



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)

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

No(Press tab after selecting)