

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00143



Text Amendments – Section 88-420, Parking and Loading

November 5, 2025

Docket #2

Request

Chapter 88 Text Amendments

Applicant

City Planning and Development
City of Kansas City

Approval Process



Overview

The proposed amendments to Chapter 88, the Zoning and Development Code, repeal and replace Section 88-420 regarding Parking and Loading. The proposed amendments simplify the existing code and establish new context-based standards for off-street parking.

Public Engagement

Two open houses were held on September 10, 2025 (virtual) and September 11, 2025 (in-person). Additional public engagement included stakeholder interviews, conducting an online survey, posting on the City's Speak Easy virtual participation platform and Neighborhood Direct monthly emails, and presentations at the KC Small Developers Forum, BikeWalkKC, Midtown KC Now, South KC Alliance, Northland Regional Chamber of Commerce, Downtown Neighborhood Association, Downtown Council of Kansas City, and KC CID Alliance.

Controlling + Related Cases

Ordinance 230257 - Adopting the KC Spirit Playbook as the City's Strategic and Comprehensive Plan and repealing and replacing the FOCUS Kansas City Plan that was adopted by the City Council by Committee Substitute for Resolution No. 971268 on October 30, 1997.

Project Timeline

The application was filed on August 28, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #2 Approval

TEXT AMENDMENT REVIEW

The purpose of the proposed amendments is to update off-street parking requirements to support more walkable development patterns, make parking requirements easier to understand, reduce the burden of providing on-site parking within the City's developed urban core, and reduce the amount of variance requests. These amendments are in conformance with the KC Spirit Playbook's short-term priority to "Eliminate off-street parking minimum requirements citywide allowing developers flexibility to set their own parking rates."

The proposed amendments simplify the parking code by removing redundancies and grouping similar topics together; formerly 18 sections are now only 7 sections (see Attachment 1).

New standards include:

- Context-based approach that creates an "urban core boundary" as State Line Road to the west, 85th Street to the south, Blue River to the east, and the Missouri river to the north.
 - Developments in the urban core do not have minimum off-street parking requirements.
 - Developments outside the urban core have reduced parking minimums.
- Establish parking maximums city wide; developments in the urban core have reduced ratios.
- Parking in excess of maximum ratios is allowed if public amenities are provided through site improvements such as bike racks, crosswalks, traffic calming, or other public improvements.
- On-street parking spaces within a non-residentially zoned area may be counted towards the required parking minimums.
- Bike parking requirements revised to provide flexibility and adopt national best practices.

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Text Amendments (88-510-07)

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

A. Whether the proposed zoning and development Code text amendment corrects an error or inconsistency in the Zoning and Development Code or meets the challenge of a changing condition.

The proposed standards will better align with actual parking demand and correct inefficient land use and underutilized parking spaces. Please see Attachment 3, the best practices report, for more information about the changing conditions regarding Parking.

B. Whether the proposed zoning and development code text amendment is consistent with adopted plans and the stated purpose of this Zoning and Development Code.

The proposed amendments are consistent with the purpose of the Zoning and Development Code. Additionally, the KC Spirit Playbook recommends, as a short-term priority of the city, to “Eliminate off-street parking minimum requirements citywide allowing developers flexibility to set their own parking rates subject to staff, City Plan Commission, and City Council approval in context of the development area’s context and goals for that neighborhood.” (PM-1) as well as “Review and revise standards for short-term and long-term bicycle or scooter parking to make sure that it meets modern needs and is aligned with City mode share policy goals” (PM-6).

C. Whether the proposed zoning and development code text amendment is in the best interests of the City as a whole.

The proposed amendments are intended to provide adequate parking and ensure that context-sensitive parking requirements better align with actual needs while supporting the City’s policies related to transportation, land use, urban design, and sustainability and improving the quality of life for Kansas City residents.

ATTACHMENTS

1. Summary of Parking Code Changes
2. Proposed Text Amendment
3. Best Practices Report (available on CompassKC)
4. Communications Received

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL.

Respectfully submitted,



Jennifer Reinhardt, AICP

Lead Planner