



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250528

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

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-420-16, "Alternative Compliance Parking Plans," and enacting in lieu thereof a new section of like number and subject matter for the purpose of establishing new alternative compliance standards for gravel parking areas.

Discussion

The zoning and development code provides nine (9) alternatives should an applicant need to work with City Staff to meet the Parking Standards of the Zoning and Development Code. One of the alternatives is Gravel Parking. The proposed amendment expands which districts gravel parking is allowed in; gravel will now be allowed in all M districts, subject to a two acre minimum lot size. However, the amendment also provides standards to ensure future gravel parking areas don't negatively impact the surrounding properties. The standards now include: prohibiting gravel within 25 feet of the public right-of-way, ensuring gravel areas that border R or D districts be screened, and prohibiting the parking of wrecked, salvaged, dismantled, or inoperable vehicles on the gravel. The amendment also corrects the ratio for the slope requirements in criteria 5.

The City Plan Commission reviewed the amendment at the July 2, 2025 meeting and recommended separating standard number 4 into two separate standards to avoid confusion regarding who is allowed to park on the gravel onsite. Two people provided public testimony in support of the amendment. The City Plan Commission recommended approval of the text amendment.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?

Not applicable as this is a text amendment regarding Section 88-420-16,
"Alternative Compliance Parking Plans."

3. How does the legislation affect the current fiscal year?

Not applicable as this is a text amendment regarding Section 88-420-16,
"Alternative Compliance Parking Plans."

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 text amendment regarding Section 88-420-16,
"Alternative Compliance Parking Plans."

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Not applicable as this is a text amendment regarding Section 88-420-16,
"Alternative Compliance Parking Plans."

Office of Management and Budget Review

(OMB Staff will complete this section.)

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|---|------------------------------|--|
| 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)

There is no fiscal impact with this ordinance.

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

None

Service Level Impacts

Not applicable as this is a text amendment regarding Section 88-420-16, "Alternative Compliance Parking Plans."

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a text amendment regarding Section 88-420-16, "Alternative Compliance Parking Plans."
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a text amendment regarding Section 88-420-16, "Alternative Compliance Parking Plans." This text amendment was included in a public open house regarding the upcoming text amendments held on June 26, 2025.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a text amendment regarding Section 88-420-16, "Alternative Compliance Parking Plans."

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is a text amendment regarding Section 88-420-16,
"Alternative Compliance Parking Plans."

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:

Not applicable as this is a text amendment regarding Section 88-420-16,
"Alternative Compliance Parking Plans."

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)