2026 KCI Area Plan Update Adoption

City Council Ordinance 260560

City Council Resolution 260559

06/30/26

Neighborhood Planning and Development Committee

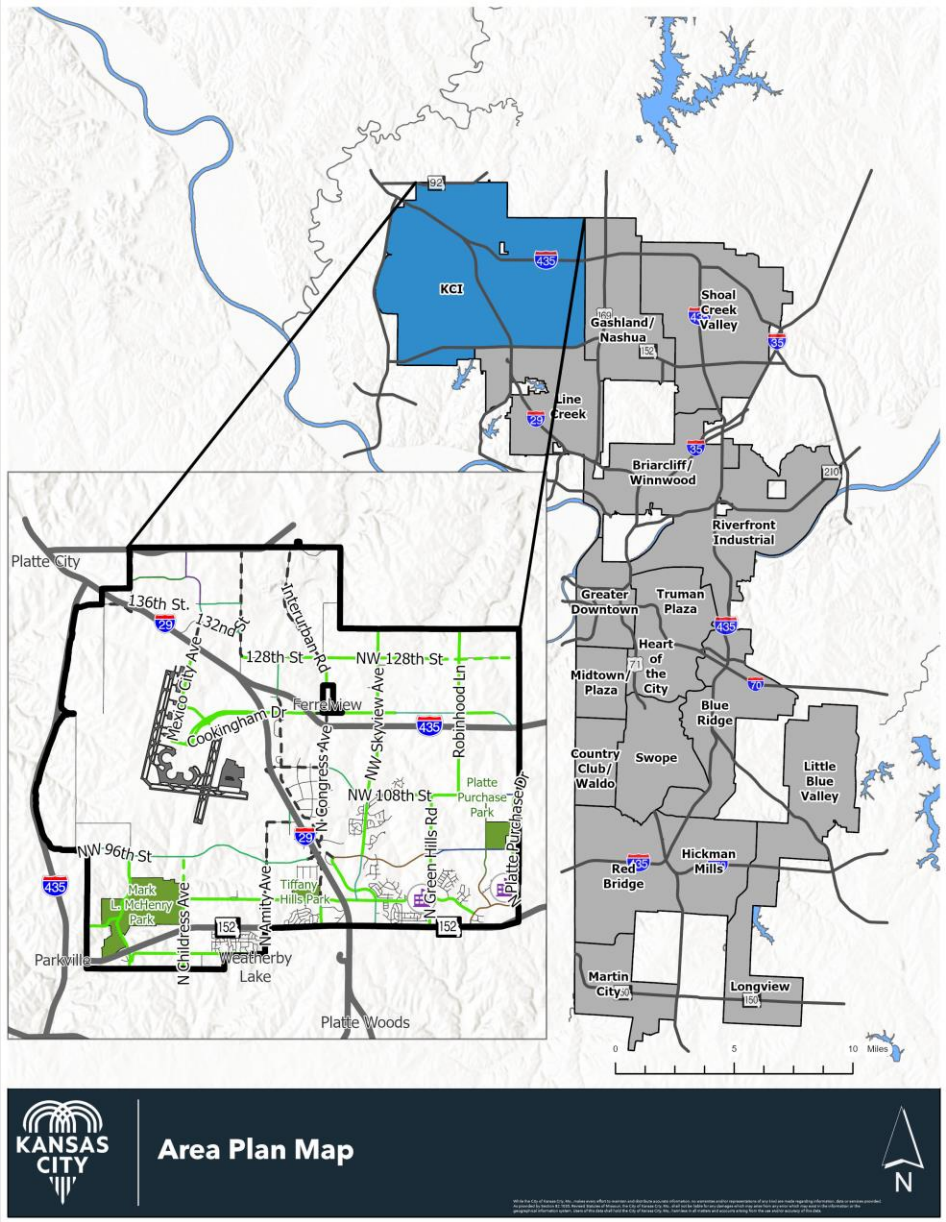
CD-MISC-2026-00004

City Planning Commission:

Approved 4.15.2026

Study Area

- City Limits of Kansas City, MO (north)
- City Limits to Amity and then along HWY 152 (south)
- Platte/Clay County boundary (east)
- City Limits of Kansas City, MO (west)



Summary

- 2008 KCI Plan was adopted by Ordinance 090395
  - Ordinance 260560 – Repeals Ordinance 090395
  - Resolution 260559 – Adopts 2026 KCI Area Plan
- KCI Future Land Use Map was adopted in July 2025 in response to a moratorium on industrial development in the area
- Since July staff conducted public engagement on the remaining plan components - mobility, environment, housing & neighborhoods, public realm, sub areas - with implementation (community supported actions) for each component

