



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, April 7, 2026

1:30 PM

26th Floor, Council Chamber

Meeting Link: <https://us02web.zoom.us/j/84530222968>

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:
<https://us02web.zoom.us/j/84530222968>

Public Testimony is Limited to 2 Minutes

FIRST READINGS

Patterson Hazley

[260322](#) Sponsor: Councilmember Melissa Patterson Hazley

RESOLUTION - Directing the City Manager to identify property and financing suitable for the development of an urban youth sports facility capable of hosting hockey, figure-skating, volleyball, position-specific training for baseball, soccer, track and golf, including tournament regulation facilities or a reasonable combination thereof; prioritizing access for students from Kansas City Public Schools and Hickman Mills School District; and reporting back to the City Council with recommendations within 90 days.

Lucas

[260323](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Christopher Acquino, Lisa Sprarkman, and Diane Machal as successor directors to the 46th & Wornall Community Improvement District #1.

Lucas

[260324](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Christopher Acquino, Lisa Sprarkman and Diane Machal as successor directors to the 46th & Wornall Community Improvement District #2.

HELD IN COMMITTEE

Director of City Planning & Development

[250876](#) Sponsor: Director of City Planning and Development Department
COMMITTEE SUBSTITUTE

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-06, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs. (CD-CPC-2025-00128)

Director of City Planning & Development

[260056](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.2 acres generally located at the southeast corner of Troost Avenue and East 5th Street from District UR to District B2-2 to allow for an entertainment venue. (CD-CPC-2025-00160)

Bunch and Director of City Planning & Development

[260219](#) Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-420, "Parking and Loading", and enacting in lieu thereof a new section of like number and subject matter for the purpose of updating parking and loading standards to support more walkable development and reduce on-site parking requirements. (CD-CPC-2025-00143)

Director of City Planning & Development

[260283](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about .16 acres generally located on the north side of Independence Boulevard just west of the intersection of Highland Avenue from District MPD/ICO to District MPD/ICO/HO in order to designate Leonard Smith Hall at 1700 Independence Boulevard as a local landmark on the Kansas City Register of Historic Places. (CD-CPC-2026-00003)

Lucas

[260306](#) Sponsor: Mayor Quinton Lucas

RESOLUTION - Directing the City Manager to require expedited permit approval in housing construction, with priority processing for projects meeting defined affordable housing eligibility metrics and structure to waive permit fees for qualifying affordable housing projects as defined by City Code § 88-810-058; and to designate an Affordable Housing Permit Navigator to assist qualifying applicants.

ADDITIONAL BUSINESS

1. There may be general discussion for current Neighborhood Planning and Development Committee issues.

2. Closed Session

- Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
- Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
- Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
- Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
- Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
- Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
- Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOuBlg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.

Adjournment



File #: 260322

RESOLUTION NO. 260322

Sponsor: Councilmember Melissa Patterson Hazley

RESOLUTION - Directing the City Manager to identify property and financing suitable for the development of an urban youth sports facility capable of hosting hockey, figure-skating, volleyball, position-specific training for baseball, soccer, track and golf, including tournament regulation facilities or a reasonable combination thereof; prioritizing access for students from Kansas City Public Schools and Hickman Mills School District; and reporting back to the City Council with recommendations within 90 days.

WHEREAS, Kansas City, Missouri seeks to provide youth competitive sporting opportunities that not only prepare them for college scholarships and further competition but also teach conflict resolution, leadership skills, citizenship, and drive community building; and

WHEREAS, there exists no indoor sporting facility within Kansas City currently capable of hosting youth tournaments across multiple disciplines and providing space for high-quality, position-specific athletic training; and

WHEREAS, the lack of adequate youth sporting facilities places an undue cost burden on families wishing to participate in youth sports, often making it unattainable for many residents; and

WHEREAS, cities in the Kansas City region and across the United States invest in such facilities not only for local youth enrichment but as an economic driver as tournament travelers stay at local hotels and participate in other tourism activities such as food and beverage; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is directed to identify City-owned or other suitable property to support the development of a youth sports facility capable of hosting hockey, figure-skating, volleyball, position-specific training for baseball, soccer, track, and golf, including tournament regulation facilities or a reasonable combination thereof.

Section 2. That the City Manager shall identify potential funding sources necessary to jumpstart such a development and release a Request for Ideas (RFI) from the public at large.

Section 3. That the City Manager shall prioritize transit-oriented development areas that support access for youth sports participants from the Kansas City Public Schools District and Hickman Mills School District and property in proximity to current or planned amenities that support travel and tourism.

Section 4. That the City Manager shall report back to the Council within ninety (90) days of adoption of this resolution with recommendations for property selection, development approach, potential funding, draft RFI and anticipated timeline for the proposed facility.

..end



File #: 260323

RESOLUTION NO. 260323

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Christopher Acquino, Lisa Sprarkman, and Diane Machal as successor directors to the 46th & Wornall Community Improvement District #1.

WHEREAS, the 46th & Wornall Community Improvement District #1 (“District”) was established by petition of the property owners (“Petition”) and approved by the City Council by Ordinance No. 160745, as amended; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed as successor directors to the 46th & Wornall Community Improvement District #1 to serve such terms as is provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Christopher Acquino
Lisa Sprarkman
Diane Machal

..end



File #: 260324

RESOLUTION NO. 260324

Sponsor: Mayor Quinton Lucas

RESOLUTION - Appointing Christopher Acquino, Lisa Sprarkman and Diane Machal as successor directors to the 46th & Wornall Community Improvement District #2.

WHEREAS, the 46th & Wornall Community Improvement District #2 (“District”) was established by petition of the property owners (“Petition”) and approved by the City Council by Ordinance No. 160746, as amended; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates submitted by the District; and

WHEREAS, the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed to as successor directors to the 46th & Wornall Community Improvement District #2 to serve such terms as is provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Christopher Acquino
Lisa Sprarkman
Diane Machal

..end



File #: 250876

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 250876

Sponsor: Director of City Planning and Development Department

COMMITTEE SUBSTITUTE

Amending Chapter 88, the Zoning and Development Code, by repealing Subsection 88-445-06, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs. (CD-CPC-2025-00128)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Zoning and Development Code, is hereby amended by repealing Section 88-445-06, “Residential Signs,” and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-445-06 - SIGNS IN RESIDENTIAL DISTRICTS

88-445-06-A. RESIDENTIAL SIGNS

Only the following signs are allowed in residential zoning districts (including AG-R):

1. **GENERAL RULES**

a. **LIGHTING.**

Except where otherwise specified, signs in residential districts may be externally illuminated only, unless otherwise specified.

b. **FLASHING, MOVING AND SIMILAR SIGNS**

Flashing, moving, animated, wind-blown, or other signs that move or simulate movement are prohibited.

c. **TRAFFIC CONTROL SIGNS**

In addition to other signs permitted under this section, any lot or parcel containing more than 4 dwelling units, a permitted institutional use, or a permitted commercial use, may contain signs conforming with the Manual of Uniform Traffic Control Devices and not containing any commercial message.

d. **MESSAGES**

Any sign allowed under this section may bear a noncommercial message. Limited commercial messages are allowed, in accordance with express provisions of this section, but such commercial

messages may not advertise or direct attention to a business or commercial activity other than one lawfully conducted on the premises, as expressly allowed under this section.

e. **SETBACK**

Signs placed on a corner lot shall not extend forward of a diagonal line which intersects the front and side property lines of the lot at points 20 feet distant from the common intersection of the front and side property lines or, if the corner of the lot is platted on a radius, the extension of the front and side property lines to a point of common intersection. Signs placed on an interior lot shall be set back a minimum of 5 feet from the right-of-way line.

2. **DETACHED HOUSE AND SEMI-ATTACHED HOUSE**

A lot with a principal use of a detached house or semi-attached house may have:

- a. For each entrance (excluding garage entrances) to a dwelling unit, one wall sign, not to exceed 80 square inches in area.
- b. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the home. Such sign may not exceed 8 square feet in area or 4 feet in height.
- c. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
- d. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

3. **MULTI-UNIT BUILDINGS**

A lot with a principal use of a multi-unit building may have:

a. **WALL SIGNS**

1. One wall sign per building not to exceed 12 square feet in area. The message on such sign may include a commercial message related to the sale, lease, or rental of units in the building or complex.
2. For each building entrance providing access to multiple dwelling units, an additional sign to identify the dwelling units in that building, not to exceed 4 square feet in area, provided that no message on such sign other than a word such as "directory" or similar identifying word may be legible from a location on the public right-of-way or on

private property other than that which is part of the same complex.

3. For each entrance (excluding garage entrances) to an individual dwelling unit, one wall sign, not to exceed 80 square inches in area.
4. For any multi-unit residential building containing one or more offices, as permitted under the zoning for the district, one additional wall sign is permitted, which sign may not exceed 16 square feet in area. The wall sign may bear a commercial message related to activities lawfully conducted on the premises or a noncommercial message.

b. **INCIDENTAL SIGNS**

One additional sign per driveway is permitted, which sign may not exceed 36 inches in height and 2 square feet in area. Such sign may not contain a commercial message.

c. **INTERIM SIGNS**

- (1) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the units. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (2) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
- (3) During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs displaying noncommercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

4. **INSTITUTIONAL AND OFFICE USES**

A lot with an institutional use as its principal use, such as a church, school, police or fire station, community center, public park, an office building, or other permitted principal uses not described herein, may have:

(a) **MONUMENT SIGNS**

One monument sign per street frontage which may not exceed 32 square feet in area or 6 feet in height. One sign per lot may include changeable copy, but the changeable copy feature must use direct human intervention for

changes and may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(b) **WALL SIGNS**

One wall sign per public entrance, which may not exceed 20 square feet in area. Such sign may not include any form of digital or electronic display. Such sign may be internally or externally illuminated.

(c) **INCIDENTAL SIGNS**

1. One sign per driveway is permitted, which may not exceed 42 inches in height and 6 square feet in area.
2. Incidental signs must be set back a minimum of 10 feet from all property lines.
3. Such sign may not contain a commercial message but may include the logo of the institutional use.

(d) **INTERIM SIGNS**

1. One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.
2. Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A maximum of 16 square feet of sign area is allowed per lot.
3. During the period from 6 weeks prior to a public election to be held in Kansas City to 2 weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

(e) **DIGITAL SIGNS**

The Board of Zoning Adjustment may grant a special use permit to allow a principal use which is located on a lot that is at least three (3) acres in size and is adjacent to a major arterial street as identified on the city's Major Street Plan, to install one digital sign face on one otherwise allowable monument sign, subject to the approval criteria in 88-525-09 and subject to the following additional requirements:

1. The digital sign face may only be installed on a sign face that faces a major arterial street as identified on the city's Major Street Plan.
2. The sign must be located at least 100 feet from any other residentially zoned and occupied property. The sign must be set back at least 50 feet from an interior side property line.
3. The sign must not be located within 150 feet of a public park or a parkway or boulevard.
4. The sign must not be located on a lot that is within a designated historic district or on a lot where there exists a designated historic landmark.
5. The message or image may not change more than once every hour.
6. Changes of image must be instantaneous as seen by the human eye and may not use facing, rolling, window shading, dissolving, or similar visual effects as part of the change.
7. Digital signs must use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions. All digital signs must have installed ambient light monitors and must at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions. Maximum brightness levels for electronic and digital signs may not exceed 5000 nits when measured from the sign's face at its maximum brightness, during daylight hours, and 500 nits when measured from the signs face at its maximum brightness between sunset and sunrise, as those times are determined by the National Weather Service.
8. The sign may not be illuminated between the hours or 10:00 p.m. and 7:00 a.m.
9. The digital display is limited to LED lights with a single color.
10. The background color of the sign may not be white.

11. The digital display must be turned off if the display is not properly functioning.
12. Neither the proposed message to be displayed nor the character of the use on the property may be a factor in the BZA's decision.

5. **HOSPITAL SIGNS**

A signage plan portraying signs necessary for the proper identification of the facilities within a hospital may be approved by special use permit. Such signs shall be on-premises signs and limited to proper identification of the facilities. Such signs may be internally or externally illuminated.

