closed or off-site businesses may remain and shall not count toward any signage requirements if established more than 25 years from the date of application. Historical signs may be removed and reinstalled for restoration. Historical signs may be replicated if the new sign is the same size and material. Retention of historical signs must receive approval by the Director of City Planning and Development. Pole signs may be considered a historical sign through approval from the Historic Preservation Commission.
- H. Neon & Electronic Signage.** Animated neon signs may be permitted with administrative approval of the Director of City Planning and Development. Electronic, digital, and/or motorized signs, and outdoor advertising signs are prohibited within the district.



## Attachment 2: Community Engagement Instances Tables

The following tables provide a listing of all the meetings planned and hosted by the ProspectUS Project team and city staff, and meetings and events where the ProspectUS project team presented information or shared information about the Plan and the Zoning Overlay that were hosted by other organizations.

ProspectUS: City Planning/Consultant Sponsored Meetings			
	Date	Meeting Type	What Occurred
1	6/28/2022	Kickoff Meeting	Kickoff meeting with stakeholders and staff to provide a process overview. Attendees were community leaders invited by the director.
2	7/27/2022	Funding and Financing Focus Group	Provided overview of engagement opportunities, common language, SWOT exercise, and headline exercise from perspective of a resident and real estate industry.
3	8/2/2022	Neighborhood and Housing Meeting #1	Provided an overview of the engagement plan and completed the SWOT analysis and Headlines of tomorrow exercise.
4	8/9/2022	Public Space Improvements Subcommittee	Overview of goals of public space improvements in a plan, completed SWOT analysis and headlines for the future.
5	9/7/2022	Advisory Council Meeting	Provided an overview of ETOD, results from the SWOT analysis and headline exercises, and user stories.
6	9/13/2022	Community Meeting	Outlined project focus, engagement approach and exercises that include a SWOT analysis, headlines from a successful future, and user stories.
7	1/31/2023	Public Space Improvements Work Session	Provided an overview of benefits to TOD, a report of feedback from the first meeting, and provided an overview of the framework for public space strategies in the plan.
8	2/2/2023	Neighborhood and Housing Work Session	Provided an overview of the technical analysis that included economics, housing, land use, and TOD readiness with a response exercise.
9	2/7/2023	Funding and Financing Focus Group	Provided analysis results of housing, transit, economic, and demographic information, and recommendations based on existing conditions.
10	2/23/2023	Community Meeting	Provided project overview that included explanation of ETOD, ProspectUS-specific focus areas, and findings from the draft

			development policy, mobility and access findings, and investment analysis.
11	2/28/2023	Neighborhood and Housing Work Session	Provided an overview about what an overlay is and defining nodes and districts through discussion.
12	8/1/2023	Neighborhood and Housing Work Session	Overview of zoning overlay nodes and uses that were heard as concerns; land use discussion.
13	8/22/2023	Funding and Financing Focus Group	Provided overview of ETOD, implementation, how buildings get built, federal funding opportunities, and displacement prevention strategies.
14	8/24/2023	Neighborhood and Housing Work Session	Building design discussion as it relates to parking, setback, and site orientation.
15	8/31/2023	Public Space Improvements Work Session	Provided overview of feedback heard at last public space improvement meeting, overview of bus and bike connections, prototype street sections, and an overview of the actions related to the framework for public space strategies.
16	3/19/2024	Community Meeting	Provided overview of ProspectUS Plan and Overlay. Meeting intended as an open house but received many questions and concerns from community members in attendance; continued both cases to 6/4/2024
17	3/20/2024	Community Meeting	Provided overview of ProspectUS Plan and Overlay. Meeting intended as an open house but received many questions and concerns from community members in attendance.
18	6/27/2024	Workshop	Provided an overview presentation and asked questions related to partnerships and displacement concerns.
19	7/11/2024	Workshop	Provided an overview presentation and asked questions related to implementation of the draft plan and draft overlay.
20	10/29/2024	Community Meeting	Provided overview of the plan and overlay geared towards stakeholders who are new to the plan; includes breakout groups for businesses, property owners, and residents.