Public Engagement (February 2025-November 2025)

- 5 advisory committee meetings
- 3 public workshops & a public Open House
  - Exercises were focused on land use, mobility, housing and neighborhoods, environment, and public spaces
- Over 100 responses to online engagement survey
  - Visioning Survey and Asset map exercise
- A statistically significant survey of the KCI area, with over 300 responses received. Results were incorporated into the final area plan

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Public Engagement Opportunities since November 5th

- Public Open House emails (11/5/25) included links to the KCI Area Plan webpage, which remained active through CPC approval.
- Since November 2025, the webpage has provided draft goals, key concepts, public comments, and survey results.
- The full draft KCI Area Plan was posted online two weeks before the CPC hearing.
- April 9, 2026: Email notification sent to all meeting attendees and Advisory Committee (AC) members announcing that the draft plan was available online.
- April 15, 2026: CPC hearing publicly advertised.
- April 16, 2026: Email notification sent announcing CPC adoption of the Area Plan and its advancement to City Council.
- June 25, 2026: Email notification sent regarding the June 30, 2026, NPD Committee hearing.
- All communications included Community Planning staff contact information. Staff received and responded to inquiries from community members throughout the process.

Notable Additions

1. Sub Areas
   - Subareas have been added to the plan, as none were identified in the previous version
2. Place Types
   - Place Type categories are used on the Future Land Use map
3. Bike Routes and Trails
   - The original plan did not identify priority street segments for bicycle routes
4. Housing and Neighborhoods Chapter
   - The original KCI Plan did not include a Housing and Neighborhoods chapter