6. **RESIDENTIAL ENTRANCE SIGNS**

One monument sign is allowed at each street entrance, identifying the name of the residential neighborhood or multi-unit complex or building. The area of the sign face shall not exceed 32 square feet in area or 6 feet in height; however, the monument structure on which the sign is located may be approved for up to 25 feet in height through the project plan process.

7. **INTERIM SUBDIVISION DEVELOPMENT SIGNS**

As an interim use accessory to the permitted activity of lawful subdivision development in a development which will contain at least 20 dwelling units, interim identification signs are permitted, provided that such signs may not exceed 100 square feet in sign area nor more than 15 feet in height; if there is more than one such sign, such signs must be at least 1,000 feet apart. Each such sign may remain in place until 90 percent of the lots in the sector are sold, but no longer than 18 months from the date of erection. All such signs must be located at least 15 feet from the pavement edge or edge of the street or thoroughfare to which it is directed, but not within the sight triangle. All such signs must be within the development or within 2000 feet of the development. These signs may not be illuminated.

8. **GROUP HOMES**

A lot with a principal use of a group home may have:

- (a) For each entrance (excluding garage entrances) one wall sign, not to exceed 80 square inches in area.
- (b) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of

the home. Such sign may not exceed 8 square feet in area or 4 feet in height.

- (c) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.
- (d) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

9. **OTHER PRINCIPAL USES AND VACANT LOTS**

A lot with a principal use not described in this section, or a vacant lot may have:

- (a) One interim sign bearing a noncommercial message or a message related to the sale, lease, rental, or construction of the property. Such sign may not exceed 8 square feet in area or 4 feet in height.
- (b) Additional interim signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height. A total of 16 square feet of sign area is allowed per lot.
- (c) During the period from six weeks prior to a public election to be held in the city to two weeks after such election, each lot may display additional signs not bearing commercial messages. No such sign may exceed 8 square feet in area or 4 feet in height.

10. **AUXILIARY PARKING**

Signs to identify parking areas allowed by special use permit shall be approved in conjunction with such special use permit, although no sign may exceed 12 square feet in area or 6 feet in height. Such signs may show only the hours in which the parking lot is open and the persons authorized to use the parking area.

Section 2. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the forgoing ordinance was duly advertised and public hearings were held.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250876

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, Zoning and Development Code, by repealing Subsection 88-445-06-A, Residential Signs, and enacting in lieu thereof a new section of like number and subject matter for the purposes of allowing digital signs for Institutional and Office Uses in residential districts and adopting new standards for such signs.

Discussion

The purpose of the proposed text amendment is to address increasing trends toward modern sign technologies, specifically regarding monument signs. The City's sign code, Section 88-445, restricts digital signage in all districts. For signs in residential districts, the current ordinance prohibits both digital or electronic displays, such as electronic message centers. Changeable copy features are permitted, but must use "direct human intervention" for changes to the sign message or display.

The proposed text amendment would permit Institutional and Office uses in residential districts that are located on a lot that is at least 6 acres in size, or a lot of at least 3 acres adjacent to a major arterial, to erect one digital monument sign, pursuant to approval of a Special Use Permit by the Board of Zoning Adjustment. The digital monument sign would remain subject to the existing area and height limits in 88-445-06-A, 4. that limit monument signs to 32 square feet in area and 6 feet in height.

Staff received written testimony opposed to this text amendment in advance of the CPC hearing. A representative of the KC Neighborhood Advisory Council spoke at the CPC hearing in opposition to the text amendment.

City Plan Commission voted 5-1 to recommend approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is an amendment to the zoning and development code.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an amendment to the zoning and development code.
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 an amendment to the zoning and development code.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an amendment to the zoning and development code.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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)

This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.

- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

No service level impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an amendment to the zoning and development code.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an amendment to the zoning and development code.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an amendment to the zoning and development code.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

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 an amendment to the zoning and development code.

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)

FROM
THE
DESK
OF

TIFFANY B. **MOORE**

PO Box 8443
Kansas City, MO 64114
e/ tiffanyinkcmo@gmail.com
p/ 816-695-6862

February 5, 2026

Mayor Quinton Lucas
Mayor Pro Tem Park-Shaw
City Council Members
414 E 12 Street
Kansas City, MO 64108

RE: Ordinance 250876, Digital Signs in Residential Zoning

Dear Mayor and Council,

As you consider final action on the proposed amendments to Chapter 88-445-06 Signs in Residential Districts, I also want to submit a final statement from the perspective of a constituent that cares deeply about the quality, consistency, and reliability of the Zoning & Development Code. I was recently asked for feedback on the most recent committee substitute or what I might still recommend for consideration. I always appreciate the opportunity to participate in the process of developing policy and am honored when asked to contribute, however, this particular effort is frustrating. We have bigger fish to fry.

Kansas City does not need ordinance 250876, which amends 88-445-06 to allow digital signs in residential districts. I encourage you to vote NO and end months of staff time and volunteer capacity drained into this initiative and acknowledge the significant erosion of confidence resulting from watching this kind of legislation be dragged through the process.

The changes proposed in this amendment are in no way aligned with any current City initiatives or priorities. This amendment will not reduce violent crime; it will not expand affordable housing opportunities or combat rising rates of houselessness; it will not add jobs or help close the budget gap facing our City. It does not align with Vision Zero or reduce incidents along the high-injury network; it does not help expand or stabilize public transit. It does not help residents become more connected or informed on important issues facing our city or region.

The use of special use permits, which are regressive and burdensome, shifts the duty of the City to maintain consistent guidance and oversight of zoning policy to individuals and neighborhood organizations.

No one came before any body during the approval process to illustrate or explain exactly how digital signs would be used by schools and institutions or benefit surrounding communities.

No one testified that they wanted digital signs in their neighborhood.

What was presented outlined consistent concerns from neighborhoods about the scale of the impact when ALL non-residential uses within residential zones are allowed to have digital signage. Those permitted uses also include the following (and more):

Group living	Daycare	Lodges, Clubs & Fraternities
Colleges and Universities	Libraries, museums	Cultural exhibits
Office & Professional Services	Churches	Church-related facilities
Nursing homes	Funeral homes	Bed & Breakfast facilities
Neighborhood-serving retail	Hospitals	Historic landmarks

Similar amendments have failed in previous attempts because there is simply no appetite for digital signage from neighborhoods. Broadly expanding the use of digital technology, adding the burden of special use permits, and increasing the enforcement obligation of the City (which is complaint-based), are not in the best interests of the public.

Sincerely,



Tiffany Moore
tiffanybellemoore@gmail.com
816.695.6862

From: [Julie Wittman](#)
To: [cc 1](#); [Public Testimony](#); [Public Engagement](#)
Subject: Comment on Ordinance 250876 - Digital Signs in Residential Zoning
Date: Tuesday, February 10, 2026 8:09:03 PM

EXTERNAL: This email originated from outside the [kcmo.org](#) organization. Use caution and examine the sender address before replying or clicking links.

Mayor Quinton Lucas
Mayor Pro Tem Park-Shaw
City Council Members

Dear Mayor and Council,

I am writing in response to proposed amendments to **Chapter 88-445-06 Signs in Residential Districts**. I oppose the broad expansion of digital signage in residential districts and ask the Council to not allow this ordinance to move forward.

Residents do not want a proliferation of digital signs in our neighborhoods. That the City "occasionally fields inquiries" about digital signage in residential districts (as stated in the CPC staff report from Aug. 20, 2025) hardly qualifies as a pressing and demonstrable need that must be addressed.

Digital/electronic signs create light pollution, consume unnecessary energy, present safety hazards due to distraction and glare, contribute to visual blight, and disrupt local wildlife (affecting sleep, mating patterns, navigation) -- regardless of proposed mitigation measures and setback requirements.

The changes proposed in this amendment are not aligned with current City initiatives or priorities. Broadly expanding the use of digital technology, adding the burden of special use permits, and increasing the City's complaint-based enforcement obligation are not in the best interests of the public.

Sincerely,

Julie Wittman
7323 Washington St., Kansas City, MO 64114
juliewittman@gmail.com



File #: 260056

ORDINANCE NO. 260056

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.2 acres generally located at the southeast corner of Troost Avenue and East 5th Street from District UR to District B2-2 to allow for an entertainment venue. (CD-CPC-2025-00160)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1522, rezoning an area of about 0.2 acres generally located at the southeast corner of Troost Avenue and East 5th Street from District UR (Urban Redevelopment) to District B2-2 (Neighborhood Business), said section to read as follows:

Section 88-20A-1522. That an area legally described as:

Lot 20, Block 3, Guinotte’s Bluff Addition, a subdivision in Kansas City, Jackson County, Missouri.

is hereby rezoned from District UR (Urban Redevelopment) to District B2-2 (Neighborhood Business), all as shown outlined on a map marked Section 88-20A-1522, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Sara Copeland, FAICP

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260056

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

Rezoning an area of about 0.2 acres generally located at the southeast corner of Troost Avenue and East 5th Street from District UR (Urban Redevelopment) to District B2-2 (Neighborhood Business) to allow for an entertainment venue. (CD-CPC-2025-00160).

Discussion

The applicant is requesting to rezone approximately 0.2 acres from District UR (Urban Redevelopment) to District B2-2 (Neighborhood Business). The rezoning request does not require an accompanying development plan, although additional entitlement may be required for the proposed use of an entertainment venue, such as a variance from the Board of Zoning Adjustment for the required parking. Approval of the rezoning would expand the uses allowed on the site to those allowed in the B2-2 Zoning District. The current UR Plan only allows this property to be used as a photography studio, approved in 2015 by the City Council. The applicant would like to continue using the site for a photography studio and a small entertainment venue. The property owner is currently operating an entertainment venue that hosts events like small weddings, graduation parties, etc. The property currently has a zoning violation for doing operating the entertainment venue (ZDC-2025-1104). This rezoning has been made to bring the site into compliance. This proposed rezoning would allow for flexibility of the uses, removing the restrictions of the current UR Plan.

There is a packet attached to the staff report with written public testimony. At the City Plan Commission there was verbal public testimony given in opposition to the proposed rezoning.

Staff Recommendation: Approval

CPC Recommendation: Denial

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is an ordinance authorizing the rezoning of land.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the rezoning of land.
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 an ordinance authorizing the rezoning of land.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing the rezoning of land.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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)

Not Applicable because this legislation does not have any fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.

- Ensure quality, lasting development of new growth.
- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
-

Prior Legislation

14543-UR - Approved a rezoning of about 0.2 acres generally located at the southeast corner of East 5th Street and Troost Avenue from District B3-2 to District UR, and approved a development plan for a photography studio, approved by Ordinance No. 150347 on May 27, 2015.

Service Level Impacts

Not applicable as this is an ordinance authorizing the rezoning of land.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing the rezoning of land.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance authorizing the rezoning of land.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the rezoning of land.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is an ordinance authorizing the rezoning of land.
[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 an ordinance authorizing the rezoning of land.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the rezoning of land.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



File #: 260219

ORDINANCE NO. 260219

Sponsor: Director of City Planning and Development Department

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-420, “Parking and Loading”, and enacting in lieu thereof a new section of like number and subject matter for the purpose of updating parking and loading standards to support more walkable development and reduce on-site parking requirements. (CD-CPC-2025-00143)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, the Zoning and Development Code, is hereby amended by repealing Section 88-420, “Parking and Loading,” and enacting in lieu thereof a new section of like number and subject matter, said section to read as follows:

88-420 PARKING AND LOADING

88-420-01 – PURPOSE

The regulations of this article intend to provide adequate parking while reducing the demand for parking by promoting other modes of transportation including public transportation, biking, walking and rideshare. The regulations promote flexibility and recognize excessive off-street parking conflicts with the city's policies related to transportation, land use, urban design, and sustainability.

