

WESTPORT DISTRICT MASTER PLAN AND MIDTOWN PLAZA AREA PLAN INTEGRATION



City Plan Commission

November 19 ,2019

WESTPORT PLAN - APPROVAL & AWARD

- Approved by the **City Plan Commission** on May 21, 2019
- Recognized by the **City Council** on June 13, 2019 by Resolution Number 190446
 - Resolution Identifies **Amendment to MPAP** as an Implementation Step
- Awarded **Outstanding Plan 2019** by American Planning Association – Missouri Chapter



OVERVIEW

- **Integrate Westport District Plan** into the Midtown Plaza Area Plan
 - Create **new Sub Area** for Westport
 - Amend Land Use Plan, Development Form Map etc..
 - Other miscellaneous changes to MPAP text and maps to reflect inclusion of Westport Plan
- Use **MPAP Land Use and Development Form** terminology and framework
 - Land Use – Convert Westport Plan recommendations into MPAP land use changes.
 - Development Form - Convert all “District” areas to Corridor, Neighborhood, Node.
- Westport in Sub Area - Include more **specific development guidelines** and recommendations for:
 - Use
 - Form
 - Character
 - Public Spaces



EXISTING MPAP LAND USE PLAN

Residential Low-Medium

Commercial

Mixed Use Community

Mixed Use Neighborhood

Residential Urban

Residential High

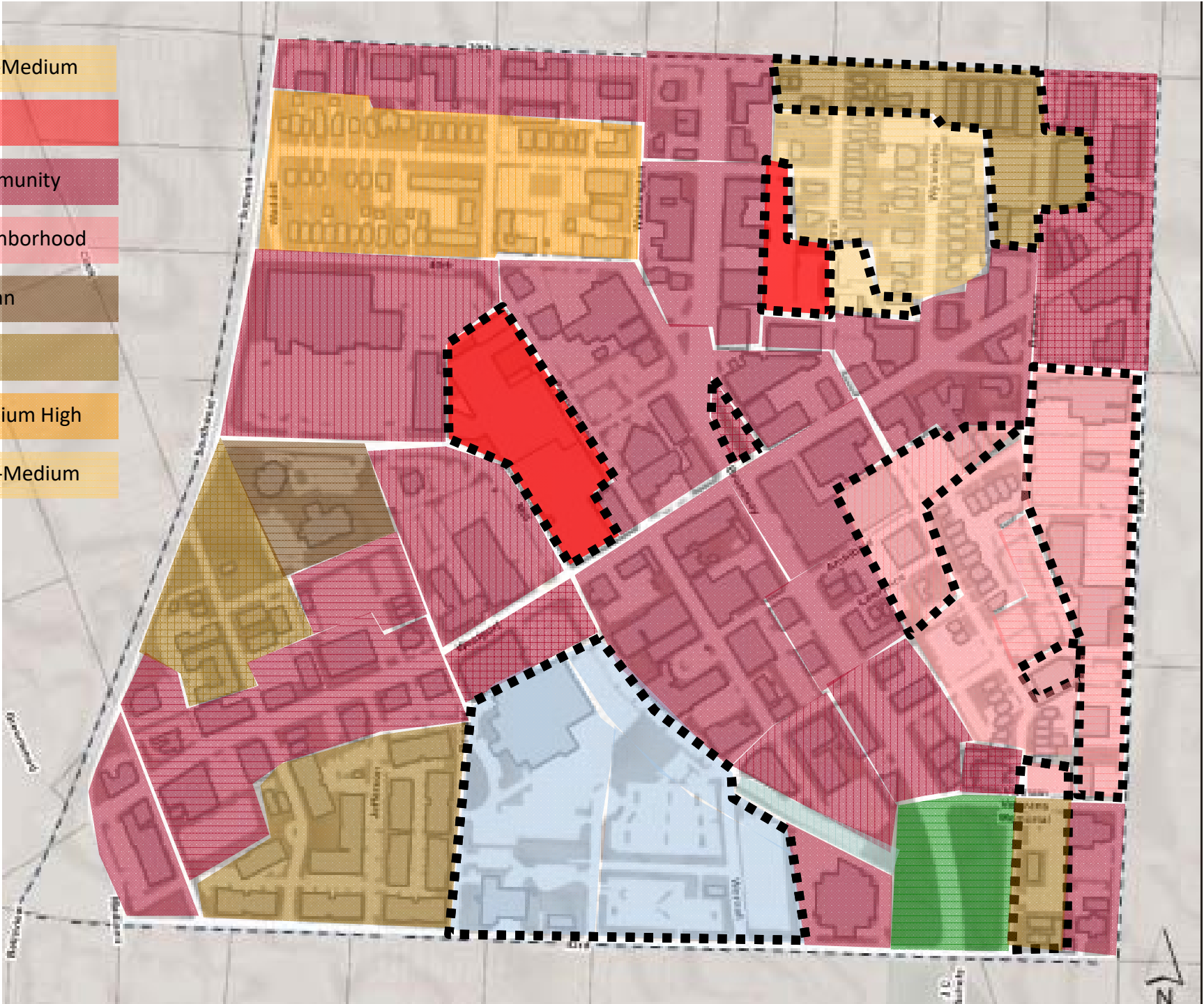
Residential Medium High

Residential Low-Medium

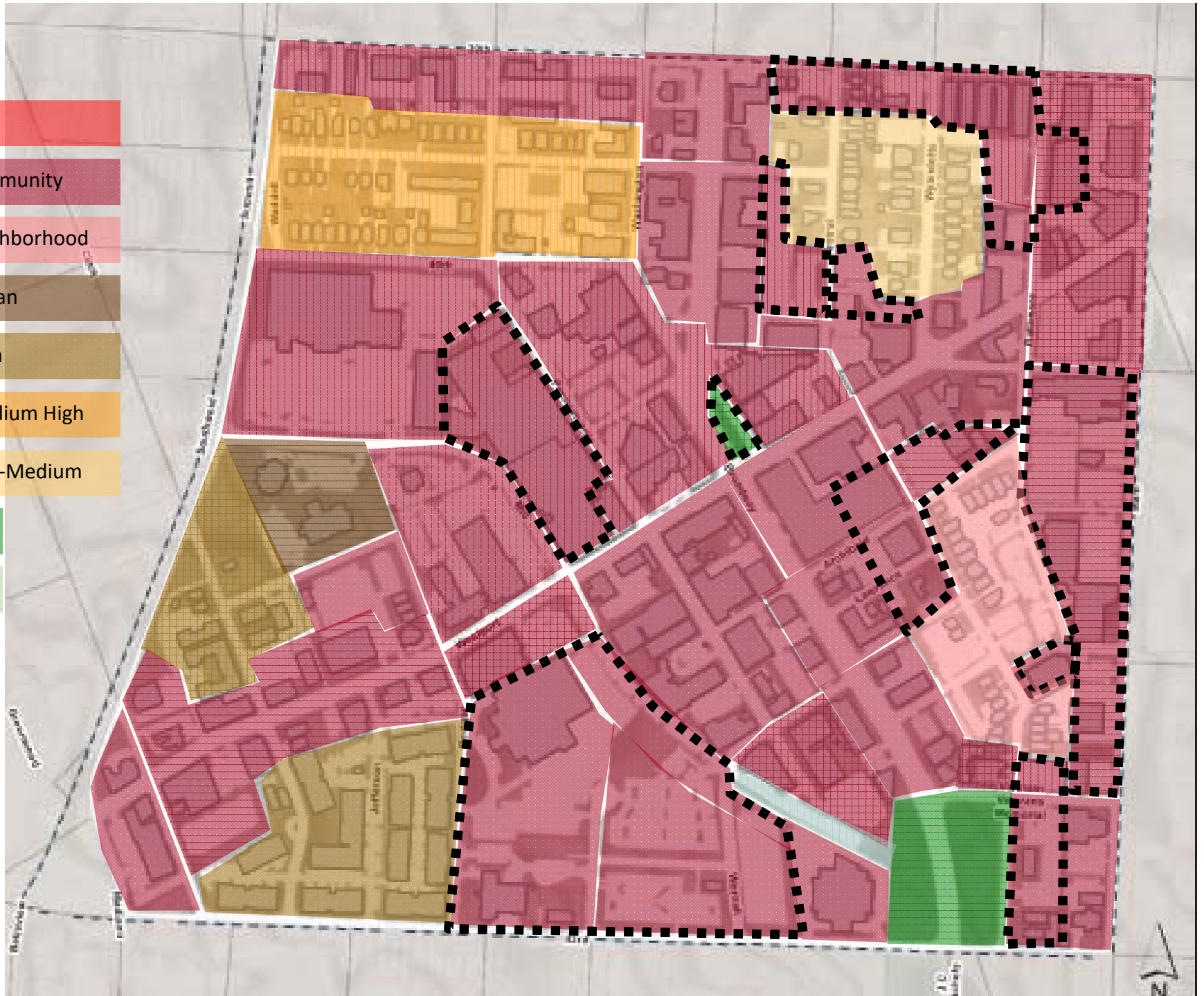
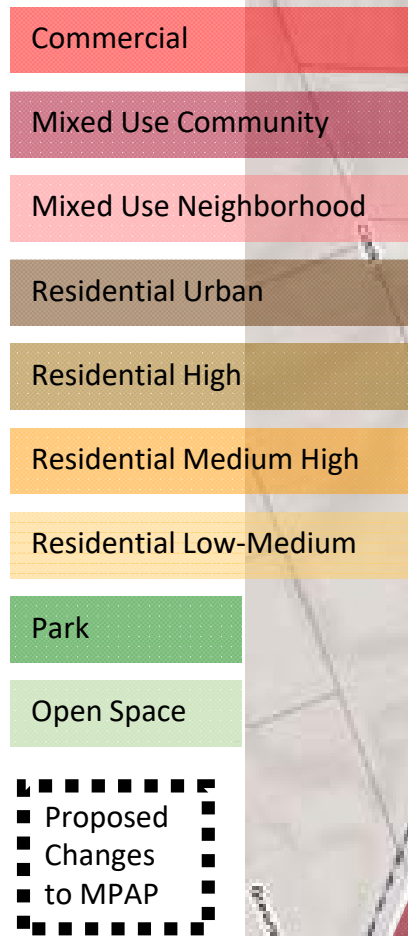
Park

