

Ordinance No. 250378

CD-CPC-2024-00020

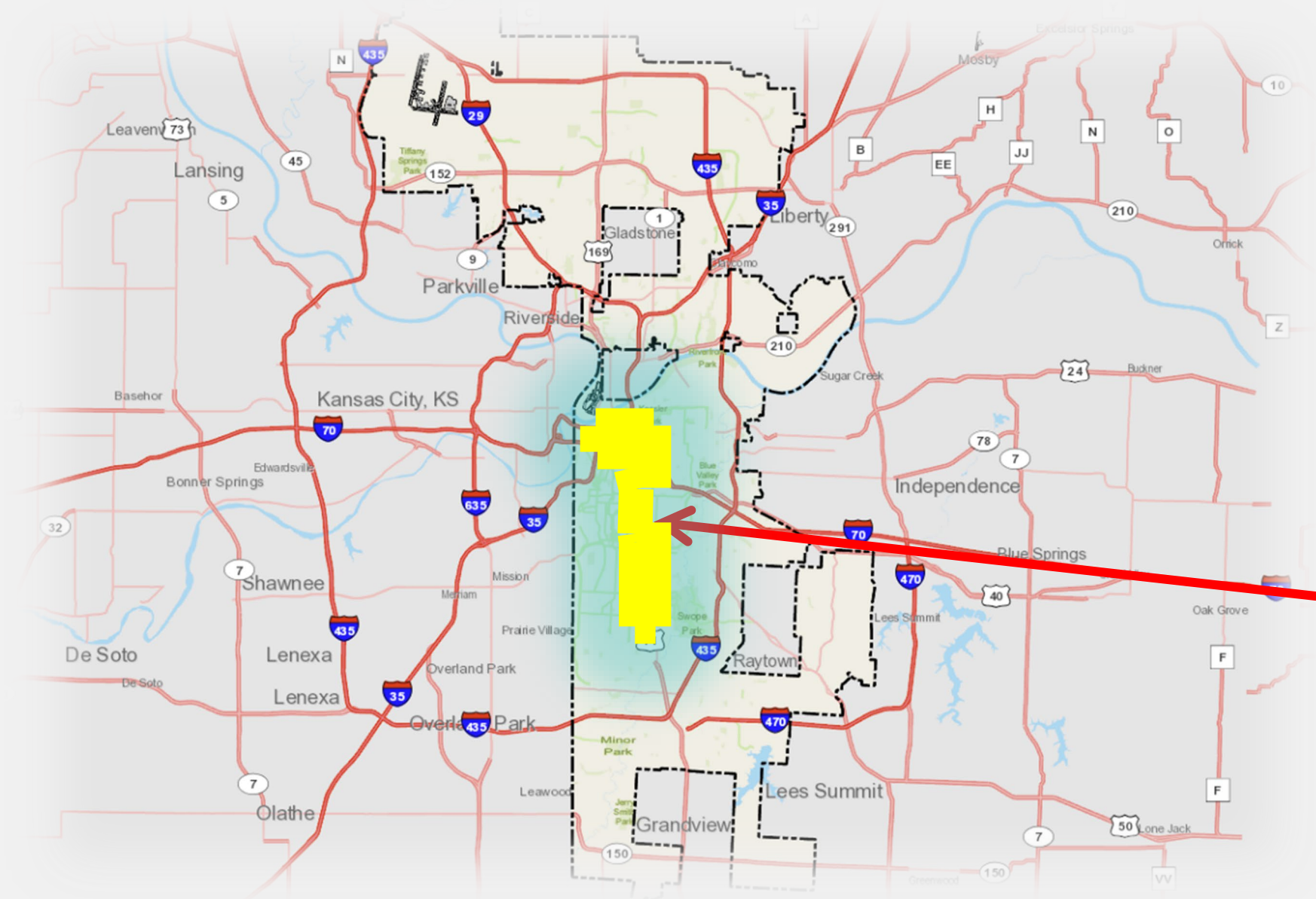
Overlay District

Prospect Corridor Overlay District

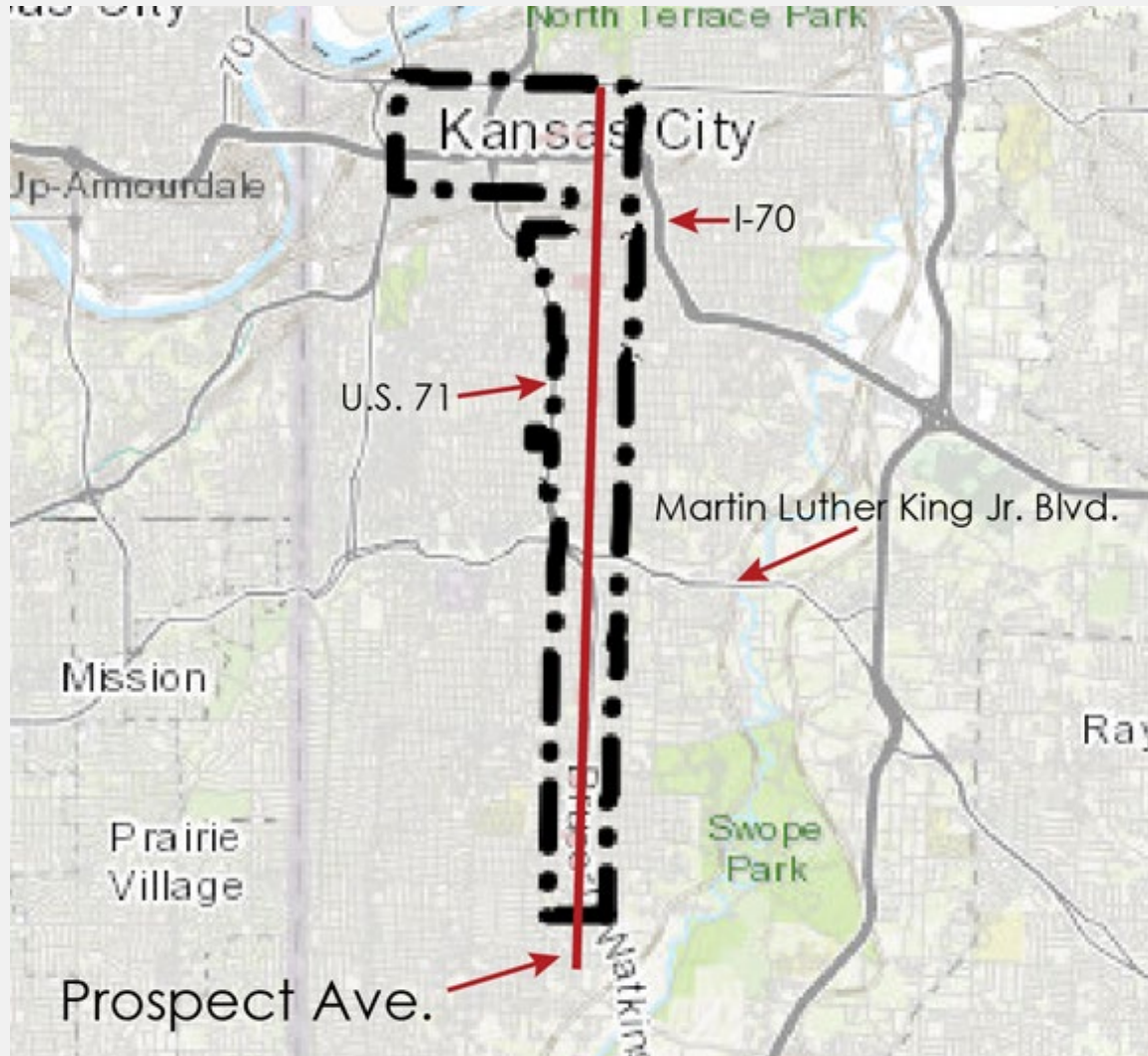
May 6, 2025

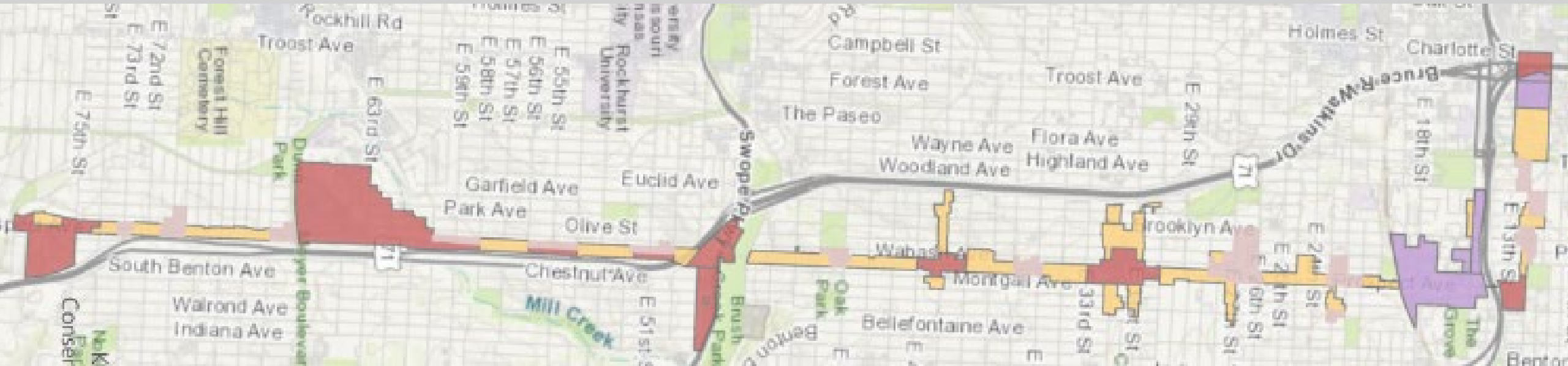
Neighborhood Planning & Development





**Plan
Area**





Transit Corridor

272 ACRES

Urban Community

322 ACRES

Urban Industrial

110 ACRES

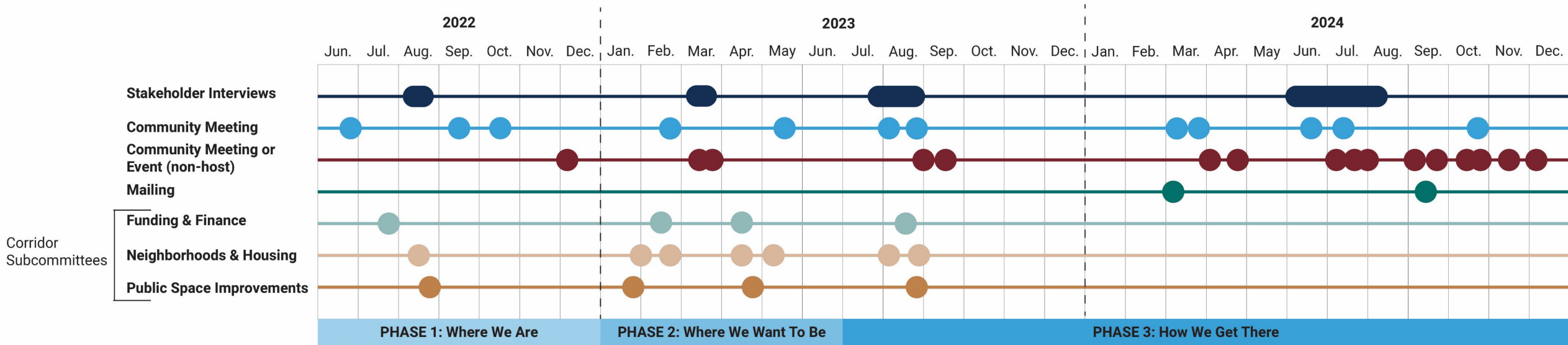
Urban Neighborhood

119 ACRES

Background

- **Planning process was funded by a TOD Planning Grant** from the Federal Transit Administration in 2019
- The planning process **began in 2022**
- **FTA grant was fully expended** on February 28, 2024

Community Engagement Schedule



Approximately 60 instances of community engagement throughout the planning process

ProspectUS



Overlay Facts

- **Promote TOD uses**
- **Overlay is approximately 9 miles long**
- **Includes E. 12th Street and major corridors along Prospect Avenue**

Why are we doing this?