88-420-02 – APPLICABILITY AND GENERAL REQUIREMENTS

88-420-02-A. APPLICABILITY

1. **NEW DEVELOPMENT.** Unless otherwise expressly stated, the parking and loading standards of this article apply to all new buildings constructed and all new uses established in all zoning districts after September 10, 1951.
2. **ENLARGEMENTS AND EXPANSIONS**
 - a. Unless otherwise expressly stated, the parking and loading standards of this article apply whenever an existing building or use is enlarged or expanded to include additional dwelling units, floor area, seating capacity, employees or other units of measurement used for establishing off-street parking and loading requirements.
 - b. In the case of enlargements or expansions triggering requirements for additional parking or loading, additional off-street parking and loading spaces are required only to serve the enlarged or expanded area, not the

entire building or use. In other words, there is no requirement to address lawfully existing parking or loading deficits. Additional parking shall not be required when the gross floor area added through an enlargement or expansion is less than ten percent (10%) of the existing building's total gross floor area.

- c. In cases of change of use, where the existing off-street parking supply meets or exceeds the maximum parking allowance, the provision of excess parking amenities pursuant to Section 88-420-03-B are not required.
3. **CHANGE OF USE OR OCCUPANCY.** Unless otherwise expressly stated, when the use or occupancy of property changes, additional off-street parking and loading facilities must be provided to serve the new use or occupancy only when the number of parking or loading spaces required for the new use or occupancy exceeds the number of spaces required for the use that most recently occupied the building, based on the standards of this zoning and development code. In other words, credit is given to the most recent lawful use of the property for the number of parking spaces that would be required under this zoning and development code, regardless of whether such spaces are actually provided. A new nonresidential use is not required to address a lawful, existing parking deficit.
4. **DAMAGE OR DESTRUCTION.** When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is re-established, off-street parking or loading facilities must also be re-established or continued in operation in an amount equal to the number maintained at the time of such damage or destruction. It is not necessary, however, to restore or maintain parking or loading facilities in excess of those required by this zoning and development code.

88-420-02-B. USE OF PARKING AREAS IN ALL DISTRICTS

1. **USE OF PARKING AREAS**
 - a. These spaces may only be used for the temporary parking of licensed, operable motor vehicles.
 - b. Parking areas may not be used for the display or sale of goods, leasing activities, or storage of materials.
 - c. No vehicle repair or maintenance work is allowed within any parking facility.
2. **MAINTENANCE REQUIREMENT.** All required off-street parking spaces must be maintained and remain available for use for the duration of the principal use.
3. **USE OF PARKING IN RESIDENTIAL DISTRICTS**
 - a. Off-street parking located outside of an enclosed building in residential districts shall be used solely for the parking of passenger motor vehicles.

- b. Commercial vehicles shall not be parked in any R district except for the temporary purposes of making deliveries or providing services.
- c. Notwithstanding the foregoing, any lawfully established commercial use permitted in Districts R-80 and AG-R may park commercial vehicles being used in conjunction with their services and activities.
- d. Any public/civic use permitted in an R district may park emergency vehicles in conjunction with their services and activities.
- e. Buses may only be parked in R districts when associated with a lawfully established public/civic or group living use permitted in a R district, and then only on property associated with such use.
- f. **LIGHTING.** Parking facilities, which are normally used by employees and the general public during the hours of darkness after 6:00 p.m. shall be provided with lighting meeting the requirements of 88-430.
- g. **INGRESS/EGRESS AND MANEUVERING IN THE PUBLIC RIGHT-OF-WAY**
 - a. No vehicular use area shall use the public sidewalk, parkway, street or thoroughfare for parking, loading, unloading, or other operations that restrict the movement of vehicles or pedestrians.
 - b. All non-residential parking areas must be designed to allow vehicles to enter and exit (to the street) in a forward motion.
- h. **WHEEL STOPS.** A curb or wheel stop shall be provided for all parking spaces adjacent to planting or pedestrian areas to prevent parked vehicles from overhanging those areas.

88-420-03 VEHICULAR PARKING RATIOS

88-420-03-A. PARKING RATIOS

1. Except as otherwise expressly stated, off-street parking must be provided in accordance with the following ratios.
2. Single-family dwellings are exempt from parking maximums outlined in Table 420-1 Parking Ratios.
3. Properties located within the designated Urban Core area - generally bound by the Missouri River to the north, 85th Street to the south, State Line Road to the west, and the Blue River to the east - are exempt from minimum off-street parking requirements. All properties are subject to the maximum limit on the number of off-street parking spaces permitted as provided in Table 420-1.

Figure 420- 1. Urban Core Parking Boundary

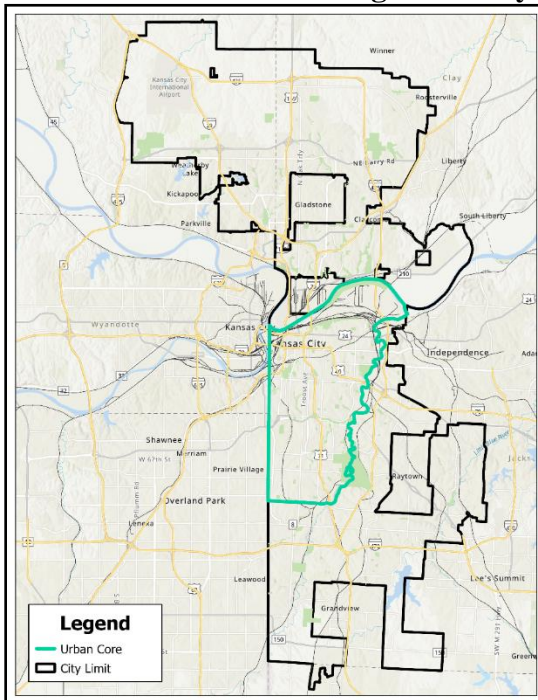


Table 420-1 Parking Ratios

USE GROUP				
Use Category	Minimum Vehicle Parking Ratio		Maximum Vehicle Parking Ratio	
» specific use type	Outside Urban Core	Urban Core	Outside Urban Core	Urban Core
RESIDENTIAL				
Household living	1 per dwelling unit (unless exempted by 88-420-03-D(7))	None	2.5 per dwelling units (unless exempted by 88-420-03-D(7))	2 per dwelling units (unless exempted by 88-420-03-D(7))
Group living	1 per 4 dwelling units or 1 per 4 beds/sleeping rooms	None	2 per 4 dwelling units or 1 per 4 beds/sleeping rooms	1.5 per 4 dwelling units or 1 per 4 beds/sleeping rooms
PUBLIC/CIVIC				
College/University	1 per 4 employees, plus 1 per 10 students	None	2 per 4 employees, plus 1 per 10 students	1.5 per 4 employees, plus 1 per 10 students
Day Care				

» Home-based (1—5)	None	None	Single-family residential and lawfully occupied home occupations in a single-family home are exempt from parking maximums	Single-family residential and lawfully occupied home occupations in a single-family home are exempt from parking maximums
» All other day care uses	1 per 4 employees	None	2 per 4 employees	1.5 per 4 employees
Hospital	1 per 3 beds, plus 1 per 4 employees	None	2 per 3 beds, plus 1.5 per 4 employees	1.5 per 3 beds, plus 1.5 per 4 employees
Library/Cultural Exhibit	2.5 per 1,000 square feet	None	5 per 1,000 square feet	3.75 per 1,000 square feet
Park/Recreation				
» Community center	2.5 per 1,000 square feet	None	5 per 1,000 square feet	3.75 per 1,000 square feet
» All other park/recreation	per 88-420-03-C(4)	None	per 88-420-03-C(4)	per 88-420-03-C(4)
Religious Assembly	1 per 7 seats in main assembly area	None	2 per 7 seats in main assembly area	1.5 per 7 seats in main assembly area
Safety Service	1 per 4 employees	None	2 per 4 employees	1.5 per 4 employees
School				
» Elementary/Junior High	1 per 4 employees	None	2 per 4 employees	1.5 per 4 employees
» Senior High	1 per 4 employees, plus 1 per 15 students	None	2 per 4 employees, plus 2 per 15 students	1.5 per 4 employees, plus 1.5 per 15 students
Utilities and Services				
» Basic, minor	None	None	None	None
» All other utilities and services	per 88-420-03-C(4)	None	None	None
All other public/civic uses	per 88-420-03-C(4)	None	per 88-420-03-C(4)	per 88-420-03-C(4)
COMMERCIAL				
Adult Business				
» Adult media store	2.5 per 1,000 square feet	None	5 per 1,000 square feet	3.75 per 1,000 square feet
» Adult motion picture theater	1 per 4 seats or person capacity	None	2 per 4 seats or person capacity	1.5 per 4 seats or person capacity
Animal Service				

» Stable	1 per 10 stalls	None	2 per 10 stalls	1.5 per 10 stalls
» All other animal service	2.5 per 1,000 square feet	None	5 per 1,000 square feet	3.75 per 1,000 square feet
Building Maintenance Service	1 per 4 employees	None	2 per 4 employees	1.5 per 4 employees
Business Support Service				
» Day labor employment agency	per 88-420-03-C(4)	None	per 88-420-03-C(4)	per 88-420-03-C(4)
Drive-Through Facilities	per 88-420-03-C(1)	None	per 88-420-03-C(1)	per 88-420-03-C(1)
Eating and Drinking Establishments	5 per 1,000 square feet	None	12 per 1,000 square feet	10 per 1,000 square feet
Entertainment Venues and Spectator Sports	1 per 4 seats or person capacity	None	2.5 per 4 seats or person capacity	2 per 4 seats or person capacity
Funeral and Interment Service				
» Cemetery/columbarium/mausoleum	per 88-420-03-C(4)	None	per 88-420-03-C(4)	per 88-420-03-C(4)
» All other funeral and interment services	1 per 4 employees	None	2 per 4 employees	1.5 per 4 employees or person capacity
Gasoline and Fuel Sales	1 per pump	None	2 per pump	1.5 per pump
Lodging				
» 1—20 rooms	1 per room	None	2 per room	1.5 per room
» 21—40 rooms	1 per 4 rooms	None	2 per 4 rooms	1.5 per 4 rooms
» 41+ rooms	1 per 6 rooms	None	2 per 6 rooms	1.5 per 6 rooms
Office, Admin. Professional or General	1 per 1,000 square feet	None	2 per 1,000 square feet	1.5 per 1,000 square feet
Office, Medical	4 per 1,000 square feet	None	8 per 1,000 square feet	6 per 1,000 square feet
Research Service	1 per 1,000 square feet	None	2 per 1,000 square feet	1.5 per 1,000 square feet
Retail Sales	1.5 per 1,000 square feet	None	6 per 1,000 square feet	4.5 per 1,000 square feet
Sports and Recreation, Participant				
» Indoor	1 per 4 seats or person capacity	None	2 per 4 seats or person capacity	1.5 per 4 seats or person capacity
» Outdoor	per 88-420-03-C(4)	None	per 88-420-03-C(4)	per 88-420-03-C(4)
All other commercial	2.5 per 1,000 square feet	None	5 per 1,000 square feet	3.75 per 1,000 square feet
Vehicle Sales and Service				
» Car wash/cleaning	per 88-420-03-	None	per 88-420-03-C(4)	per 88-420-03-C(4)

service	C(4)			
» Motor vehicle repair, limited and general	2 per service bay	None	4 per service bay	3 per service bay
» Vehicle storage/towing	1 per employee	None	2 per employee	1.5 per employee
» All other vehicle sales and service	1 per 1,000 square feet of office space and covered display area	None	2 per 1,000 square feet of office space and covered display area	1.5 per 1,000 square feet of office space and covered display area
INDUSTRIAL				
Residential Storage Warehouse	3, plus 1 per 75 storage spaces	None	6 plus 2 per 75 storage spaces	4.5 plus 1.5 per 75 storage spaces
All other industrial uses	1 per 4 employees	None	2 per 4 employees	1.5 per 4 employees
OTHER				
Agriculture, Crop	None	None	None	None
Agriculture, Animal	per 88-420-03-C(4)	None	per 88-420-03-C(4)	per 88-420-03-C(4)
Wireless Communication Facility	None	None	None	None

88-420-03-B. EXCESS PARKING

- Existing parking and loading space requirements may not be reduced below the minimum ratios established in this article. Unless otherwise expressly stated, off-street parking spaces in excess of ratios established in Table 420-1 may be provided only in conjunction with the use of excess parking amenities as provided in accordance with Table 420-2.
- For each parking space provided over the maximum specified in Table 420-1, a point is required, as identified in Table 420-2.
- When allowed, all public infrastructure improvements must be located within the right-of-way no more than a 1/4 mile from the building entrance, unless otherwise approved by the Public Works Director or Parks and Recreation Director.
- Offsite improvements are subject to approval by the City Planning and Development Director, Public Works Director, or Parks and Recreation Director.
- No more than 50% of all spaces in excess of the required off-street parking may be satisfied by bicycle racks and/or fix-it stations.
- In order to satisfy the excess parking amenities requirements, all provided amenities are in addition to any requirements in 88-440.