Open Space

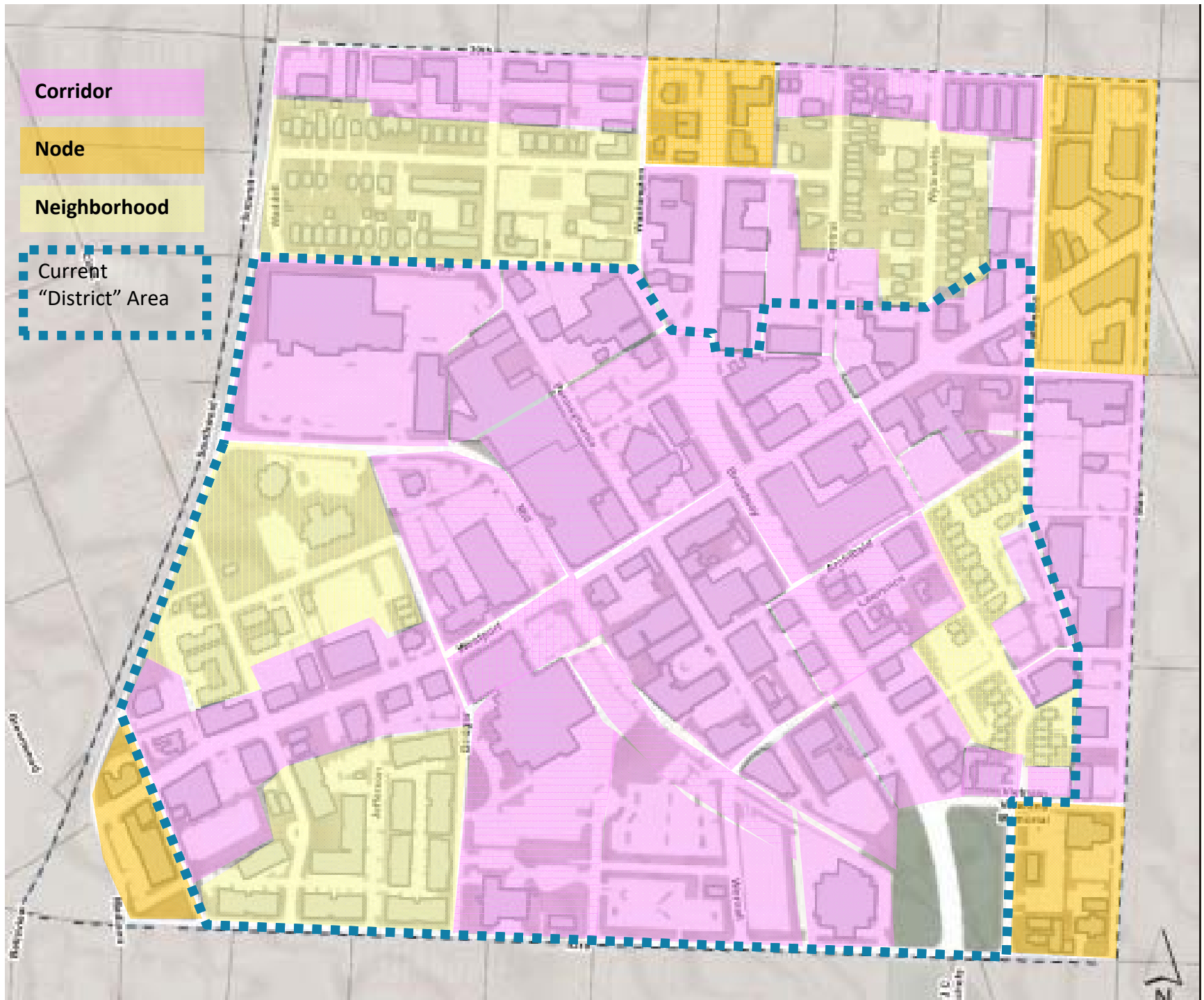
Proposed Changes to MPAP



DRAFT LAND USE PLAN CHANGES



DRAFT DEVELOPMENT FORM CHANGES



NEW WESTPORT SUB AREA

Within “North Central Sub Area”

- New Westport Planning Area section

Patterned after “Plaza Sub Area” section of MPAP

- “Supplemental Development Areas”

New Westport Planning Area

- Includes all recommendations and guidelines from Westport District Plan (although condensed)



INTRODUCTION

The Westport District Plan is intended to support the goals and vision of the Midtown / Plaza Area Plan while addressing more complex issues specific to Westport to direct the next 20 years of community action and ensure Westport continues to evolve into an eclectic and welcoming community of residents, visitors, and local entrepreneurs. The planning area, defined as the District of Westport, is generally within the original Towne of Westport, and bounded by 39th Street on the north, 43rd Street on the south, Southwest Trafficway on the west, and Main Street on the east. Westport comprises approximately 176 acres within the City of Kansas City, Missouri.



CONTEXT

The North Central Sub-Area offers perhaps the greatest diversity of land uses of any of the other sub-areas. Residential is certainly a predominant land use, but Broadway Boulevard and Main Street are two very active commercial / mixed-use corridors. In addition, the Westport District and Midtown Market Place, while very different, are commercial destinations. In June 13, 2019 the City Council Reapproved the Westport District Master Plan (see Resolution Number 190646). The Midtown Plaza Area Plan was amended (see 1911201, by Resolution Number 1911) to incorporate the development guidelines and recommendations of that document, which are included in a new Westport Planning Area section map below within the North Central Sub-Area. In addition to the following area plan recommendations, the West Street Streetscape Plan, adopted in 2008, will remain in place. The recommendations within the Streetscape Plan provide the basis for streetscape improvements from Portland Road to 41st Street along West Street.