- **Promote high-quality development that enhances the shared value of the Prospect Corridor.**
- **Provide a diverse range of uses that complement transit services.**
- **Promote development that evolves over time.**

ProspectUS Plan (page 191)

Goal 5: Grow the Population Through Mixed-Income Neighborhood Development

Strategy 3: Prioritize and better enable incremental and small-scale real estate development (Continued)

Actions	Cost	Timing	Resource Allocation / Funding Source	Responsibility Leader	Key Partners
A6. Pre-Approved Building Plans. Establish a pre-approved building plan program to streamline the building process for infill housing. Prioritize simple, traditional building patterns for single-family and missing middle housing types.	\$	0-2 years	KCMO General Fund	KC Planning and Development	KC Office of the City Manager; Corridor Manager
A7. Neighborhood Corner Lots. Analyze and prepare text amendments for zoning of areas within approximately a quarter mile of the Prospect Corridor that reinforce traditional development patterns, including the allowance of middle housing types on corners.	\$	0-2 years	KCMO General Fund	KC Planning and Development	Corridor Manager
A8. Zoning Overlay. Actively Promote Recent Zoning Changes: <ul style="list-style-type: none"> Leverage publicly-owned vacant property Create an Infill Tracking Map Utilize City public relations tools Publicly promote incentives and additional tools associated with eligible infill properties 	\$	0-2 years	KCMO General Fund	KC Planning and Development	Corridor Manager

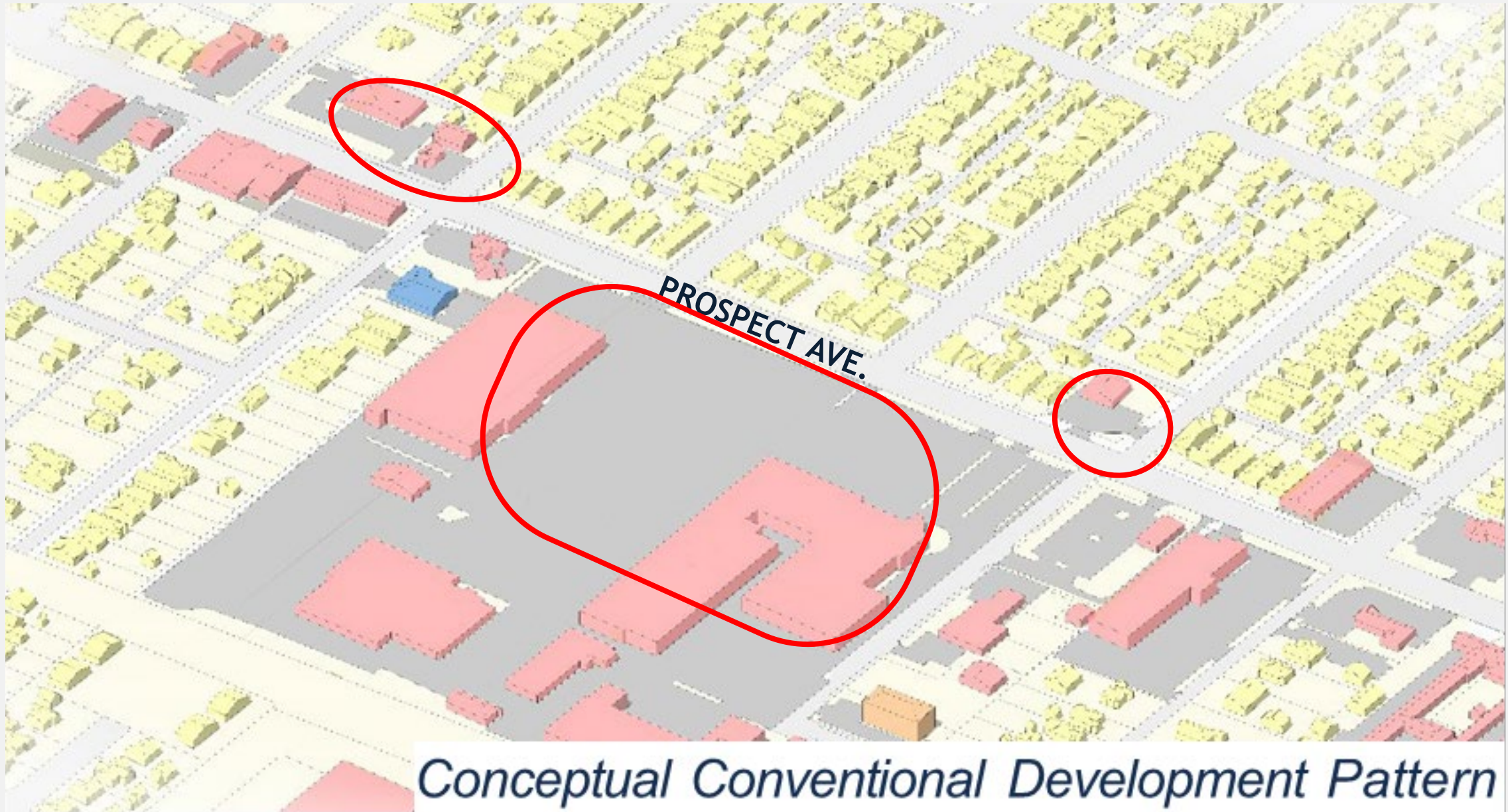
What the overlay is not...