7. Modifications to parking amenity requirements provided in Table 420-2 that implement alternative or innovative practices are subject to approval of the city planning and development director.
8. At the discretion of the city planning and development director, existing amenities may be credited towards the amenity total.
9. Each non-residential property may provide up to 10 off-street parking spots regardless of building square-footage or number of employees, without triggering the need to provide demand reduction amenities.

Table 420-2 Excess Parking Amenities		
Amenity		Points
Location Improvements	Parking provided at the rear of the building or side of the building, not adjacent to a public street	1 point per space provided
Multimodal Improvements	Shower and changing facility for employees	20 total points
	*Marked multimodal facilities including, but not limited to: bicycle lane(s); paved multi-use trail at least eight (8) feet wide; connection to public trail; and/or dedicated and protected bicycle infrastructure	1 point per 10 linear feet
	*Bicycle fix-it station	5 points per station
	Covered bicycle parking and/or secure bicycle lockers with a minimum five (5) bicycle capacity	10 points per 5 bicycle stalls
	*E-bicycle charging station	3 points per station
	*Bicycle parking rack	1 point per 2 bicycle parking spaces
Carpool Improvements	Carpool designated space	1 point per space
	Covered carpool designated space	15 points per space
Transit Improvements	*Sidewalk improvements connecting to a transit/bus stop	10 points per connection
	*Improved transit/bus stop located no more than 1,320-foot walking distance from a building entrance (subject to	10 points per stop improvement

	KCATA or Streetcar Authority approval)	
	*New transit/bus stop (subject to KCATA approval)	20 points per stop
Electric Vehicle (EV) Improvements	Type 2 EV charging station	15 points per charging station
	Type 3 EV charging station	80 points per charging station
Pedestrian Improvements (offsite improvements are subject to Public Works or Parks and Recreation approval)	*High Intensity Activated Crosswalk (HAWK) pedestrian crossing	150 points per HAWK signal
	*Rectangular Rapid-Flashing Beacon (RRFB) Crosswalk	50 points per crosswalk
	*Raised Crosswalk	25 points
	*Sidewalk or trail connection not otherwise required	1 point per 10 linear feet
	*Crosswalk improvement to high-visibility standards using durable materials such as thermoplastic paint	10 points
	*Pedestrian refuge island	35 points per 10 linear feet
Landscape Improvements	*Landscape median of native planting at least ten (10) feet wide	8 points per 10 linear feet
	Landscape median with a minimum width of fifteen (15) feet wide that includes a pedestrian walkway of a minimum eight (8) feet wide	25 points per 10 linear feet
	*Additional trees exceeding	1 per tree
	*An increase in trees planted for all new deciduous trees provided	3 points per tree
	Significant tree(s) preserved above the required minimum found in 88-424, Tree Preservation and Protection	3 points per 10% of significant trees preserved
	*A minimum 5-foot landscaped berm adjacent to properties with an “R” base zoning classification or public right-of-way	25 points per 50 linear feet of berm
Alternative Pavement	*Pervious Pavement subject to Public Works and Fire Department approval	10 points per 1,000 square feet of pervious parking provided
Solar Power	*Ground or roof mounted solar panel array	10 points per KWH of energy produced (based on manufacturer estimates)
*Allowed offsite subject to 88-420-03-B(4)		

88-420-03-C. CALCULATIONS

The following rules apply when calculating the number of parking spaces required:

1. **MULTIPLE USES.** Unless otherwise expressly stated, lots containing more than one principal use must provide parking in an amount equal to the total (cumulative) requirements for all principal uses.
2. **AREA-BASED STANDARDS.** Unless otherwise expressly stated, all area-based (square footage) parking standards must be computed on the basis of gross floor area, which is to be determined by the outside dimensions of the building, less any area within the building devoted to parking. The city planning and development director is authorized to determine the floor area measurement of uses not located within buildings, based on the nature of the use, the expected duration of use and the amount of customer and employee-related vehicle traffic expected to be generated by the outdoor area.
3. **EMPLOYEE- OR OCCUPANCY-BASED STANDARDS**
 - a. When calculating parking requirements based on employees, students, or other occupants, calculations are to be based on the total persons and employees present or on duty at any one time when the maximum functional use of the building or land is being made.
 - b. The number of persons in assembly areas with fixed seating or a designed functional seating capacity is to be based on maximum functional seating capacity.
 - c. The number of persons in assembly areas without fixed seating or without a designed functional seating capacity is to be based on the total net floor area actually used for public assembly, divided by 15.
 - d. If more than one assembly area within a building is used simultaneously by different adult persons, then the capacity of all such assembly areas must be computed.
 - e. If several assembly areas within a building are not used simultaneously but are used by the same group of persons separately at different times, then the computation is to include only the assembly area comprising the maximum simultaneous occupancy.
4. **ESTABLISHMENT OF OTHER PARKING RATIOS**
 - a. Upon receipt of an application for a use which no parking ratio is established in 88-420-03, decision-making bodies may apply the parking ratio that applies to the most similar use or establish a different minimum parking requirement on the basis of parking data provided by the applicant and the city planning and development department.
 - b. When the use requires special use or similar approval, the final decision-making body on the special use or other approval is authorized to establish the applicable parking ratio. When the use is permitted, the city planning

and development director is authorized to establish the applicable parking ratio.

- c. Parking data and studies must include estimates of parking demand based on reliable data collected from comparable uses or on external data from credible research organizations. Comparability will be determined by density, scale, bulk, area, type of activity and location. Parking studies must document the source of all data used to develop recommended requirements.

88-420-03-D. EXEMPTIONS, REDUCTIONS AND SPECIAL AREA STANDARDS

In the case of multiple exemptions, reductions, or special area standards existing on a property, the one that provides the greatest level of exemption shall apply.

- 1. **B1 ZONING DISTRICT.** Nonresidential uses in the B1 district are not required to provide off-street parking unless such uses exceed 2,500 square feet of gross floor area, in which case off-street parking must be provided for the floor area in excess of 2,500 square feet.
- 2. **PEDESTRIAN-ORIENTED OVERLAY DISTRICT.** Nonresidential uses that are subject to the P/O district regulations of 88-230 are not required to provide off-street parking unless such uses exceed 4,000 square feet of gross floor area, in which case off-street parking must be provided for the floor area in excess of 4,000 square feet.
- 3. **LANDMARKS AND HISTORIC DISTRICTS**
 - a. No off-street parking or loading spaces are required for rehabilitation or reuse of an official local or national historic landmark.
 - b. No off-street parking or loading spaces are required for rehabilitation or reuse of an existing contributing building within an official local or national historic district.
- 4. **RAPID TRANSIT STOPS.** Special parking regulations apply to uses on lots located within 1,000 feet of a rapid transit stop, as follows.
 - a. All non-residential uses are not required to provide off-street parking spaces for the first 10,000 square feet of gross floor area.
 - b. Residential uses shall provide .5 off-street parking spaces per unit.
- 5. **AFFORDABLE HOUSING.** For a multi-unit building with more than 10 units, when at least twenty percent (20%) of the total number of units is provided as affordable housing, as defined in 88-810-058, parking shall be required in the amount of 0.5 space per dwelling unit. However, if required parking is less than 0.5 space per dwelling unit due to other provisions of this section 88-420-03, the lesser requirement is applicable.

6. **SINGLE FAMILY OR DUPLEX STRUCTURE.** For any detached house or semi-attached house on a lot platted prior to September 10, 1951, no off-street parking shall be required.
7. **INFILL RESIDENTIAL DEVELOPMENT STANDARDS**
 - a. See 88-110-07 for special parking and loading standards that apply to infill residential development. If the standards of this section conflict with those in 88-110-07, the standards of 88-110-07 shall apply. All other standards of this section shall apply to infill residential development.
 - b. Any infill residential development of 8 or fewer units is exempt from the minimum parking requirement.
8. **EFFECT OF VEHICLE PARKING REDUCTION OR EXEMPTION ON BICYCLE PARKING REQUIREMENTS.** The bicycle parking requirements of 88-420-09 apply regardless of any vehicle parking exemptions and reductions authorized in this section 88-420-03.
9. **ON-STREET PARKING CREDITS**
 - a. Any on-street parking within a non-residentially zoned area, authorized by the City and within 150 feet of the lot, may be credited towards the on-site parking requirements. A maximum of 50 percent of the required parking may be satisfied by on-street parking credits. On-street parking spaces may be counted by more than one user in meeting this requirement. In the case that on-street parking is removed by the City, lawfully occupied properties will receive legal non-conforming status and not be required to provide additional parking while the use continues to lawfully operate at the property. If the use changes or expands beyond the 10% threshold outlined in 88-420-02-A-2.b, additional parking may be required.
 - b. Public on-street parking spaces may not be used to satisfy the minimum required number of accessible parking spaces and does not count towards any parking maximums.

88-420-03-E. ALTERNATIVE PARKING COMPLIANCE

1. **REVIEW CRITERIA AND APPROVAL PROCEDURE.** Applications for alternative compliance parking plans constitute an application for a site plan approval under Section 88-530. Plans must detail the type of alternative proposed and the rationale for such a proposal, including any supporting research or documentation. The city planning and development director is authorized to approve an alternative compliance parking plan if the applicant demonstrates to the satisfaction of the city planning and development director that the proposed plan:
 - a. Will comply with all applicable requirements of this section;

- b. Will not adversely affect surrounding neighborhoods;
- c. Will not adversely affect traffic congestion and circulation; and
- d. Will have a positive effect on the economic viability or appearance of the project or on the environment.

2. **SHARED PARKING**

- a. The city planning and development director is authorized to approve an alternative compliance parking plan allowing shared parking arrangements. The city planning and development director may permit up to 100% of the parking required for one use to be supplied by the off-street parking spaces provided for another use if the city planning and development director determines that the various activities will have peak parking demands at different periods of the day or week. Parking reductions are based on an analysis of each use's shared operating hours and minimum required off-street parking.
- b. To qualify for a parking reduction, a shared parking study must demonstrate the reduced parking needs and justify the request.
- c. A use for which shared parking is proposed must be located within 1,320 feet walking distance of the shared parking, measured from the entrance of the use to the nearest parking space within the shared parking facilities.
- d. The City Planning and Development Director may consider the following when evaluating shared parking plans:
 - i. Peak demand patterns of each use.
 - ii. Availability of nearby on-street or off-street parking.
 - iii. Compatibility of the proposed shared parking arrangement with surrounding areas to avoid spillover effects.
 - iv. The potential for reducing parking needs through multimodal transportation options like public transit, biking, or carpooling.
 - v. Any other alternate parking solution identified in 88-420-03-E. Authorized Alternatives.

3. **OFF-SITE PARKING.** The city planning and development director may permit any off-street parking spaces to be located on a remote and separate lot from the lot on which the principal use is located, subject to the standards of this section.

- a. No off-site parking space may be located more than 1,320 feet from the primary entrance of the use served, measured along the shortest legal, practical walking route. This distance limitation may be waived by the city

planning and development director if adequate assurances are offered that van or shuttle service will be operated between the shared lot and the principal use.