98 LAND USE AND DEVELOPMENT



99 - WESTPORT PLANNING AREA MAP

0 0.0375 0.075 0.15 0.225 0.3 Miles

OTHER CHANGES TO MPAP

Add Westport Plan References to:

- Planning Process Overview
- Sub Area Purpose/Boundaries (P 10)
- Other Plans to Reference (P 12 and P 36)
- Land Use and Development – Chapter Organization (P 20)
- Sub Area Map (P 21)
- Recommended Land Use Map (P 30)
- Development Form Map (P 33)



The Midtown / Plaza area had numerous plans in place that provided a framework to guide the Midtown / Plaza planning process. Many were older and in need of an update while others are recent. The *Midtown / Plaza Area Plan* integrates this previous planning and updated strategies and recommendations where needed. The following plans (or portions of them) are within the Midtown / Plaza area and are replaced with the adoption of the *Midtown / Plaza Area Plan*:

- *Main Street Corridor Land Use & Development Plan (2003)*
- *Troost Corridor Action Plan (2004)*
- *Troostwood Neighborhood Plan (1999)*
- *Brush Creek Corridor Land Use & Development Plan (1999)*
- *Troost Corridor Plan (1998)*
- *Plaza Urban Design & Development Plan (1989)*
- *South Volker Neighborhood Plan (1989)*
- *South Central Area Plan (1980)*
- *Country Club Area Plan (1980)*
- *Oak Park South Area Plan (1977)*
- *Oak Park North Area Plan (1976)*
- *Westport Planning Area Plan (1972)*

Other Plans provide a greater level of specificity than the Area Plan and are still valid plans. Therefore, they are not replaced with the *Midtown / Plaza Area Plan*, and stakeholders should reference these plans in addition to the *Midtown / Plaza Area Plan* (where relevant, as shown in Figure 2.2 the Other Plans to Reference Map. These plans are:

- *Cultural Heritage District Plan (2012)* - General goals and development principles are established for the district, and specific recommendations are made for the following properties:
 - 4347 Oak Street
 - 400-510 East 45th Street
 - 4520 Kenwood Avenue
- *Main Street Streetscape Plan (2008)* - Establishes streetscape concepts for the corridor, phasing/priorities, funding opportunities, action steps, and a summary cost opinion.
- *Plaza - Westport Neighborhood Plan (2004)* - Issues, Policy Statements, and Action Steps are presented that are still valid. However, the Recommended Land Use Map, Bowl Concept, Development Form, and Supplemental Development Recommendations of the *Midtown / Plaza Area Plan* will trump similar recommendations of the Plaza-Westport Neighborhood Plan.
- *Troost Corridor Redevelopment Plan (2014)* - Strategic redevelopment and implementation framework for the corridor and a blueprint for implementation of two financially feasible catalytic redevelopment projects at Armour Boulevard & Troost Avenue and 63rd Street and Troost Avenue.
- *Troost-Emanuel Cleaver II Boulevard Redevelopment & Implementation Plan (2015)* - Recommendations on the Development Program, Development Character, Uses, Parking, and Projected Development Costs are made for the following sub areas:
 - West side of Troost between Brush Creek Blvd & 45th Street
 - East side of Troost at 45th Street (south side)
 - Art Gallery Apartments between Harrison & Campbell Streets
 - Southwest Quadrant of Troost and Brush Creek Boulevard
 - Southeast Quadrant of Troost Brush Creek Boulevard
- *Westport District Master Plan (2019)* - This plan provides more specific guidance for development, historic preservation, public improvements, and other topics and has been incorporated into the Westport Planning Area section (within the North Central Sub Area) beginning on page 102.



QUESTIONS

Gerald Williams, City Planning Department