KC Spirit Playbook Analysis

Connected City

Diversity and Opportunity

Environment For People of All Ages

Healthy Environment

Sustainable and Equitable Growth

History, Arts, and Culture

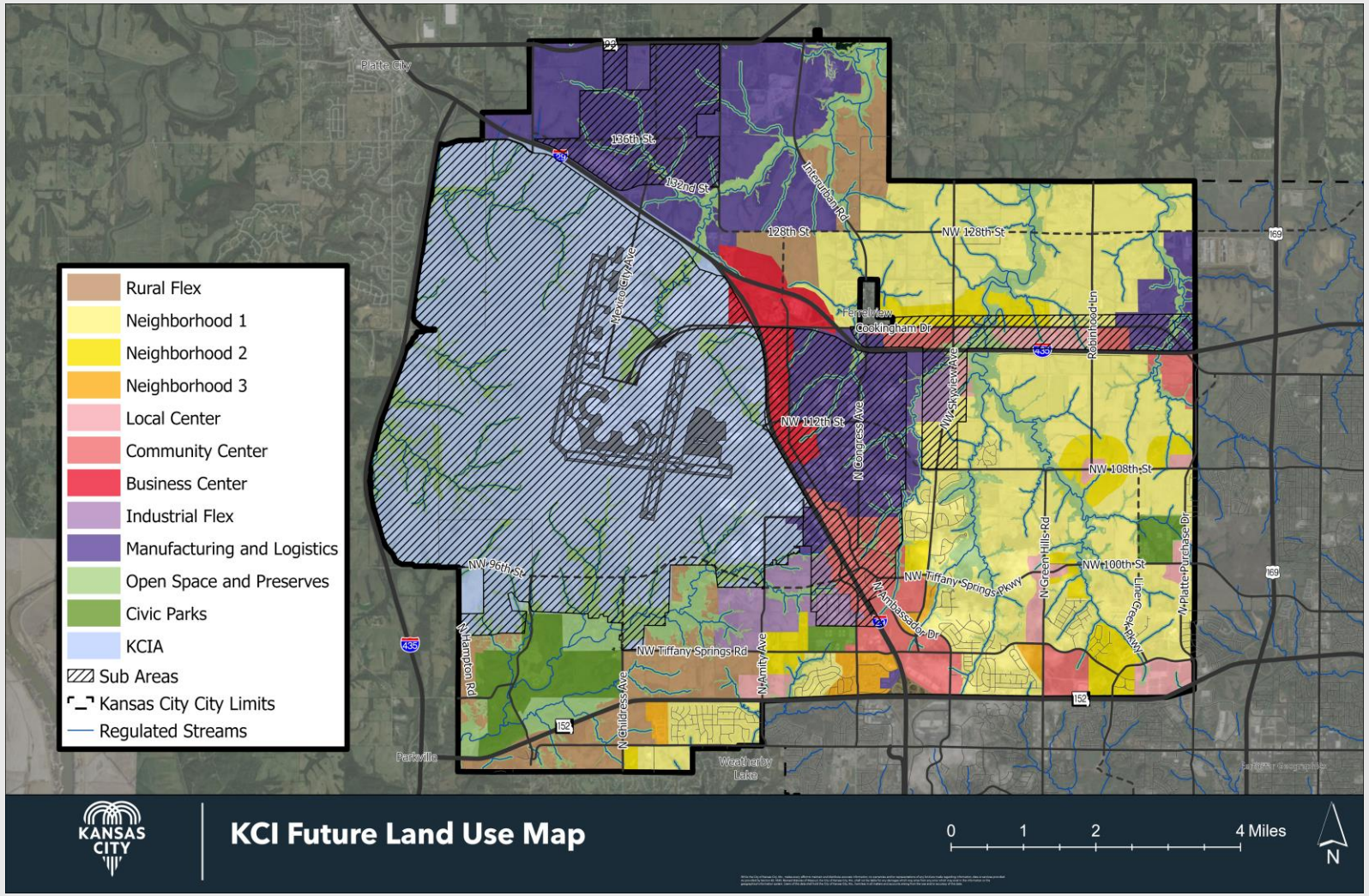
Parks and Open Spaces

Smart City

Strong and Accessible Neighborhoods

Well-Designed City

Future Land Use Map



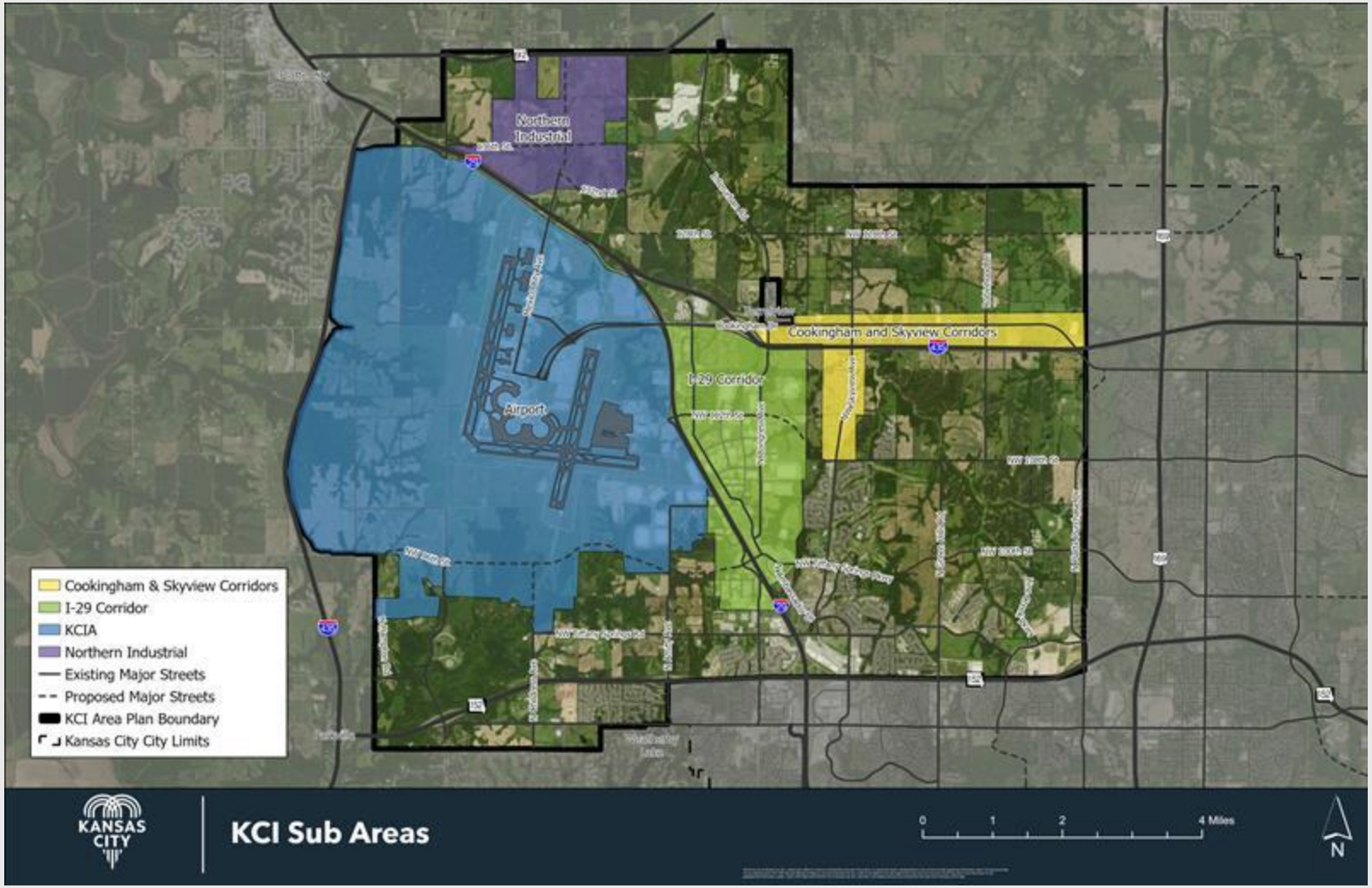
Future Land Use Map Definitions

Open Space/Preserves	Protected natural buffer areas including stream corridors, steep slopes, and other environmentally sensitive areas.
Civic Parks	Public recreational areas, including the Kansas City Parks & Boulevard System.
Rural Flex	Rural character areas that consist of primarily residential houses and farmsteads, agriculture, and undeveloped land.
Neighborhood 1	Low density residential areas that consist primarily of detached single-family homes. Neighborhood amenities benefiting residents may also be found.
Neighborhood 2	Medium density residential areas that provide compatible small-scale housing types in addition to single family homes. Small neighborhood-serving shops may also be found.
Neighborhood 3	High density residential areas that provide a wide variety of multi-family housing types and neighborhood-serving shops.

Neighborhood 4	Urban density residential areas that include large-scale apartment building complexes and mixed-use commercial.
Local Center	Small, walkable mixed-use areas that provide convenient access to goods, services, dining, and residential to meet the daily needs of adjacent neighborhoods.
Community Activity Center	Walkable, mixed-use areas that provide access to goods, services, dining, entertainment, and residential with a larger service area of surrounding neighborhoods and visitors.
Business Center	Concentrations of typically auto-oriented retail, services, hospitality, and employment.
Regional Center	Highest scale density, mixed-use areas that provide access to goods, services, dining, offices, entertainment, and residential and often serve as employment centers and destinations with a regional draw.
Industrial Flex	Eclectic mixed-use destination areas with range of activities such as artisanal manufacturing, retail, logistics, office, dining, and residential.
Manufacturing/Logistics	Employment areas that accommodate large format uses and provide a range of job types and services in sectors such as manufacturing, processing, technology, research, distribution and logistics.