- b. Off-site parking areas are considered accessory to the primary use they serve. These areas must be located in a zoning district that is the same as, or more intensive than, the zoning required for the most intensive use they support—unless a Special Use Permit is approved under Section 88-525. All off-site parking must meet the design standards outlined in Section 88-420-04.
 - c. An agreement providing for the use of off-site parking, executed by the parties involved, must be filed with the city planning and development director, in a form approved by the city planning and development director. Off-site parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking. If an off-site parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this zoning and development code.
 - d. If the off-site parking is located in a UR (Urban Redevelopment) or MPD (Master Planned Development) district, the agreement must demonstrate that the parking area serves a use of equal or greater intensity than the use being supported. This agreement must be reviewed and approved by the city planning and development director.
 - e. Off-site parking in facilities in O, B, D, and M districts which meet the location and zoning classification requirements indicated in this section and which are in the same ownership as the lot to be served will not require approval of an alternative compliance parking plan per 88-420-03-E.
4. **VEHICLE STORAGE.** The city planning and development director may permit the use of gravel as a surface for vehicle storage, subject to the standards of this section.
- a. Gravel surfacing for vehicle storage is permitted only on lots within M districts with a minimum lot size of 2 acres.
 - b. Gravel is prohibited within 25 feet of public right-of-way or within 10 feet of any property line, whichever is greater.
 - c. All gravel areas situated on a lot with side or rear property lines contiguous with property in an R or D district must be screened along such side or rear property lines with a continuous row of evergreen shrubs

and/or trees to form a continuous visual screen at least 3 feet in height after the first growing season.

- d. Gravel surfacing may not be used for parking intended for use by the public.
- e. Gravel surfacing may not be used for the parking or storage of wrecked, salvaged, dismantled, or inoperable vehicles.
- f. Gravel is not permitted on any lot or portion of a lot with a slope greater than 4 to 1.
- g. Gravel surfaces shall comply with the standards of 88-420-04.

88-420-03-F. MOTORCYCLE AND SCOOTER PARKING

For any non-residential use providing 50 or more off-street spaces, a maximum of 3 required off-street parking spaces per 50 vehicle spaces may be reduced in size or otherwise redesigned to accommodate parking for motorcycles and scooters. When provided, motorcycle and scooter parking must be identified by a sign.

88-420-03-G. SMALL CAR PARKING

All parking facilities must accommodate standard-sized vehicles. The city planning and development director may approve spaces for smaller vehicles if a demonstrated need is provided. These small car spaces may not exceed 50% of the total parking and must be clearly marked on the parking plan and identified with pavement markings or signage.

88-420-03-H. ACCESSIBLE PARKING

Where parking facilities are provided or required, accessible parking spaces shall be provided in parking areas servicing each building entrance, and shall have the number of level parking spaces for person(s) with disabilities set forth in the current version of the Americans with Disabilities Act Accessibility Guidelines and be identified by above-grade signs as reserved for person(s) with disabilities. Such parking spaces shall conform with the requirements of the Building Code and applicable state law with regard to parking space dimensions and signage. Each parking facility on a site shall be calculated separately.

- 1. **VAN ACCESSIBLE SPACES.** One van accessible parking space shall be provided for every six accessible parking spaces required by the ADA standards.
- 2. **EXCEPTIONS**
 - a. Detached houses, zero lot line houses, cottage houses, attached houses, and two-unit houses are exempt from providing accessible parking spaces.
 - b. Parking facilities used exclusively for the storage of motor vehicles shall not be required to provide accessible parking provided that parking facilities accessed by the public comply with this section.

3. LOCATION

- a. Accessible parking spaces shall be located on the shortest possible accessible route of travel to an accessible building entrance. In facilities with multiple accessible building entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. Wherever practical, the accessible route of travel shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route of travel shall be designated and marked as a crosswalk.
- b. All van parking spaces shall be permitted to be grouped on one level within a multi-story parking facility.
- c. Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience.

88-420-04 VEHICULAR PARKING DESIGN

88-420-04-A. VEHICULAR PARKING AREA DIMENSIONS

The following provisions apply to all uses not listed in 88-420-04-B. Vehicular parking areas shall provide the minimum dimensions as follows:

Table 420-3 Minimum Parking Area Dimensions				
Angled Parking Spaces	Length		Width	
Standard Car Space	18 ft.		8.5 ft.	
Small Car Space	15 ft.		7.5 ft.	
Parallel Parking Spaces	Length		Width	
Standard Car	22 ft.		8.5 ft.	
Small Car	19 ft.		7.5 ft.	
Drive Aisle Dimensions	One-Way Aisle		Two-Way Aisle	
	Standard	Small	Standard	Small
Parallel and 30°	10 ft.	10 ft.	21 ft.	17 ft.
45°	12 ft.	10 ft.	23 ft.	19 ft.
60°	18 ft.	15 ft.	24 ft.	21 ft.
90°	22 ft.	18 ft.	24 ft.	21 ft.

88-420-04-B. RESIDENTIAL PARKING AREA DESIGN

The following provisions apply to detached houses, zero lot line houses, cottage houses, attached houses, two-unit houses, and multi-unit houses. All other uses permitted in residential districts shall comply with 88-420-04-A, except as otherwise expressly stated.

Table 420-4 Residential Vehicular Use Area Dimensions

Minimum Parking Space					
Length		Width			
15 ft.		7.5 ft.			
<ul style="list-style-type: none"> • Parking space shall be as wide and long as the vehicle parked thereon 					
Driveways					
Minimum width at property line		Maximum width at property line			
7.5 ft.		22 ft.			
<ul style="list-style-type: none"> • Parking spaces must be connected to a public street or alleyway by a driveway • The width of the driveway at the property line shall not exceed the width of the garages or parking spaces to which the driveway leads 					
Ribbon Driveway					
Minimum width of paved strip		Maximum distance between strips			
2.5 ft.		3 ft.			
Vehicular Use Area		Minimum setbacks - extend entire length of property			
		Front Yard	Street-side yard	Side yard	Rear yard
Parking space accessed from non-alley right-of-way		0 ft. from property line	18 in. from property line	Minimum building line setback	18 in. from property line
Parking space located in the side or rear yard accessed from an alley		n/a	n/a	0 ft. from property line	0 ft. from property line
Shared Driveways		Shared driveways are allowed to extend across a property line onto abutting private properties if there is a recorded easement guaranteeing reciprocal access and maintenance for all affected properties.			
Driveways		Unless connected to the right-of-way through an approved curb cut, driveways must be setback 18 in. from the side, rear or street-side yard property line.			
Maximum percentage of pavement					
Front Yard		Street-side yard			
40%		20%			
Properties located on a cul-de-sac with parking areas situated in the front yard may exceed the standard maximum pavement coverage of forty percent (40%), provided that the total paved area does not exceed sixty percent (60%) of the front yard. All other applicable dimensional parking requirements shall still apply.					

88-420-04-C. GENERAL VEHICULAR PARKING AREA DESIGN REQUIREMENTS

1. Surface parking lots containing more than 50 parking spaces must:
 - a. Be visually and functionally segmented into smaller parking bays by interior landscaping in accordance with 88-425-06 to reduce visual and stormwater runoff-related impacts;
 - b. Provide safe, visible access for non-motorized traffic to and through the development site through such techniques as changes in paving surface materials, landscaped pedestrian walkways or pedestrian refuge islands and safety and directional lighting; and
 - c. Use traffic calming techniques for pedestrian safety.
2. Attendant buildings and ticket machines, when provided, shall be located inside the vehicular use area at least 20 feet away from the entrance to minimize congestion on public property, except where compliance would require the alteration or relocation of an existing permanent structure.
3. Parking surfaces shall be kept in good repair. The parking surface shall not have loose gravel or potholes or fall into a condition where mud or gravel may be tracked onto the street.
4. All screening and barriers shall be maintained in good condition and shall not be allowed to fall into a state of disrepair.
5. All vehicular use areas established either after September 10, 1951 or after annexation by the city shall be continuously paved with pavers or a permanent, asphaltic or concrete paving unless otherwise allowed. Pervious pavements and impervious materials may be allowed, subject to approval by the city planning and development director.
6. Gravel vehicular use areas shall be paved, unless otherwise permitted, when providing parking and/or loading for new buildings or building expansions which constitute a major amendment per 88-516-06-A or require a development plan per 88-517, project plan per 88-518, or special user permit per 88-525.
7. When allowed, the surface of gravel vehicular use areas shall consist of a uniform layer of gravel evenly distributed from edge to edge and shall be free of bare spots and vegetation. The depth of the gravel layer shall be at least 2 inches. The material used for a gravel vehicular use area shall be rock or crushed stone not more than 2 inches in diameter and shall not contain dirt, sticks, construction debris or other foreign material. Sand, rock dust or other similar material less than one-eighth inch in diameter is not prohibited, but shall not be included in the measurement of minimum gravel depth.

8. Properties zoned AG-R, R-80, R-10 with an area of at least 3 acres may have a gravel driveway and residential parking spaces if paved for the first 25 feet from the right-of-way.

88-420-04-D. LOCATION OF VEHICULAR PARKING AREAS

1. Unless otherwise permitted, required parking spaces must be located on the same lot as the use to be served by the parking. Accessory parking areas require the same or a more intensive base zoning classification than that required for the most intensive of the uses served by the accessory parking area, unless approved as a special use pursuant to 88-525.
2. Unless otherwise permitted, All vehicular use areas shall provide access to a public right-of-way, either through a direct connection or via a recorded access easement, in accordance with applicable zoning and subdivision regulations.
3. Parking facilities are prohibited in required front and side setback areas and in required landscape areas.
4. Access to off-street parking areas serving nonresidential uses may not traverse residentially zoned property.

88-420-05 – BICYCLE PARKING

88-420-05-A. BICYCLE PARKING RATIOS

1. Any on-street bicycle parking within a non-residentially zoned area, authorized by the City and within 150 feet of the lot, may be credited towards the on-site bicycle parking requirements. On-street bicycle parking spaces may be counted by more than one user in meeting this requirement. In the case that on-street bicycle parking is removed by the City, lawfully occupied properties will receive legal non-conforming status and not be required to provide additional bicycle parking while the use continues to lawfully operate at the property. If the use changes or expands beyond the 10% threshold outlined in 88-420-02-A02.b, additional bicycle parking may be required.
2. Short- and long-term bicycle parking is required in accordance with the following minimum ratios:

Table 420-5 Bicycle Parking Ratios		
USE GROUP	Minimum Short-Term Bicycle Parking Requirement	Minimum Long-Term Bicycle Parking Requirement
RESIDENTIAL		
Household living, 1-7 dwelling units	No spaces required	No spaces required
Multi-unit building, 8-11 units	2 spaces	2 spaces
Multi-unit building, 12+ units	2 spaces per the first 12 units + 1 space per every additional 12 units	2 spaces per the first 12 units + 1 space per every additional 12 units
For multi-unit buildings of 12+ units, after the first 10 short-term bicycle parking spaces and 20 long-		

term bicycle parking spaces are provided, additional bicycle parking may be provided at 25% of the otherwise required ratio.		
PUBLIC/CIVIC		
Hospital	1 space per 200,000 sq ft	1 space per 25 employees
Libraries/Cultural Exhibit	1 space 10,000 sq ft	1 space per 10 employees
Schools	1 space per 20 students	1 space per 10 employees
College/University	1 space per 100 students	1 space per 100 students
Community Center	1 space per 10,000 sq ft	1 space per 10 employees
All other Public/Civic Use	1 space per 100,000 sq ft	1 space per 10 employees
For Public/Civic uses after the first 40 short-term bicycle parking spaces and 25 long-term bicycle parking spaces are provided, additional bicycle parking may be provided at 25% of the otherwise required ratio.		
COMMERCIAL		
Eating and Drinking Establishments	1 space per 2,000 sq ft	1 space per 25 employees
Entertainment Venues	1 space per 1,000 seats	1 space per 25 employees
Office	1 space per 20,000 sq ft	1 space per 10,000 sq ft
Retail	1 space per 5,000 sq ft	1 space per 12,000 sq ft
All other Commercial Use	1 space per 5,000 sq ft	1 space per 10,000 sq ft
For Commercial uses after the first 10 short-term bicycle parking spaces and 5 long-term bicycle parking spaces are provided, additional bicycle parking may be provided at 25% of the otherwise required ratio.		
INDUSTRIAL		
Industrial	1 space per 200,000 sq ft	1 space per 100,000 sq ft
For industrial uses after the first 20 short-term bicycle parking spaces and 10 long-term bicycle parking spaces are provided, additional bicycle parking may be provided at 25% of the otherwise required ratio.		
Non-accessory parking facilities containing more than 50 parking spaces must provide at least two long-term bicycle parking spaces for each 50 vehicle parking spaces within the parking facility.		