- **Redevelopment/Development Plan**
- **The taking or purchasing of any property**
- **Partnered with any developers**

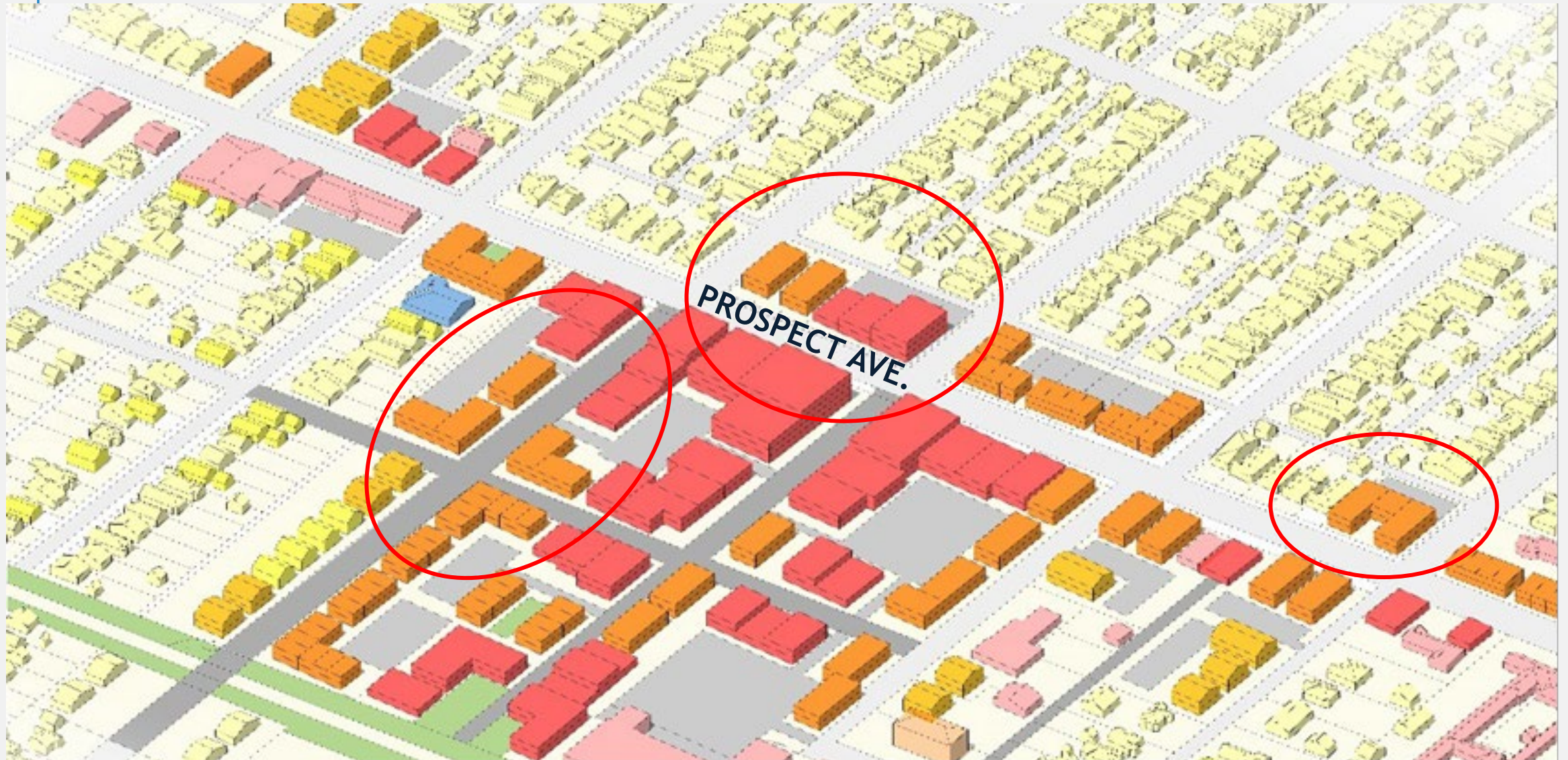


3701 Prospect Ave.





Conceptual Conventional Development Pattern



Conceptual Transit-Oriented Development Pattern



Truman & Prospect (1940)



