

MUNICIPAL FARMS MASTER PLANNED DEVELOPMENT



Conceptual Land Use Plan (CLUP)

- Municipal Farm site boundary

CLUP delineated areas per physiographic features
- Sustainable Design Area

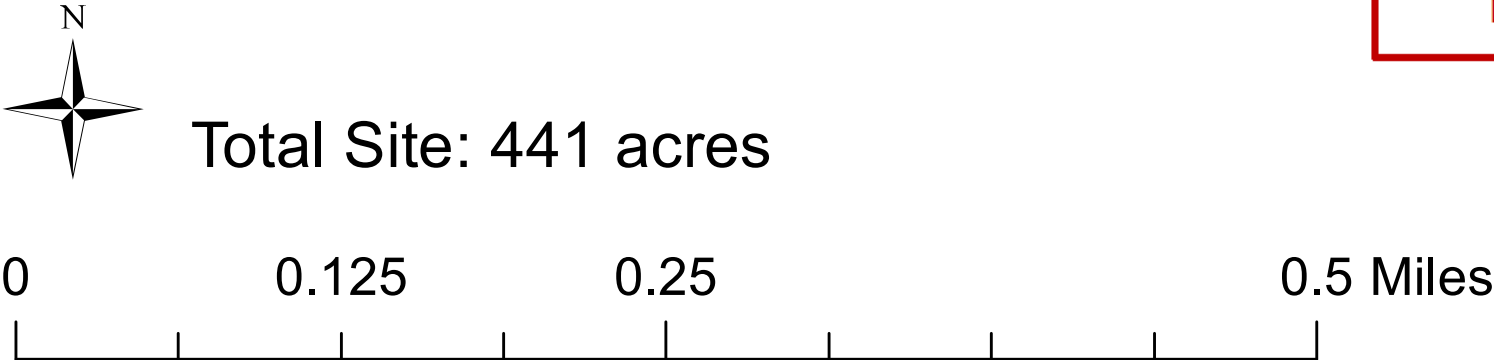
Restorative Design Area
- Perimeter trail network (Conceptual)

Internal trail network (Conceptual)
- Parcels

Contours

CITY PLAN COMMISSION  
RECOMMENDED  
**APPROVAL**  
SUBJECT TO CONDITIONS  
Diane M. Binckley  
ASSISTANT SECRETARY  
DATE: 18-March-2014

THIS PLAN  
**APPROVED**  
BY ORDINANCE  
No. 140244  
DATE: 03-April-2014



**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. **CD-CPC-2025-00149** on **11/05/2025**  
*Diane Binckley*  
Diane Binckley, Assistant Secretary  
Secretary of the City Plan Commission

A Master Planned Development for Municipal Farms Sustainable Land Use Plan																								
USE GROUPS (refer to 88-800 Use Groups and Categories for definitions)		Permitted Uses and Applicable Use Standards																						
		PLAN AREAS																						
Use Category + specific use type		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	USE STANDARDS	
<b>RESIDENTIAL</b>																								
Household (dwelling) (except as noted below)																								
+ Detached House																								
Group Dwelling																								
<b>PUBLIC / CIVIC</b>																								
Physio-Social Facilities																								
Club, Lodge, or Fraternal Organization																								
College/University																								
City Hall																								
Hospital																								
Library/Museum/Cultural Exhibit																								
Park/Recreation																								
Performing Assembly																								
Safety Service																								
School																								
Utilities and Services																								
<b>COMMERCIAL</b>																								
Retail Service																								
Retail Work or Sales Space																								
Building Maintenance Service																								
Business/Professional Office and Service																								
Business Support Service (except Law/Labor/Employment Agency)																								
Communications Service Establishments																								
Café and Drinking Establishments (except as noted below)																								
+ Restaurant																								
Entertainment and Spectator Sports (except as noted below)																								
+ Indoor large venue (500+ capacity)																								
+ Outdoor (all sizes)																								
Recreation Services (except as noted below)																								
+ Short-term (less than 24 hours)																								
+ Full-term (24 hours or more)																								
+ Full-term (24 hours or more)																								
Food and Beverage Retail Sales																								
General and Restaurant Service (except as noted below)																								
+ General (all sizes)																								
Lodging (except as noted below)																								
+ Bed and Breakfast																								
Office, Administrative, Professional or General																								
Office, Medical (except as noted below)																								
+ Blood/Plasma Center																								
Personal Improvement Service																								
Repair or Laundry Service, Consumer																								
Retail Service																								
Retail Sales																								
Retail of officially designated historic landmark (local or national)																								
Sports and Recreation, Participant																								
+ Indoor																								
+ Outdoor																								
<b>INDUSTRIAL</b>																								
Manufacturing, Production and Industrial Service (except as noted below)																								
+ Fabrication																								
+ General																								
+ Limited																								
Recycling Service																								
+ General																								
+ Limited																								
Warehousing, Wholesaling, Freight Movement (except as noted below)																								
+ Indoor																								
Waste-related Use (except as noted below)																								
+ Composting facility																								
+ Solid waste transfer station																								
+ Transfer station																								
<b>AGRICULTURAL</b>																								
Agriculture, Crop																								
Agriculture, Animal																								
Agriculture, Urban																								
<b>ACCESSORY SERVICES</b>																								
Wireless Communication Facility																								
+ Antenna																								
+ Co-located antenna																								
<b>ADDITIONAL PERMITTED USES (As envisioned in the Municipal Farm Sustainable Reuse Plan - refer to plan for definitions)</b>																								
Island Water Research Institute																								
Solar Farm																								
Distributed Solar Energy Distribution																								
Biospace																								
Greenhouse																								
Green Infrastructure Maintenance and Training Facility																								
Water Reclamation																								
Sustainable Manufacturing																								
Food Hub																								
Food Forest																								
Educational Farmstead																								
Food Processing																								
<b>Wetland and/or Habitat Restoration</b>																								

PROPOSED General Notes and Standard Requirements Waived

1. All land within the plan area is owned by the City of Kansas City. The following statements assume the land will continue to be owned by the City. If and when the City sells land, this Master Planned Development shall be amended, as necessary, to ensure availability of infrastructure, access, and public services to both the remaining land owned by the City and land to be sold.

2. Land is exempt from platting requirements unless sold, in such case the purchaser may be required to plat said land.

3.





Existing 6' tall fence



Existing 3/8" gravel

Raytown Road Athletic Field - Major Amendment to the Municipal Farms Master Planned Development

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*Sara Gabriel*  
Secretary of the City Plan Commission