88-420-05-B. DESIGN AND LOCATION

Where bicycle parking facilities are provided or required, they shall be provided in compliance with the design standards, definitions, construction and installation standards, and locational requirements established by the Association of Pedestrian and Bicycle Professionals (APBP) Essentials of Bike Parking, as amended.

88-420-05-C. ADMINISTRATIVE ADJUSTMENTS

The city planning and development director is authorized to approve an administrative adjustment reducing the number of bicycle spaces required for a particular use in accordance with 88-570.

88-420-06 – LOADING

88-420-06-A. RATIOS

Off-street loading spaces must be provided in accordance with the following schedule:

Table 420-6 Loading Requirements	
Use Type (Size)	Loading Spaces Required
Public/Civic, Commercial and Industrial Uses	

Under 20,000 square feet	None
20,000—49,999 square feet	1
50,000+	2
Household Living Uses	
Under 50 units	None
50+ units	1

88-420-06-B. DESIGN AND LOCATION

1. **PLANS.** Plans for location, design, and layout of all loading spaces must be indicated on required development plans.
2. **SPACE SIZE.** Off-street loading spaces, excluding maneuvering areas, must be at least 10 feet wide and 25 feet long unless off-street loading will involve the use of semi-tractor trailer combinations or other vehicles in excess of 25 feet in length, in which case the minimum size of a space is 12 feet by 60 feet.
3. **SURFACING AND MAINTENANCE.** All off-street loading areas must be paved.
4. **SIGNS.** "No Idling" or "Idle-Free Zone" signs must be posted in all off-street loading areas.
5. **LOADING, UNLOADING, AND MANEUVERING.** Unless otherwise approved by the city planning and development director, all loading and unloading spaces and related maneuvering areas must be located on the subject lot and may not be located in the right-of-way.

88-420-07 OUTDOOR SEATING FOR EATING AND DRINKING ESTABLISHMENTS**88-420-07-A. PURPOSE**

To allow eating and drinking establishments to use underutilized outdoor space for dining and seating purposes.

88-420-07-B. AUTHORIZATION

Notwithstanding Section 88-420-02.B and the parking ratios set forth in Section 88-420-03, eating and drinking establishments as defined in Section 88-805-04-I may use parking lots and open space for outdoor seating and dining space, and for no other use other than parking and open space, in conformance with the provisions of this zoning and development code.

88-420-07-C. STANDARDS AND CONDITIONS

Parking lots and open space may be used for outdoor seating at eating and drinking establishments, subject to the following standards and conditions:

1. Seating in parking lots shall only be permitted in striped parking spaces; no seating shall be permitted in drive aisles.
2. Open space or other areas of the subject property may also be used for seating.

3. Driveways or entrances to vehicular use areas from the public right-of-way shall not be obstructed.
4. Landscaped areas or areas designated for stormwater management shall not be used for outdoor seating.
5. Accessible spaces shall not be used for outdoor seating.
6. Seating shall be ADA accessible.
7. Pedestrian paths such as sidewalks or crosswalks shall not be obstructed.
8. The property owner shall supervise and maintain outdoor seating areas in a clean, orderly and safe condition and in such manner as to protect the public health and safety. All tables, chairs, seating areas, umbrellas, tents, and any other furnishings or equipment used in outdoor seating areas shall be kept and maintained in good repair.
9. Service of alcohol shall be permitted, provided the property owner meets the requirements of Chapter 10 of the City Code, as required.
10. Parking lots and open space used for outdoor seating shall be restored to their original condition and use when not in use for outdoor seating.

88-420-07-D. ENFORCEMENT

Violations, penalties and enforcement shall be as stated in Section 88-615 of this zoning and development code.

Section 2. That the Council finds and declares that before taking any action on the proposed amendment(s) hereinabove, all public notices and hearings required by law have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the forgoing ordinance was duly advertised and public hearings were held.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260219

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 and replacing Section 88-420, "Parking and Loading." (CD-CPC-2025-00143)

Discussion

This ordinance modifies Chapter 88 to right-size the amount of parking required for new development based on demand and make the parking code more user-friendly (formerly 18 sections are now only 7 sections).

Related on-street parking management strategies, such as residential parking permits or parking benefit districts, will be developed by the Public Works Department to best respond to different neighborhood parking needs (outside the zoning code).

From March to December 2025, staff had over a dozen meetings with various stakeholder groups, provided information about the proposed amendments online on Speak Easy, and held 2 public open houses.

The CPC considered the proposed amendments on November 5, 2026 and recommended approval with a vote of five (5) ayes and one (1) nay, with the conditions that the parking maximum ratios and excess parking amenities be updated prior to ordinance request. Public testimony included residents both in support of and opposition to the removal of parking minimums in the urban core.

Content of the proposed amendments includes:

88-820-03-A. Parking Ratios

This section establishes a new "urban core boundary" as State Line Road to the west, 85th Street to the south, Blue River to the east, and the Missouri river to the north.

Developments in the urban core do not have minimum parking requirements, and developments outside the urban core have reduced parking minimums.

These new parking ratios do not get rid of the existing development review process and public hearings before CPC and City Council.

88-420-03-B. Excess Parking

All development may exceed the maximum parking threshold by providing their choice of public amenities such as raised pedestrian crosswalks, EV charging stations, additional landscaping, etc.

88-420-03-D. Exemptions, Reductions and Special Area Standards

This section removes redundancies and contradictory requirements for overlapping boundaries within the urban core, reducing the total number of parking exceptions (formerly 16 sections now only 7 sections).

It also allows on-street parking spaces to be counted towards the parking requirements, provided that the spaces are not located on residential streets.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable.
3. How does the legislation affect the current fiscal year?
No direct fiscal impact.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No direct fiscal impact.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No direct fiscal impact.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - Increase and support local workforce development and small and locally owned businesses.
 - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
 - Implement an economic development and tourism strategy to attract major investment and visitors.
 -

Prior Legislation

Ordinance 230257 - Adopting the KC Spirit Playbook as the City's Strategic and Comprehensive Plan and repealing and replacing the FOCUS Kansas City Plan that was adopted by the City Council by Committee Substitute for Resolution No. 971268 on October 30, 1997.

Service Level Impacts

Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

The proposed amendments will better align with actual parking demand and correct inefficient land use and underutilized parking spaces. The changes are intended to reduce barriers to activating vacant lots, streamline the development review process, encourage the creation of more affordable housing, and support the city's transit investment and tax base.

To complement the changes to Chapter 88, the city will develop tailored on-street parking policies that respond to the unique needs of neighborhoods and can be adjusted block-by-block in real time, without rewriting the zoning code.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The proposed amendments are intended to promote more walkable neighborhoods, improve pedestrian safety, and reduce heat generated from excess pavement in surface parking lots.
2. How have those groups been engaged and involved in the development of this ordinance?
Two open houses were held on September 10, 2025 (virtual) and September 11, 2025 (in-person) with an additional urban core neighborhood meeting on December 1, 2025 (virtual). Additional public engagement included stakeholder interviews, conducting an online survey, posting on the City's Speak Easy virtual participation platform and Neighborhood Direct monthly emails, and presentations at the KC Small Developers Forum, BikeWalkKC, Midtown KC Now, South KC Alliance, Northland Regional Chamber of Commerce, Downtown Neighborhood Association, Downtown Council of Kansas City, and KC CID Alliance.

3. How does this legislation contribute to a sustainable Kansas City?

The proposed amendments will help activate underutilized or vacant lots and create opportunities for more housing, businesses, and green space instead of excess asphalt. This will support the city's overall walkability, affordability, transit, and fiscal sustainability goals.

4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Click or tap here to enter text.

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 an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

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)



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260219

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 and replacing Section 88-420, "Parking and Loading." (CD-CPC-2025-00143)

Discussion

The proposed amendments to Chapter 88, the Zoning and Development Code, repeal and replace Section 88-420 regarding Parking and Loading. The proposed amendments simplify the existing code and establish new context-based standards for off-street parking to address parking minimums and maximums, bicycle parking, and change of use.

The updated parking standards are the result of significant community engagement, including an online survey and meetings with developers, neighborhood groups, and property owners. The proposed amendments seek to provide a more user-friendly format and simplified regulations.

Staff Recommendation: Approval

CPC Recommendation: Approval

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

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 an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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)

No account string to verify as this ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.
 - Create a solutions-oriented culture to foster a more welcoming business environment.
 - Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.



Prior Legislation

Ordinance 230257 - Adopting the KC Spirit Playbook as the City's Strategic and Comprehensive Plan and repealing and replacing the FOCUS Kansas City Plan that was adopted by the City Council by Committee Substitute for Resolution No. 971268 on October 30, 1997.

Service Level Impacts

Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The proposed amendments are intended to promote walkable neighborhoods with reduced impervious surface coverage.
2. How have those groups been engaged and involved in the development of this ordinance?
Two open houses were held on September 10, 2025 (virtual) and September 11, 2025 (in-person) with an additional urban core neighborhood meeting on December 1, 2025 (virtual). Additional public engagement included stakeholder interviews, conducting an online survey, posting on the City's Speak Easy virtual participation platform and Neighborhood Direct monthly emails, and presentations at the KC Small Developers Forum, BikeWalkKC, Midtown KC Now, South KC Alliance, Northland Regional Chamber of Commerce, Downtown Neighborhood Association, Downtown Council of Kansas City, and KC CID Alliance.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed amendments are intended to provide adequate parking and ensure that context-sensitive parking requirements better align with actual needs while supporting the City's policies related to transportation, land use, urban design, and sustainability and improving the quality of life for Kansas City residents.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

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 an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code

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)



File #: 260283

ORDINANCE NO. 260283

Sponsor: Director of City Planning and Development Department

Rezoning an area of about .16 acres generally located on the north side of Independence Boulevard just west of the intersection of Highland Avenue from District MPD/ICO to District MPD/ICO/HO in order to designate Leonard Smith Hall at 1700 Independence Boulevard as a local landmark on the Kansas City Register of Historic Places. (CD-CPC-2026-00003)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1530, rezoning an area of approximately .16 acres generally located at 1700 Independence Boulevard from Master Planned Development/Independence Corridor Overlay (MPD/ICO) to (MPD/ICO/Historic Overlay), said section to read as follows:

Section 88-20A-1530, That an area legally described as:

A 20,305 sq ft lot: Beg at 375' w of se cor of Lot 20, Block 1, Dykington Place, th n 147', th 77' w, th sw 95' th s 97', th e returning to pob.

is hereby rezoned from Master Planned Development/Independence Corridor Overlay (MPD/ICO) to MPD/ICO/HO (MPD/ICO/Historic Overlay), all as shown outlined on a map marked Section 88-20A-1530, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That Leonard Smith Hall was built in 1927 and designed by the firm of Hoyt, Price and Barnes and is a good example of the Colonial Revival/Georgian Revival Style of architecture and also has historical value for its association with Children's Mercy.

Section C. That the Historic Preservation Commission recommended approval of the designation of Leonard Smith Hall at 1700 Independence Boulevard to the Kansas City Register of Historic Places (H/O Overlay) at its meeting on December 19, 2025.

Section D. That the City Plan Commission recommended denial of the inclusion of the property on the Kansas City Register of Historic Places (H/O Overlay) at its meeting on March 4, 2026.

Section E. That the City Council considered the factors set forth in Section 88-580-01-F of the Zoning and Development Code in making its decision, including the criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, and specifically Criterion A, as the property was associated with events that have made a significant contribution to the broad patterns of the City's history in the area of healthcare for its association with Children's Mercy; and Criterion C in the area of architecture, as the property is a good example of the Colonial Revival/Georgian Revival Style.

Section F. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260283

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Approving the designation of Leonard Smith Hall at 1700 Independence Boulevard to the Kansas City Register of Historic Places (H/O Overlay). (CD-CPC-2026-00003)

Discussion

The applicant is requesting Leonard Smith Hall be placed on the Kansas City Register of Historic Places (H/O Overlay).