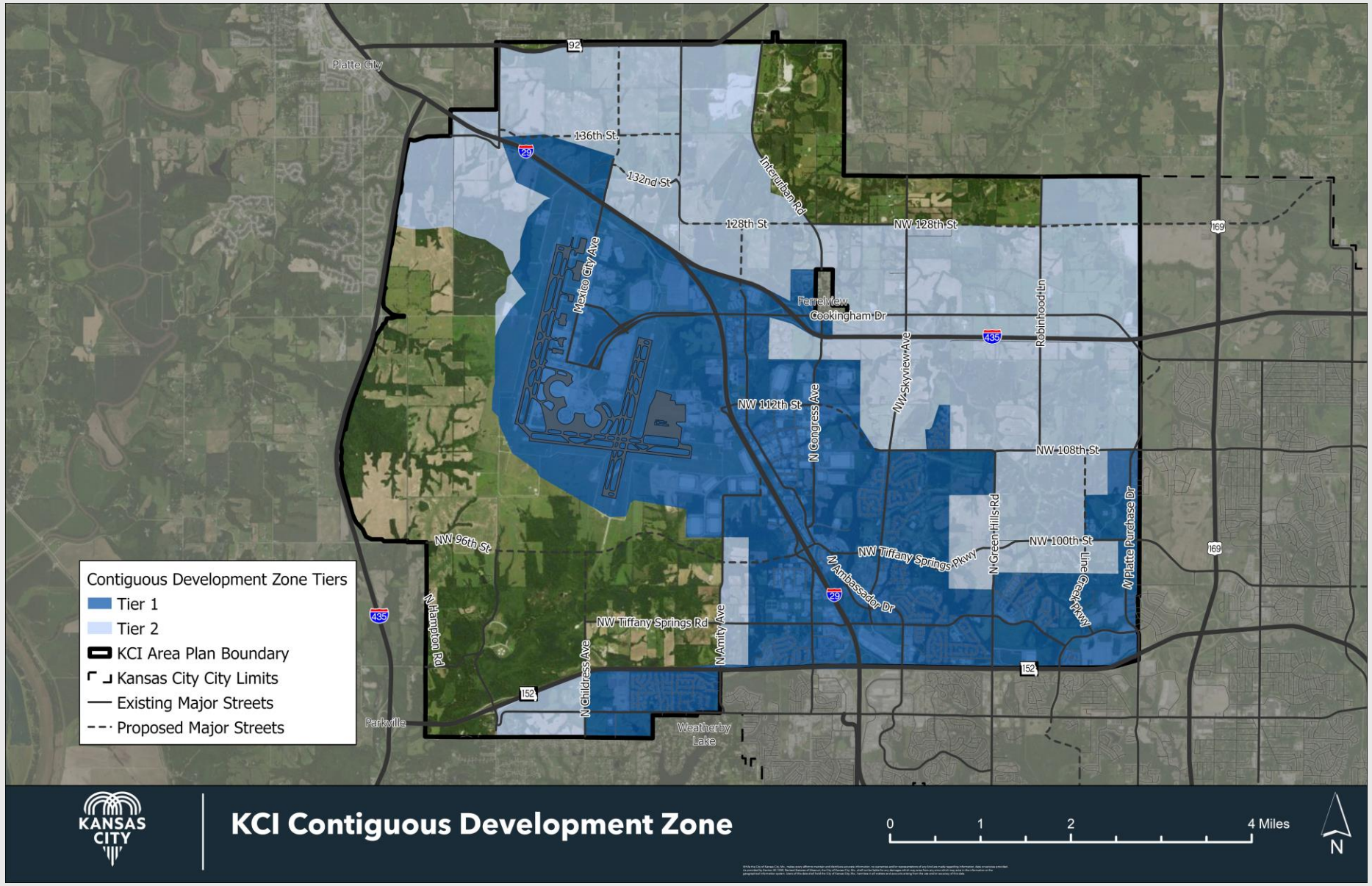
Sub Areas

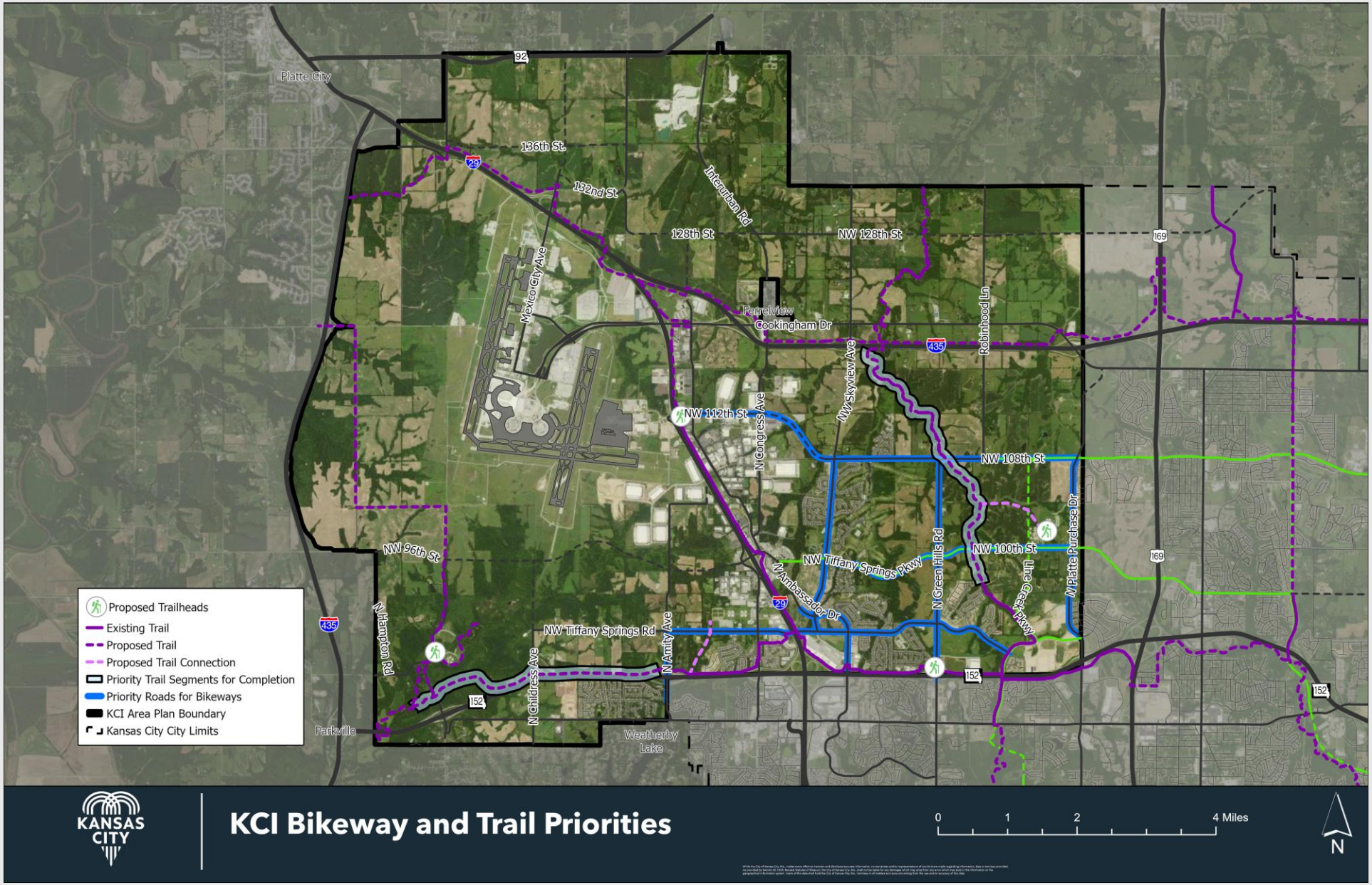
- Within the planning area, certain locations have been identified as sub areas that warrant focused guidance.
- Recognizing sub areas allows the plan to provide tailored strategies, recommendations, and guidelines for development.
- Four (4) sub areas.