**URBAN
INDUSTRIAL NODE**



**URBAN
COMMUNITY NODE**

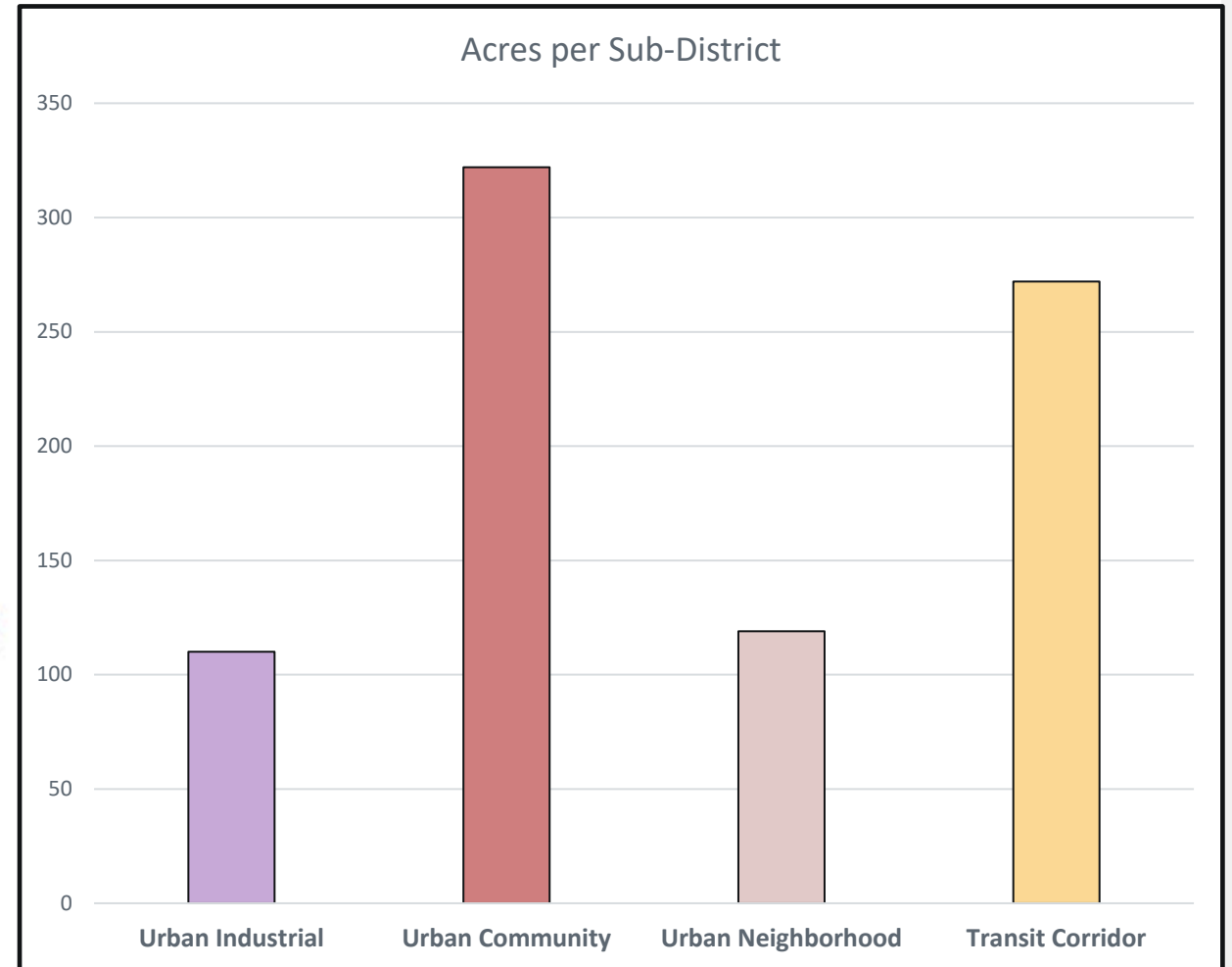


**URBAN
NEIGHBORHOOD NODE**



TRANSIT CORRIDOR

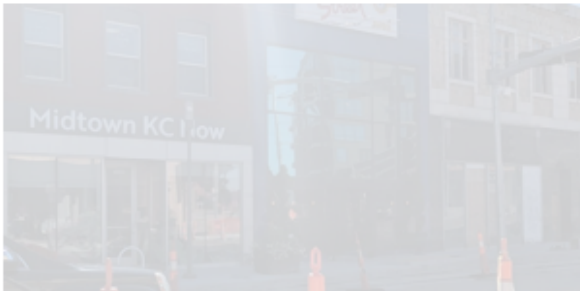
OVERLAY SUB-DISTRICTS





URBAN INDUSTRIAL NODE

110 ACRES



URBAN COMMUNITY NODE



URBAN NEIGHBORHOOD NODE



TRANSIT CORRIDOR

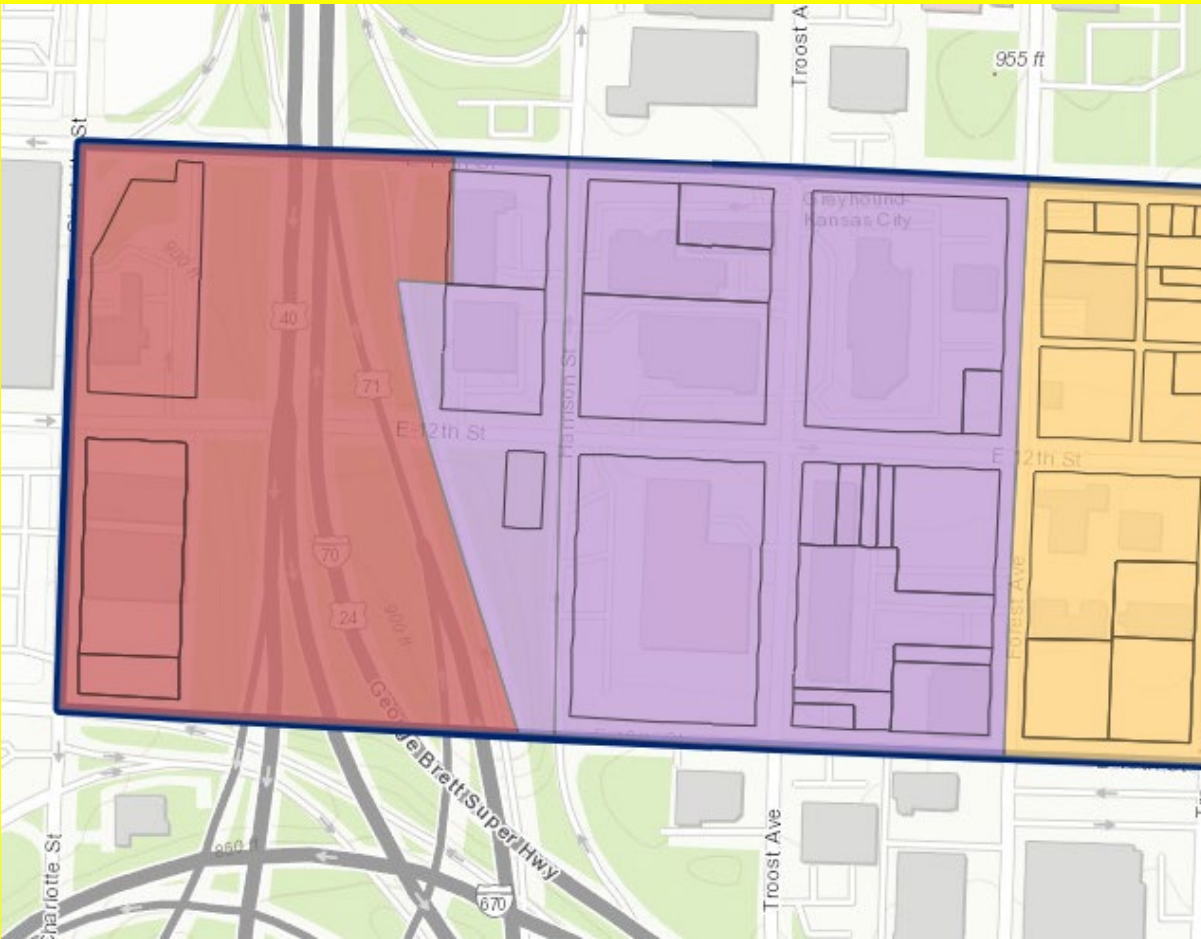
URBAN INDUSTRIAL NODE

Goal in these areas is to include **employment centers** focused on services and goods