The overlay map can be found in the CPC Staff Report (pg. 2) attached to this ordinance request, overlay request is specifically for the Leonard Smith Hall building and surrounding courtyard area.

The application was submitted by the Pendleton Heights Neighborhood and Kansas City Bungalow Club after the University of Kansas City requested a demolition review for Leonard Smith Hall by the Historic Preservation Commission on September 26, 2025. The Historic Preservation Commission delayed the demolition by 45 days. The applicants submitted the request for the Historic Overlay during the 45 day period and received a recommendation of Approval from the Historic Preservation Commission on December 19, 2026. The Historic Preservation Commission found that Leonard Smith Hall meets the review criteria set out in the US Department of Interior's National Register of Historic Places under Criterion A and C.

The City Plan Commission heard the request at the March 4, 2026 hearing. Both the applicant and property owner provided testimony along with multiple members of the public. Public testimony received after the publication of the staff report is attached to the ordinance labeled "Additional Public Testimony". The applicant held their required public engagement meeting in compliance with the Zoning and Development Code.

The City Plan Commission voted 4-1 to deny the request.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
No funding source applicable to this case. This is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the area in question as a historic district.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
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 Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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)

Click or tap here to enter text.

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, affordable housing, and improve resident wellbeing and cultural diversity.
- Maintain and increase 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.
- Promote healthy residents by ensuring basic sanitation and living needs are met.
- 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

Case No. 14608-MPD-1 – Rezoning an area of approximately 32 acres generally bounded by Missouri Avenue on the north, E. 9th Street on the south, Woodland Avenue and Maple Boulevard on the east and Paseo Boulevard on the west from District R-1.5, R-2.5, R-6, B1-1, B3-2, B4-2 to District MPD, and approving an MPD Development Plan for an educational institution (approved by Ord. 170109 on March 5, 2017).

Service Level Impacts

Not applicable

Staff Recommendation

Historic Preservation Commission – Recommend Approval, City Planning and Development, Historic Preservation Division – Recommend Approval, City Plan Commission – Recommend Denial.

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend

- Do Not Recommend
- Not Applicable

Historic Preservation Commission recommended approval
City Plan Commission recommended denial

Other Impacts

1. What will be the potential health impacts to any affected groups?
None.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance does not require public engagement.
3. How does this legislation contribute to a sustainable Kansas City?
The greenest building is the one that already exists.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.
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:

No funding source applicable to this case. This is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the area in question as a historic district

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)

March 19, 2026

VIA HAND DELIVERY

Kyle Elliott, Acting Director
City Planning & Development
414 East 12th Street, 15th Floor
Kansas City, MO 64106

VIA HAND DELIVERY

Ms. Marilyn Sanders, City Clerk
City Hall, 25th Floor
414 E. 12th Street
Kansas City, MO 64106

**Re: Petition of Protest for Ordinance No. 260283
CPC Case No. CD-CPC-2026-00003**

Dear Kyle & Marilyn:

Please find enclosed an executed and certified Petition of Protest signed by the President of Kansas City University, the sole property owner owning property located within the property legally described on Ordinance No. 260283. This Petition of Protest is filed pursuant to Section 88-515-09 of the Zoning and Development Code of Kansas City, Missouri. As KCU is the sole property owner, this Petition is executed by 100% of the owners of property lying within the land area included within Ordinance No. 260283. The Ordinance was introduced on first reading to the City Council on March 12, 2026, and will be considered by the Neighborhood, Planning and Development Committee on Tuesday, March 24, 2026.

If you have any questions or need additional information, please let me know prior to the NPD Committee hearing on March 24, 2026.

Very truly yours,



Patricia R. Jensen

PRJ:kab
Enclosure

cc: Sarah Baxter, Assistant City Attorney (via e-mail sarah.baxter@kcmo.org)
Sara Copeland, Development Management Division, City Planning & Development
(via e-mail sara.copeland@kcmo.org)
James C. Bowers, Jr., Esq. (via e-mail jbowers@rousepc.com)

Attorneys at Law || 801 W 47th Street, Suite 500 || Kansas City, MO 64112 || rousepc.com

PETITION OF PROTEST OF ZONING CHANGE

(Page 1 of 1 pages)

Date: March 17, 2026

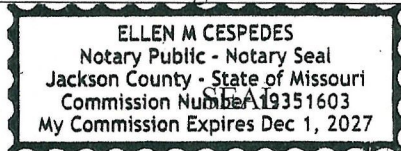
Re: Ordinance No. 260283
CPC Case No. CD-CPC-2026-00003

The undersigned hereby invoke the provisions of Section 88-515-09-B.2 (Zoning and Development Code) of the Code of Ordinances of the City of Kansas City, Missouri, and do hereby register protest under these provisions against the proposed zoning change of the following described property by zoning and creating the Leonard Smith Hall Historic Overlay Zoning District over these properties.

The undersigned hereby certify that we are owners of real estate property lying within the area to be rezoned with the Leonard Smith Hall Historic Overlay District as described in the attached ordinance (and the area of which is described in the attached ordinance which is attached hereto and incorporated herein by reference).

NAME	STREET ADDRESS	LOT NO.	SUBDIVISION
Kansas City University	1700 Independence Avenue	See Attached Legal	KCMO Parcel

Signed: 
Dr. Marc B. Hahn, President



(Note: OWNER OF RECORD MUST SIGN to be a valid signature. If property is in joint ownership, both husband and wife must sign. If property is owned by corporation, corporate seal must be affixed and signed by President or Vice-President. If owned by partnership or LLC, authorized representative must sign.)

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

On this 17 day of March, 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Dr. Marc B. Hahn, President, of Kansas City University, a Missouri non-profit corporation, who executed the within instrument on behalf of said non-profit corporation and he duly acknowledged the execution of the same to be the act and deed of said non-profit corporation.

In testimony whereof I have hereto set my hand and affixed by official seal in said County and State the day and year last written above.


Notary Public

My Commission Expires:

December 1, 2027



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Details Reports

File #: 260283 Version: 1 Name:

Type: Ordinance Status: Referred

File created: 3/6/2026 In control: [Neighborhood Planning and Development Committee](#)

On agenda: 3/24/2026 Final action:

Title: Sponsor: Director of City Planning and Development Department Rezoning an area of about .16 acres generally located on the north side of Independence Boulevard just west of the intersection of Highland Avenue from District MPD/ICO to District MPD/ICO/HO in order to designate Leonard Smith Hall at 1700 Independence Boulevard as a local landmark on the Kansas City Register of Historic Places. (CD-CPC-2026-00003)

Sponsors: [Director of City Planning & Development](#)

Attachments: [1. Docket Memo Smith Hall](#), [2. 01 CD-CPC-2026-00003 1700IndependenceBlvd SR](#), [3. CPC Disposition Letter](#), [4. CPC PPT](#), [5. Additional Public Testimony](#), [6. Catherine Satterwhite Public Testimony 260283](#), [7. Kate Barsotti - Public Testimony SUPPORT ordinance 260283](#)

History (1) Text

ORDINANCE NO. 260283

title

Sponsor: Director of City Planning and Development Department

Rezoning an area of about .16 acres generally located on the north side of Independence Boulevard just west of the intersection of Highland Avenue from District MPD/ICO to District MPD/ICO/HO in order to designate Leonard Smith Hall at 1700 Independence Boulevard as a local landmark on the Kansas City Register of Historic Places. (CD-CPC-2026-00003)

body

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

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Section 88-20A-1530, That an area legally described as:

A 20,305 sq ft lot: Beg at 375' w of se cor of Lot 20, Block 1, Dykington Place, th n 147', th 77' w, th sw 95' th s 97', th e returning to pob.

Legal

is hereby rezoned from Master Planned Development/Independence Corridor Overlay (MPD/ICO) to MPD/ICO/HO (MPD/ICO/Historic Overlay), all as shown outlined on a map marked Section 88-20A-1530, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

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Section C. That the Historic Preservation Commission recommended approval of the designation of Leonard Smith Hall at 1700 Independence Boulevard to the Kansas City Register of Historic Places (H/O Overlay) at its meeting on December 19, 2025.

Section D. That the City Plan Commission recommended denial of the inclusion of the property on the Kansas City Register of Historic Places (H/O Overlay) at its meeting on March 4, 2026.

Section E. That the City Council considered the factors set forth in Section 88-580-01-F of the Zoning and Development Code in making its decision, including the criteria used in determining eligibility for listing on the U.S. Department of Interior’s National Register of Historic Places, and specifically Criterion A, as the property was associated with events that have made a significant contribution to the broad patterns of the City’s history in the area of healthcare for its association with Children’s Mercy; and Criterion C in the area of architecture, as the property is a good example of the Colonial Revival/Georgian Revival Style.

Section F. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



Do you need interpretation? We can help! OLA@kcmo.org 816-513-1030

March 29, 2026

City of Kansas City, MO
414 E. 12th Street
Kansas City, MO 64106

Neighborhood Planning & Development Committee

Ryana.Parks-Shaw@kcmo.org, Eric.Bunch@kcmo.org, Nathan.Willett@kcmo.org, mph@kcmo.org,

Dear Committee Members,

Please consider this letter as formal support of **Ordinance # 260283**, designating Leonard Smith Hall a Historic Building on the campus of Kansas City University located at 1700 Independence Boulevard in the heart of the Pendleton Heights Historic District. This historic site is not only a significant part of our community's heritage but also holds great cultural and historical value that should be preserved for future generations.

The demolition of Smith Hall may lead to a range of negative consequences, including:

1. **Loss of Historical Significance:** Leonard Smith Hall represents a direct link back to the founders of Children's Mercy Hospital in 1897 by sisters Dr. Alice Berry Graham and Dr. Katharine Berry Richardson as The Free Bed Fund Association for Crippled, Deformed and Ruptured Children. The potential demolition would mean erasing this important chapter of Kansas City's history.
2. **Environmental Concerns:** The demolition process generates waste and contributes to environmental degradation. Preserving existing structures is an environmentally friendly practice that aligns with sustainable development goals.
3. **Community Discontent:** Under the guise of their MPD, (Master Plan Development) the Historic Northeast community has witnessed KCU proceed with the demolition of historic properties, all in the name of "progress". One example of this was the demolition of five, historically significant, Colonnaded apartment buildings in the 500 block of Maple Boulevard in July 2017. Despite opposition from the community as well as independent engineering reports that noted the strong integrity of the buildings, KCU proceeded with demolition anyway citing the demolition was part of the school's MPD and the buildings had deteriorated to a point where they were non-salvageable. That ground now serves as a paved, surface parking lot on the KCU campus.
4. **Potential for Rehabilitation:** There are adaptive reuse alternatives to demolition that can revitalize the site while preserving the historical elements of Smith Hall.

As a resident of Kansas City's Historic Northeast community and a strong proponent of Historic Preservation, I urge Kansas City's Neighborhood Planning & Development Committee to reconsider the plan for demolition and explore alternatives that honor our community's rich history and the memory of the Graham-Berry sisters that founded Children's Mercy Hospital over a century ago.

Thank you for your strong consideration in this matter, it is my sincere hope to see a decision made in favor of preservation. Should there be any questions regarding my position in this matter, please feel free to reach out at the above noted email address.

Sincerely,

Michael G. Bushnell

Former Scarritt Renaissance Neighborhood Association President

Former Owner/Publisher The Northeast News

Adjunct History Instructor MCCC

Dear Committee Members,

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4. **Potential for Rehabilitation:** There are adaptive reuse alternatives to demolition that can revitalize the site while preserving the historical elements of Smith Hall.

As a resident of Kansas City's Historic Northeast community and a strong proponent of Historic Preservation, I urge Kansas City's Neighborhood Planning & Development Committee to reconsider the plan for demolition and explore alternatives that honor our community's rich history and the memory of the Graham-Berry sisters that founded Children's Mercy Hospital over a century ago.

Thank you for your strong consideration in this matter, it is my sincere hope to see a decision made in favor of preservation. Should there be any questions regarding my position in this matter, please feel free to reach out at the above noted email address.