Goals

1. **Support Complete, Connected, and Walkable Neighborhoods and Communities:** Encourage development patterns that promote safety, walkability and connectivity to services, entertainment, employment and gathering spaces for all residents.
2. **Expand Multimodal Transportation Options:** Improve access to transit, bicycle infrastructure, and pedestrian routes to support mobility and reduce reliance on single-occupancy vehicles.
3. **Increase Access to Homeownership Across All Demographics:** Promote housing strategies that create pathways to homeownership for people of all ages, incomes, and backgrounds.
4. **Advance Environmental Health and Resilience:** Protect and enhance open spaces, support biodiversity, improve water quality, and guide the placement of industrial uses to minimize environmental and residential impact.
5. **Promote Sustainable and Equitable Growth:** Guide development that balances long-term sustainability and fiscal responsibility with equitable access to housing, jobs, services, and infrastructure.


Contiguous Development Zone Tiers
Tier 1
Tier 2
KCI Area Plan Boundary
Kansas City City Limits
Existing Major Streets
Proposed Major Streets
Platte City
Parkville
Weatherby Lake
Ferrelview
136th St
132nd St
128th St
NW 128th St
NW 112th St
NW 108th St
NW 100th St
NW 96th St
NW Tiffany Springs Rd
NW Tiffany Springs Pkwy
Mexico City Ave
Interurban Rd
Cookingham Dr
NW Skyview Ave
Robinhood Ln
N Congress Ave
N Green Hills Rd
Line Creek Pkwy
N Platte Purchase Dr
N Ambassador Dr
N Hampton Rd
N Childress Ave
N Amity Ave
KANSAS CITY
KCI Contiguous Development Zone
0
1
2
4 Miles
N


