



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250378

Submitted Department/Preparer: City Planning

Revised 6/10/24

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 a Transit-Oriented Development (TOD) Overlay for the Prospect Corridor to create development and site design standards for the Prospect Avenue area on about 855 acres located to generally include properties that front on Prospect Ave, from 12th St to 77th St, and properties that front on 12th St, from Charlotte Street to Prospect Avenue. In addition, properties adjacent to Prospect Avenue and along the cross streets are part of the Overlay District, specifically nodes at Truman Road, 18th Street, 23rd Street, 27th Street, 31st and Linwood Boulevard, 39th Street, Martin Luther King Jr, Boulevard, 63rd Street and Meyer Boulevard, Gregory Boulevard, and 75th Street. (CD-CPC-2024-00020)

### Discussion

The proposed overlay district follows the Prospect MAX service route from downtown along 11th and 12th streets and south along Prospect Avenue to 75th 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. 18th Street
- E. 22nd/23rd Street
- E. 26th/27th Street
- E. 31st Street
- E. Linwood Boulevard
- E. 39th Street
- Dr. Martin Luther King Jr. Boulevard
- E. 63rd 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. Three specific topics discussed at the March 5, 2025 CPC hearing included:

**Parking:** 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 or 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:** Drive-through facilities are permitted within all the nodes and the transit corridor but these facilities 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.

**Industrial uses:** 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.

Staff recommends approval for the proposed overlay district. On April 2, 2025, the City Plan Commission (CPC) voted 5-0 to recommend approval of the Prospect Corridor Overlay.

Please refer to Attachment 2 at the end of the staff report which details the forty (40) public engagement meetings that staff either attended or organized.

## Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?  
The overlay and plan was funded by a FTA Section 20005(b) Pilot Program for Transit-Oriented Development Planning grant, local match from City Planning funds, in-kind match from the City Planning and Development Department and KCATA. All funds fully expended February 28, 2024
3. How does the legislation affect the current fiscal year?  
Not applicable, as this is a zoning ordinance.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
Not applicable, as this is a zoning ordinance.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable, as this is a zoning ordinance.

### 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 because this ordinance 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?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - ☒ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population.
  - ☐ Address the various needs of the City's most vulnerable population by working to reduce disparities.
  - ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
  - ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
  - ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## Prior Legislation

Resolution 250148 - On February 27th, 2025, Council approved the ProspectUS Equitable Transit Oriented Development (TOD) Strategic Plan along the Prospect Avenue Corridor 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.

## Service Level Impacts

Staff does not anticipate service level impacts from the proposed plan.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No potential health impacts were identified.

2. How have those groups been engaged and involved in the development of this ordinance?

Staff either held or participated in over 40 public engagement events since 2022.

In March 2024, approximately 5,500 notices were mailed to community members along the corridor informing them about the upcoming plan adoption and the corresponding Prospect Corridor Zoning Overlay. To address the concerns from the community about the need for more engagement, both the plan and overlay were continued by the City Plan Commission on April 2, 2024; June 5, 2024; and September 18, 2024. At the September 18, 2024 City Plan Commission hearing, the City Plan Commission continued the plan case to January 15, 2025 and the zoning overlay case to March 5, 2025. The project team extended the engagement process to reach more community partners and collect additional feedback to ensure that the plan meets the needs and desired future for the corridor. Two workshops were held in the summer of 2024 to provide an overview of the plan and a space for community members to discuss changes to the plan. Revisions to the plan were completed based on feedback from the community.

In September 2024, City staff prepared approximately 11,000 postcard notices that were mailed to community members along the corridor informing them of an upcoming meeting and directed community partners to the project webpage where fact sheets, the draft plan, and an interactive map were published for public viewing. On October 29, 2024, another community meeting was held to provide overviews of both the plan and overlay directed towards community partners who may have not been involved in the planning process to that point. The outcome of this meeting was to move forward with the plan's adoption and to continue the public engagement process in early 2025 for the overlay district.

At the January 15, 2025 CPC hearing, one member of the public provided testimony. The citizen was concerned about the plan's lack of dedicated funding for implementation and expressed an interest in working with City staff on the related zoning overlay.

3. How does this legislation contribute to a sustainable Kansas City?  
The ProspectUS Equitable Transit Oriented Development Strategic Plan (Resolution No. 250148) outlines goals and actions to contribute to a sustainable Kansas City.
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)