Sincerely,

Aleksandra Drakulovic

509 Gladstone Boulevard

Dan Wayne – Public Testimony 3.31.2026

Dear Committee Chair Parks-Shaw,

Please consider this letter as formal support of Ordinance # 260283, designating Leonard Smith Hall a Historic Building on the campus of Kansas City University located at 1700 Independence Boulevard in the heart of the Pendleton Heights Historic District. This historic site is not only a significant part of our community's heritage but also holds great cultural and historical value that should be preserved for future generations.

The demolition of Smith Hall may lead to a range of negative consequences, including:

1. **Loss of Historical Significance:** Leonard Smith Hall represents a direct link back to the founders of Children's Mercy Hospital in 1897 by sisters Dr. Alice Berry Graham and Dr. Katharine Berry Richardson as The Free Bed Fund Association for Crippled, Deformed and Ruptured Children. The potential demolition would mean erasing this important chapter of Kansas City's history.

2. **Environmental Concerns:** The demolition process generates waste and contributes to environmental degradation. Preserving existing structures is an environmentally friendly practice that aligns with sustainable development goals.

3. **Community Discontent:** Under the guise of their MPD, (Master Plan Development) the Historic Northeast community has witnessed KCU proceed with the demolition of historic properties, all in the name of "progress". One example of this was the demolition of five, historically significant, Colonnaded apartment buildings in the 500 block of Maple Boulevard in July 2017. Despite opposition from the community as well as independent engineering reports that noted the strong integrity of the buildings, KCU proceeded with demolition anyway citing the demolition was part of the school's MPD and the buildings had deteriorated to a point where they were non-salvageable. That ground now serves as a paved, surface parking lot on the KCU campus.

4. **Potential for Rehabilitation:** There are adaptive reuse alternatives to demolition that can revitalize the site while preserving the historical elements of Smith Hall.

As a strong proponent of Historic Preservation, I urge Kansas City's Neighborhood Planning & Development Committee to reconsider the plan for demolition and explore alternatives that honor our community's rich history and the memory of Dr. Alice Berry Graham and Dr. Katharine Berry Richardson, the founders of Children's Mercy Hospital.

Thank you for your strong consideration in this matter, it is my sincere hope to see a decision made in favor of preservation. Should there be any questions regarding my position in this matter, please feel free to reach out at the above noted email address.

Sincerely,

Dan Wayne

816-309-3686

President, Soda Lofts Condos in Columbus Park

Dear Committee Members,

I am writing with deep concern and unwavering support for Ordinance #260283, which would designate Leonard Smith Hall as a Historic Building on the Kansas City University campus at 1700 Independence Boulevard. Smith Hall is not just another old structure—it is a living piece of Kansas City’s soul. It carries the legacy of Dr. Alice Berry Graham and Dr. Katharine Berry Richardson, two extraordinary women whose compassion and vision gave birth to Children’s Mercy Hospital. To lose this building would be to lose a tangible piece of who we are.

Kansas City has already sent roughly 40% of its landfill volume to the ground in the form of demolished historic buildings. Forty percent. That is a staggering, heartbreaking statistic. And every time we allow another historic structure to fall, we are choosing to make that number worse. I ask this committee, with all sincerity: will we continue burying our history in landfills, or will we finally choose preservation over destruction?

The demolition of Smith Hall would bring consequences that go far beyond the loss of a single building:

1. A permanent erasure of our shared story

Smith Hall is a rare, irreplaceable link to the founders of Children’s Mercy Hospital and to the early medical history of our city. Once it is gone, that connection is gone forever.

2. Environmental harm we can no longer justify

Demolition is wasteful. It is destructive. It fills our landfills with materials that could have been reused, repurposed, or reimaged. Preservation is not just about nostalgia—it is about responsibility.

3. A painful continuation of a troubling pattern

For years, under the broad shield of its Master Plan Development, KCU has removed historic structures in the Historic Northeast despite community objections and independent engineering reports. The 2017 demolition of the Maple Boulevard colonnaded apartments—sound buildings with strong integrity—left us with nothing but a surface parking lot. That loss still stings. It damaged trust. It signaled that our voices, our history, and our neighborhood did not matter.

4. A missed opportunity for meaningful, inspiring reuse

Smith Hall can be saved. It can be adapted. Across Kansas City, historic buildings have been transformed into vibrant, functional spaces that honor the past while serving the present. Smith Hall deserves that same chance.

As a resident of the Historic Northeast and someone who believes fiercely in the value of our architectural heritage, I urge the Neighborhood Planning & Development Committee to support Ordinance #260283. This is more than a policy decision—it is a statement about what kind of city we want to be. One that discards its history, or one that protects it.

Thank you for your time and your consideration. I truly hope this committee chooses preservation, sustainability, and respect for the legacy of the Graham-Berry sisters. If you have any questions about my position, I welcome the opportunity to discuss it further.

Sincerely,

Joseph L. Peterson

Scarritt Renaissance Historic Homeowner

816-808-7168



File #: 260306

RESOLUTION NO. 260306

Sponsor: Mayor Quinton Lucas

RESOLUTION - Directing the City Manager to require expedited permit approval in housing construction, with priority processing for projects meeting defined affordable housing eligibility metrics and structure to waive permit fees for qualifying affordable housing projects as defined by City Code § 88-810-058; and to designate an Affordable Housing Permit Navigator to assist qualifying applicants.

WHEREAS, in November, 2017, the City Council passed unanimously Resolution No. 170825 that directed the City Manager to provide information on the overall state of housing policy at the federal, state and local levels; and in 2024, the City Council adopted Resolution No. 240997, directing the development of a Comprehensive Anti-Displacement Plan to address rising displacement risks across the City; and

WHEREAS, the Anti-Displacement Plan, adopted by Ordinance No. 250600, identified improvement of the development process as a critical strategy to create more affordable housing, finding that developers cite permit delays and that streamlining these processes is essential to meeting the City's affordable housing goals; and

WHEREAS, Kansas City continues to face a significant affordable housing shortage, with a substantial share of low- and moderate-income households experiencing cost burden, with an estimated shortage of 64,000 units as of October 2025; and

WHEREAS, pursuant to Kansas City Code § 88-810-058, "Affordable Housing" is defined as housing that a household having income equal to or below seventy percent (70%) of the median income for all households within Kansas City, Missouri, as estimated and reported by the American Community Survey 5-Year Estimates, as updated from time-to-time, would be able to afford if it were to expend not more than thirty percent (30%) of such income for the mortgage or rent, including other housing expenses such as property taxes, insurance, and utilities; and

WHEREAS, regulatory barriers and delays, such as delayed permitting, add unanticipated costs to housing construction with a deleterious effect on housing production, including the affordable supply; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. The City Manager is hereby directed to conduct a ninety (90) day review and report back to Council staff guidance or concerns as pertains to the following proposals to expedite permitting procedures to allow construction of more housing in Kansas City, with particular focus on qualifying affordable housing projects:

- A. Expedited Permitting Deadlines as Required by Ordinance
 - a. Within fifteen (15) days after receipt of an application permit for a qualifying affordable housing project, or within thirty (30) days for all other residential construction projects, the City shall review the application and shall request submittal of all additional information the City, by and through its different departments, is permitted by law to require. Within fifteen (15) days after receipt of such additional information for qualifying affordable housing projects and thirty (30) days for all other projects, the City shall review it and may request only that information needed to clarify such additional information or to answer new questions raised by or directly related to additional information.
 - b. A permit shall be approved, denied, or subject to a notice of proposed agency action within thirty (30) days after receipt of the original application for a qualifying affordable housing project, or within sixty (60) days for all other residential permit applications.
 - c. For purposes of this resolution, a “qualifying affordable housing project” means a residential development in which housing units meet the definition of ‘Affordable Housing’ as set in City Code § 88-810-058, which defines it as the following:
 - i. “A household having income equal to or below seventy percent (70%) of the median income for all households within Kansas City, Missouri, as estimated and reported by the American Community Survey 5-Year Estimates, as updated from time-to-time, would be able to afford it if it were to expend not more than thirty percent (30%) of such income for the mortgage or rent, including other housing expenses such as property taxes, insurance, and utilities.”
 - d. The City or a department therein may not require as a condition of approval for a permit or as an item to complete a pending permit application that an applicant obtain a permit or approval from any other local, state, or federal agency without explicit Code authority to require such permit or approval.
- B. Review of Regulatory Barriers to Further Development of Affordable Housing Construction

- a. Requiring that all future ordinance revisions proposed by staff be reviewed under a cost-benefit analysis and that regulatory changes be presented to public stakeholders in sufficient for timely public notice and comment review, and that each such analysis shall include an explicit affordability impact assessment identifying whether the proposed regulatory change is likely to increase, decrease, or have a neutral effect on production of qualifying affordable housing in Kansas City.

C. Affordable Housing Permit Navigator

- a. The City Manager is directed to designate a single point of contact, an “Affordable Housing Permit Navigator,” to assist applicants for qualifying affordable housing projects in navigating permitting requirements.
- b. The Navigator shall be responsible for coordinating among City departments as necessary, tracking permit application status, and flagging applications that are approaching the expedited deadlines established in this resolution.

Section 2. The City Manager is hereby directed to develop and present to the Council, within ninety (90) days, a proposed tiered permit fee waiver structure for qualifying affordable housing projects as defined in this Resolution. Fee waivers shall apply automatically upon a project's demonstration that meets the definition of Affordable Housing under City Code § 88-810-058, without requiring a separate waiver application. The proposed structure shall address: (1) a tiered fee waiver schedule based on depth of affordability; (2) eligible permit fee types; and (3) a minimum affordability covenant period.

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Resolution 260306

Submitted Department/Preparer: Mayor/Council's Office

Revised 01/30/25

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

Directing the City Manager to require expedited permit approval in housing construction, with priority processing for projects meeting defined affordable housing eligibility metrics and structure to waive permit fees for qualifying affordable housing projects as defined by City Code § 88-810-058; and to designate an Affordable Housing Permit Navigator to assist qualifying applicants.

Discussion

In November 2017, the City Council passed unanimously Resolution No. 170825 that directed the City Manager to provide information on the overall state of housing policy at the federal, state and local levels; and in 2024, the City Council adopted Resolution No. 240997, directing the development of a Comprehensive Anti-Displacement Plan to address rising displacement risks across the City.

The Anti-Displacement Plan, adopted by Ordinance No. 250600, identified improvement of the development process as a critical strategy to create more affordable housing, finding that developers cite permit delays and that streamlining these processes is essential to meeting the City's affordable housing goals.

Kansas City continues to face a significant affordable housing shortage, with a substantial share of low- and moderate-income households experiencing cost burden, with an estimated shortage of 64,000 units as of October 2025.

Pursuant to Kansas City Code § 88-810-058, "Affordable Housing" is defined as housing that a household having income equal to or below seventy percent (70%) of the median income for all households within Kansas City, Missouri, as estimated and reported by the American Community Survey 5-Year Estimates, as updated from time-to-time, would be able to afford if it were to expend not more than thirty percent (30%) of such income for the mortgage or rent, including other housing expenses such as property taxes, insurance, and utilities.

Regulatory barriers and delays, such as delayed permitting, add unanticipated costs to housing construction with a deleterious effect on housing production, including the affordable supply.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
N/A
3. How does the legislation affect the current fiscal year?
To be determined
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Unknown
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No

Office of Management and Budget Review

(OMB Staff will complete this section.)

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)

This legislation does not appropriate funds

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, affordable housing, and improve resident wellbeing and cultural diversity.
- Maintain and increase 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.
- Promote healthy residents by ensuring basic sanitation and living needs are met.
- 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

Ord 250600

Service Level Impacts

To be determined. Anticipate expediting permit applications for affordable housing.

Staff Recommendation

Click or tap here to enter department.

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

Click or tap here to provide reasoning.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Improve housing affordability.
2. How have those groups been engaged and involved in the development of this ordinance?
In process according to directive
3. How does this legislation contribute to a sustainable Kansas City?
Build more affordable housing
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units Improving the permitting timeliness can help reduce the cost to build affordable housing.

Number of Affordable Units [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:

[Click or tap here to enter text.](#)

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)