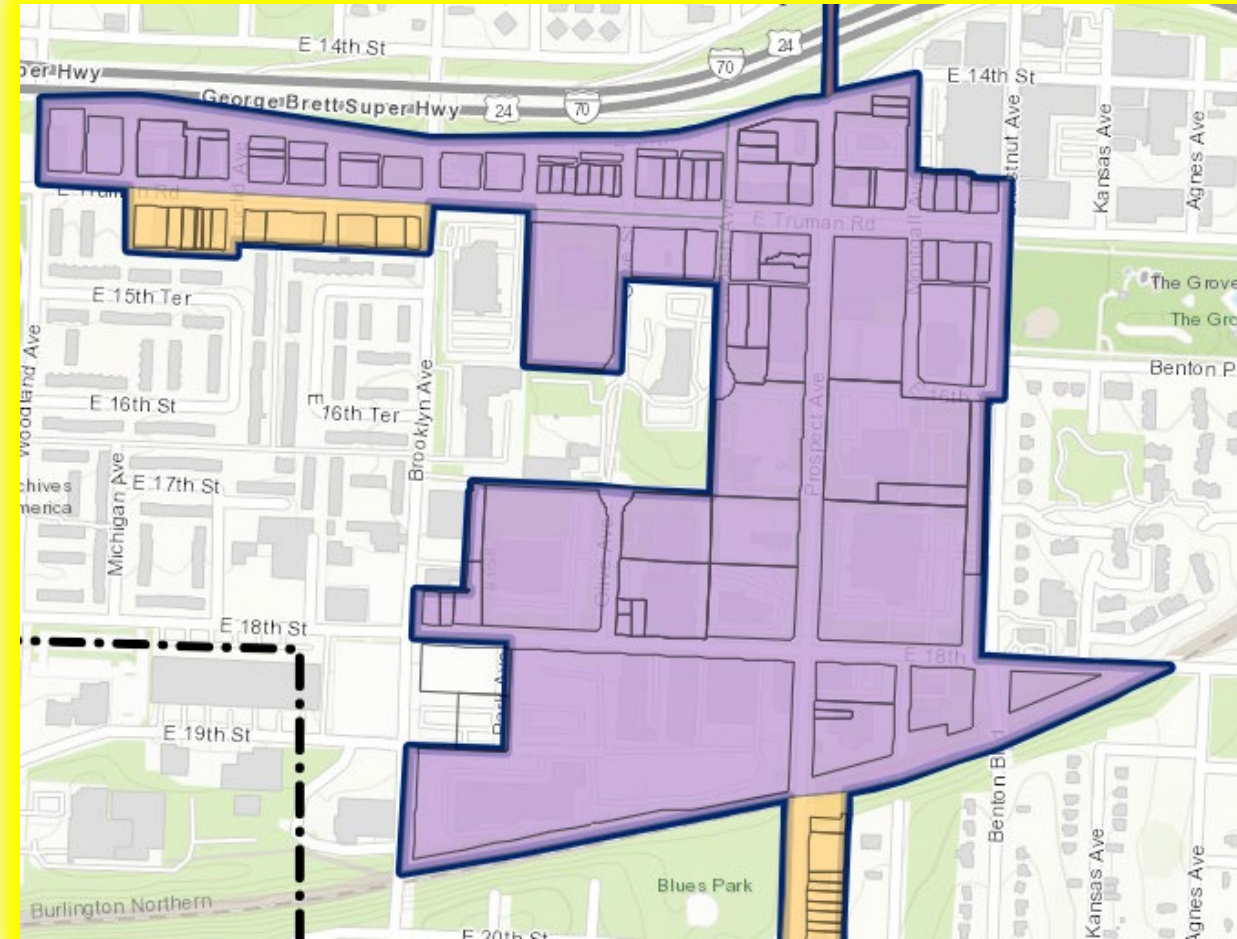
Shared parking can be used to increase building footprints

Height **max 100 feet**

- 12th & Troost Ave
- Truman Rd & Prospect
- 18th & Prospect



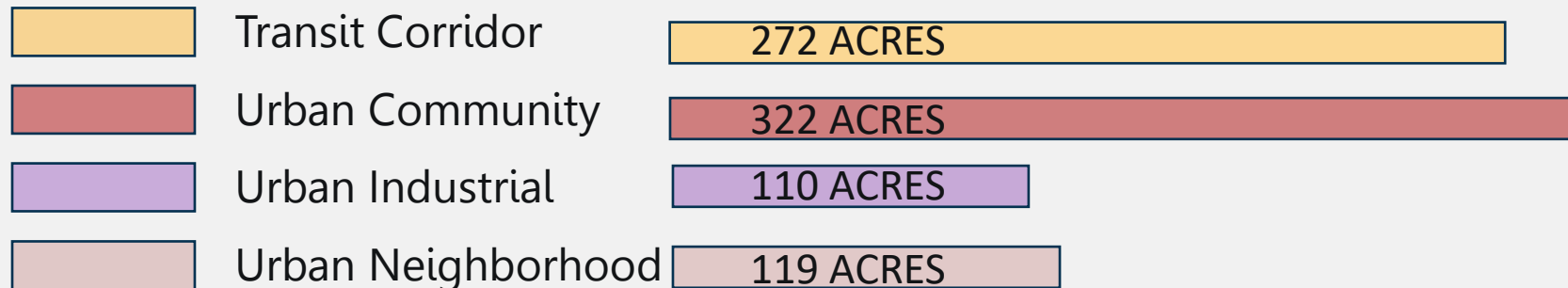
Paseo West



**I-70 to KCTR
& Truman Road**

TABLE 1. ALLOWED USES

	Urban Neighborhood Node	Urban Community Node	Urban Industrial Node	Transit Corridor	Use Standards
<u>Manufacturing, Production, and Industrial Service</u>					
» <i>Artisan</i>	P	P	P	P	
» <i>Limited</i>	-	S	P	-	
» <i>General</i>	-	-	S	-	
» <i>Intensive</i>	-	-	-	-	