21	11/12/2024	Office Hours 1	Provide opportunity to answer questions about the draft plan and draft overlay in a small group or one-on-one.
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ProspectUS: Small Group Meetings and Meetings Not Hosted by City Planning/Consultant			
	Date	Organization/Group (If Applicable)	What Occurred
1	1/27/2021	Transportation Infrastructure and Operations Committee	Present proposal for FTA Grant Program that funded ProspectUS
2	4/13/2022	Transportation Infrastructure and Operations Committee	Present information for Ord. 220179
3	11/17/2022	Lykins Neighborhood	Provided an overview and key findings with upcoming meeting dates
4	12/5/2022	KCATA Planning and Operations Committee	Provided overview and next steps to committee members
5	12/5/2022	Town Fork Creek Neighborhood	Provided an overview, key findings, and next steps including meetings
6	1/12/2023	Councilwoman Parks-Shaw	Provided an update with dates for 2nd round of stakeholder meetings
7	1/13/2023	Councilman Barnes	Provided an update with dates for 2nd round of stakeholder meetings
8	1/19/2023	Councilwoman Robinson	Provided an update with dates for 2nd round of stakeholder meetings
9	2/21/2023	Housing Department Director	Provided overview, key findings, and next steps
10	3/14/2023	KCOG	Discussed points of development potential and needs for KCOG
11	3/21/2023	Neighborhoods United	Provided overview and key findings, sought feedback to move forward
12	8/31/2023	Neighborhoods United	Attended meeting to provide update
13	9/6/2023	KC Green	Provided an overview
14	9/13/2023	KCATA	Provided an overview and update
15	9/20/2023	KCOG	Discussed affordable housing production and ProspectUS
16	3/27/2024	KCOG Meeting	Provided an overview and collected feedback from those in attendance
17	4/1/2024	Kansas City Housing and Community Development Department	Provided an overview and asked questions to refine housing actions in the plan
18	4/18/2024	Kansas City Public Library Board	Provided overview of project and discussed KCPL Master Plan and Bluford Branch future

19	4/23/2024	5th District City Council	Provided an informational briefing about the project and next steps
20	6/7/2024	My Region Wins!	Facilitated discussion to address concerns and collect feedback on Plan and Overlay drafts
21	6/10/2024	Washington-Wheatley Neighborhood Leaders	Facilitated discussion to address concerns and collect feedback on Plan and Overlay drafts
22	6/11/2024	KCOG	Facilitated discussion to address concerns and collect feedback on Plan and Overlay drafts; met with potential investors that KCOG invited to the meeting
23	6/14/2024	Santa Fe Neighborhood Leader	Facilitated discussion to address concerns and collect feedback on Plan and Overlay drafts
24	6/21/2024	BikeWalkKC	Provided an overview and answered questions about the project
25	6/24/2024	Prospect Business Association	Provided a brief overview and addressed concerns and feedback about the draft plan and overlay
26	6/28/2024	Prospect Business Association	Provided a brief overview and addressed concerns and feedback about the draft plan and overlay
27	7/3/2024	Independence Plaza Neighborhood Association	Provided an overview and answered questions about the project
28	7/15/2024	3rd District Meeting	Provided an overview and collected feedback from those in attendance
29	7/16/2024	Trust Neighborhoods	Provided an overview and received information about the Neighborhood Trust model for potential inclusion as an action in the plan
30	7/20/2024	Key Coalition Neighborhood Association	Provided an overview and collected feedback from those in attendance
31	7/29/2024	3rd District Meeting-ProspectUS Engagement	Provided overview and listened and recorded discussion about ProspectUS engagement
32	8/5/2024	Ivanhoe Neighborhood Council - Housing Committee	Provided overview, received feedback, and addressed concerns
33	8/19/2024	3rd District Meeting	Followed up with engagement steering group convened by Councilwoman Robinson to review engagement plan, meeting flyers, and meeting planning.
34	9/14/2024	Ivanhoe Farmers Market	Tabling to inform attendees about the upcoming meeting and about the plan and overlay
35	9/14/2024	Marlborough Fall Festival	Tabling to inform attendees about the upcoming meeting and about the plan and overlay
36	10/12/2024	3rd District Convention	Tabling at the 3rd District Convention about ProspectUS plan and overlay
37	10/26/2024	Town Fork Creek Neighborhood	Brief presentation about the plan and overlay
38	11/18/2024	3rd District Resource Fair	Tabling to inform attendees about the upcoming meeting and about the plan and overlay; included other planning efforts at tabling event.
39	12/5/2024	Oak Park Neighborhood Housing Committee	Provided an overview of the ProspectUS Plan and zoning overlay with an overview of housing sections within the KC Spirit Playbook and Heart of the City Area Plan.
40	2/20/2025	ProspectUS Overlay	Held an open house to discuss the revised draft of the ProspectUS Overlay.