Platte City
92
136th St
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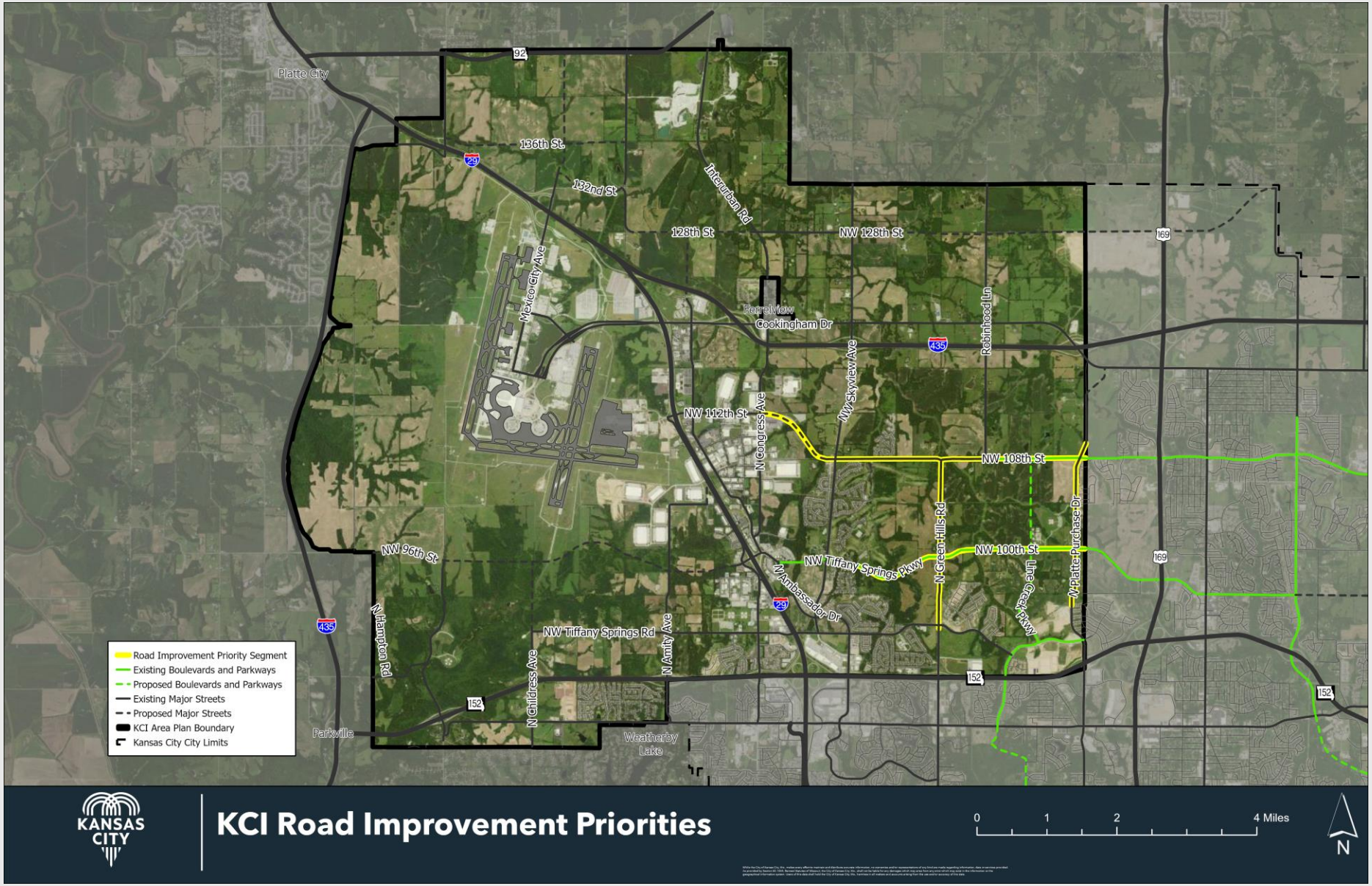
Ferrelview
Cookingham Dr
Robinhood Ln
NW Skyview Ave
NW 112th St
N Congress Ave
NW 108th St
NW 100th St
NW 96th St
NW Tiffany Springs Pkwy
N Ambassador Dr
N Green Hills Rd
Linear Parkway
N Platte Purchase Dr
NW Tiffany Springs Rd
N Amity Ave
N Childress Ave
N Hampton Rd
Parkville
Weatherby Lake
435
29
169
152
Proposed Trailheads
Existing Trail
Proposed Trail
Proposed Trail Connection
Priority Trail Segments for Completion
Priority Roads for Bikeways
KCI Area Plan Boundary
Kansas City City Limits
KANSAS CITY
KCI Bikeway and Trail Priorities
0
1
2
4 Miles
N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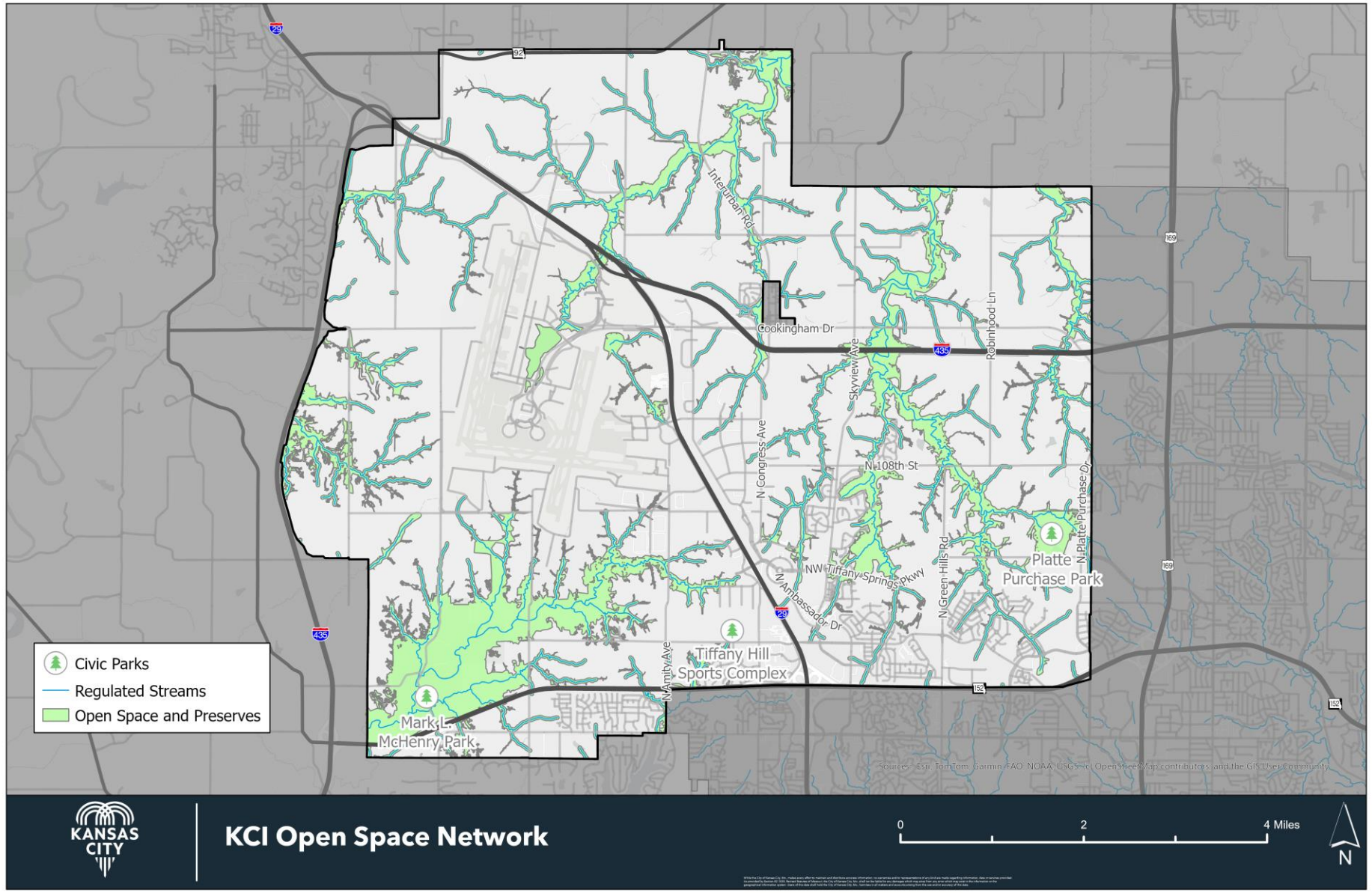
N Hampton Rd
NW Tiffany Springs Rd
N Amity Ave
N Childress Ave
152
Parkville
Weatherby Lake
Road Improvement Priority Segment
Existing Boulevards and Parkways
Proposed Boulevards and Parkways
Existing Major Streets
Proposed Major Streets
KCI Area Plan Boundary
Kansas City City Limits
KANSAS CITY
KCI Road Improvement Priorities
0
1
2
4 Miles
N


Interurban Rd
Cookingham Dr
Skyview Ave
Robinhood Ln
N Congress Ave
N 108th St
N Platte Purchase Dr
Platte Purchase Park
NW Tiffany Springs Pkwy
N Ambassador Dr
N Green Hills Rd
N Amity Ave
Tiffany Hill Sports Complex
Mark L. McHenry Park
Civic Parks
Regulated Streams
Open Space and Preserves
KANSAS CITY
KCI Open Space Network
0
2
4 Miles
N

Recommendation

- Approval of City Council Ordinance 260560
- Approval of City Council Resolution 260559