URBAN
INDUSTRIAL NODE



URBAN
COMMUNITY NODE

322 ACRES



URBAN
NEIGHBORHOOD NODE



TRANSIT CORRIDOR

URBAN COMMUNITY NODE

Density cores of development

Max height **75 feet**

- 12th St & Charlotte
- 12th St & Prospect
- 31st St. & Prospect
- Linwood & Prospect
- 51st St, 55th, 59th St & Prospect on east side
- 63rd Street & Prospect
- Meyer Blvd & Prospect (north side)



URBAN
INDUSTRIAL NODE



URBAN
COMMUNITY NODE



URBAN
NEIGHBORHOOD NODE

119 ACRES



TRANSIT CORRIDOR

URBAN NEIGHBORHOOD NODE

- **Smaller-scale neighborhood-oriented** commercial hubs
- **Complements** adjacent neighborhoods
- Max height **55 feet**
- 23rd , 27th , 35th , 43rd , 45th & Prospect
- 51st , 55th , 59th St. & Prospect
- Meyer Blvd & Prospect (south side)



URBAN
INDUSTRIAL NODE



URBAN
COMMUNITY NODE



URBAN
NEIGHBORHOOD NODE



TRANSIT CORRIDOR

272 ACRES

TRANSIT CORRIDOR

Transit corridors are the **cross corridors and blocks** between higher activity nodes

Primarily residential uses with some neighborhood-serving mixed use, commercial, institutional, and civic uses.

Max height **40 feet**

- Example: Prospect between Meyer Blvd. and Gregory Blvd.



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



30th & Troost



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	
» <i>Blood/plasma center</i>	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>					
» <i>Indoor</i>	P	P	P	P	
» <i>Outdoor</i>	P	P	P	P	
<u>Vehicle Sales and Service</u>					
» <i>Car wash/cleaning service</i>	-	-	S	-	
» <i>Heavy equipment sales/rental</i>	-	-	S	-	
» <i>Light equipment sales/rental (indoor)</i>	-	S	S	-	
» <i>Light equipment sales/rental (outdoor)</i>	-	-	S	-	
» <i>Motor vehicle repair, limited</i>	S	S	P	-	
» <i>Motor vehicle repair, general</i>	-	-	S	-	
» <i>Vehicle storage/towing</i>	-	-	S	-	



3500 Block of Prospect (1940)

Overlay Standards

Gasoline and Fuel Sales:

Cannot be located within 1000' of rapid transit stop

Drive-Through Facilities:

Cannot be located within 500' of rapid transit stop

Only one curb cut per street frontage



54th & Troost

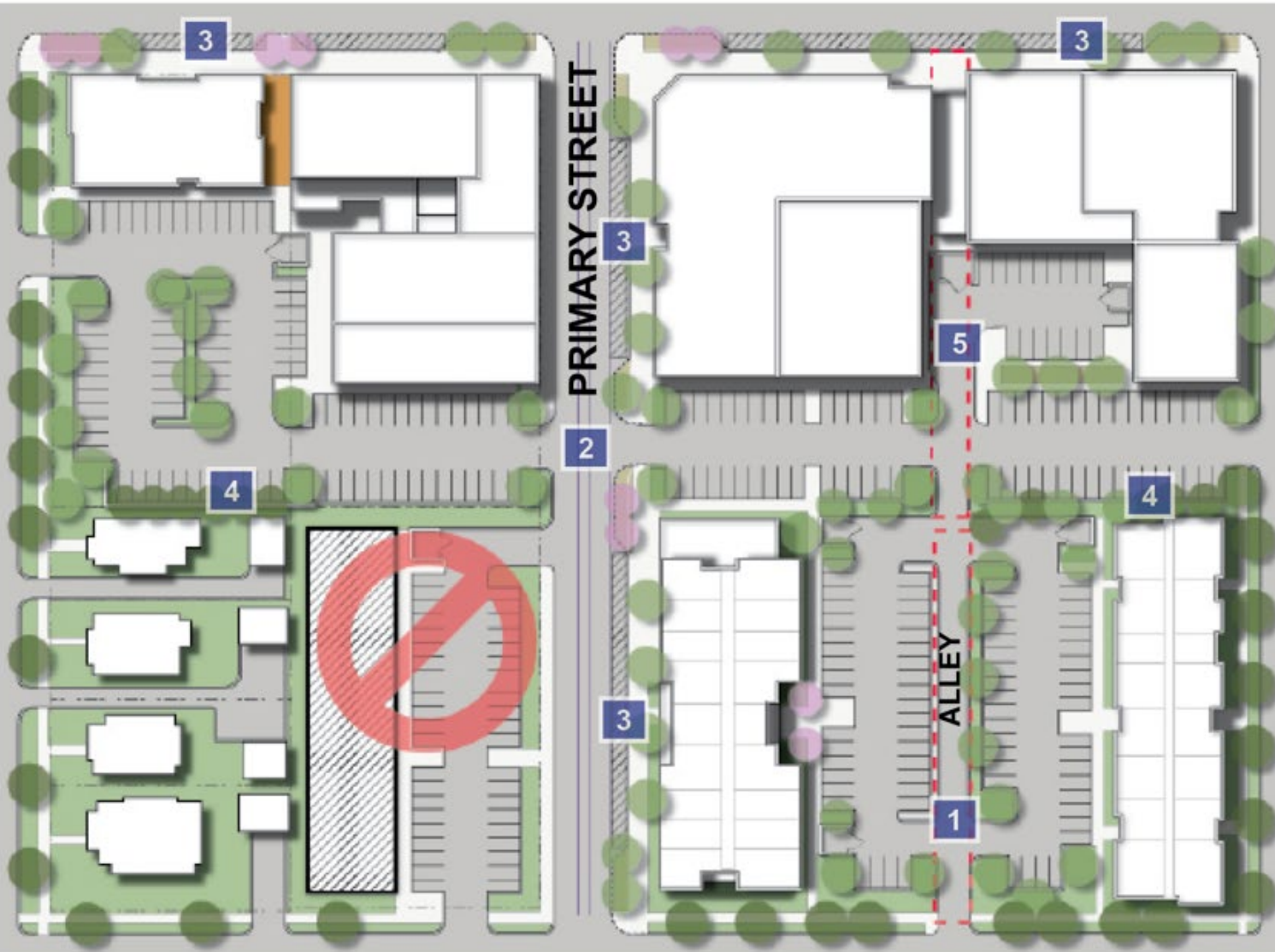
Overlay Standards

- **Parking Maximums:**

No use shall provide more than 3 spaces or 33% of what the minimum parking ratios require

- **Parking Design:**

Parking facilities shall not directly abut any street identified on the Major Street Plan



PARKING DESIGN & DEVELOPMENT CONSIDERATIONS:

- 1** Utilize alleyways for parking access to individual properties.
- 2** Mitigate numerous curb-cuts along primary streets. Align points of access and egress.
- 3** Development of cohesive streetscape design that provides additional landscaping opportunities and better defines on-street parking.
- 4** Enhanced buffering between parking facilities and lower-density residential uses.
- 5** Vacate alleyway for parking lot access and development for multiple or consolidated properties.



Development Strategies Report

Bruce R. Watkins Drive
Beautification and Development Enhancement Plan/Budget

Ochsner • Hare & Hare
Kansas City, Missouri

(1989)

SITUATION 3: HOUSING FRONTING PROSPECT

Zero or Minimum Setback

Conditions

Apartments facing Prospect

Zero or minimum lot line setback

Urban streetscape

Parking lots behind buildings
desirable

Building Siting and Design

Orient primary entrances toward Prospect. Secondary or residents' entrances may be oriented toward the rear.

Align front facade with property line or with minimal setback as allowed by zoning.

If building is set back from the property line, provide a transitional buffer between the sidewalk and the front facade, such as a wall or raised planting bed.

For residents' privacy, it is desirable to raise the Prospect floor level above the adjacent sidewalk by approximately two to four feet. Interiors of units should not easily be viewed by pedestrians or motorists "passing by."

Buildings should be constructed of materials that are compatible with nearby structures. For example, if units are constructed near a commercial cluster, masonry materials are more desirable. Wood may be introduced for housing that has some degree of setback and is located in a dominant residential setting.



30th & Troost



54th & Troost (2024)



54th & Troost (2019)



55th & Troost



57th & Troost



31st & Prospect



18th & Prospect



28th & Prospect

Overlay Standards

Window Signs:

May exceed 15% of window or door coverage if 100% transparency is maintained between 3' to 6' range of building elevation.



WINDOW SIGNAGE GRAPHICS

6' - Above:

Opaque signage and graphics allowed.

Ground Level to 6' Transparent Zone:

Window signage and graphics do not obstruct indoor/outdoor view.



Overlay Standards

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.



Overlay Standards

Roof Signs:

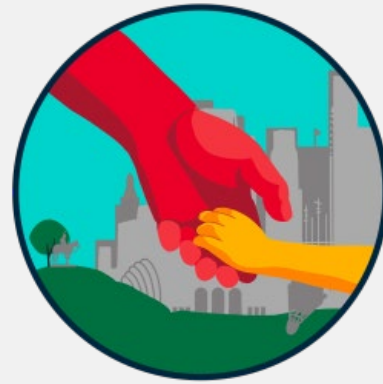
Roof signs shall be die cut and/or channel letter signs. Supporting structures must consist of the fewest number of supporting members without embellishments. Roof signs are permitted on buildings if the top of the highest portion of the roof is at least 30 feet above grade. The maximum height of a roof 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.

Certificate of Legal Nonconforming Use (CLNUs)

- Legally established use may continue
- Apply for CLNU (fee waived for 18 months if approved by Council)

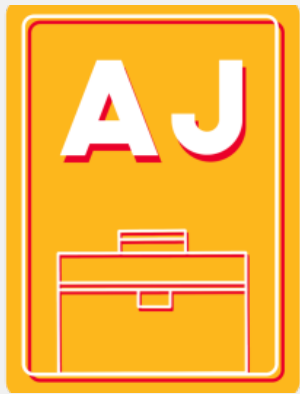
KC Spirit Playbook Analysis

- Aligns with nine of the ten goals in the KC Spirit Playbook.



KC Spirit Playbook Analysis

- Aligns with 11 of 21 objectives



KC Spirit Playbook Analysis

• Aligns with 40 of 279 Community Supported Actions (CSAs)

QD-8

Implement [transit-oriented development \(TOD\) Zoning Overlays](#) in transit corridors. This recommendation would encourage the expanded use of zoning overlay districts that specifically aim to create a land use and development pattern that supports and increases transit access and ridership.

PT-12

Expand transit-oriented development (TOD) opportunities along Streetcar and other BRT corridors. Create and implement TOD plans in these corridors (see [Transit-Oriented Development Policy](#)). In collaboration with local and regional development agencies, the city should push for more truly TOD projects that encourage more mixed-use, increased density, housing affordability, and increased access to transit.

AJ-6

Increase housing near employment centers. Use base zoning districts or overlays to permit more multifamily housing in employment areas. Continue to use incentive tools and the affordable housing trust funds to increase affordable housing in areas with the highest needs.

PH-2

Require [Crime Prevention Through Environmental Design](#) (CPTED) strategies in new or redevelopment projects. Encourage closer relationships between public safety personnel and neighborhoods to increase a sense of safety.

Staff & CPC Recommendation

CD-CPC-2024-00020
Overlay District

Approval