ZONING ORDINANCE UPDATE
North Kansas City, MO

Analysis Meeting – March 29, 2018
Phase 1: Initiation
1.1 Work Plan
1.2 Public Engagement Strategy
1.3 Kick-off Meeting

Phase 2: Analysis
2.1 Plan Conformance Report
2.2 Critical Issues Summaries / Case Study Analysis

Phase 3: Discussion
3.1 Public Open House
3.2 Critical Issues Workshops
3.3 Draft Regulations Framework

Phase 4: Initial Draft
4.1 Initial Draft
4.2 Special Issue Sub-committees / Interim Drafts
4.3 Review & Comment Period
4.4 Downtown & Burlington Corridor

Phase 5: Final Draft
5.1 Final Draft
5.2 Review & Comment Period
5.3 Public Open House / Public Official Work Session

Phase 6: Adoption
6.1 Adoption Draft
6.2 Public Hearings
6.3 Formal Adoption
Phase 1: Initiation
2.1 Plan Conformance Report
2.2 Critical Issues Summaries / Case Study Analysis
• grow business opportunities
• expand population
• create memorable places
• build a multi-modal network
• enhance community character
PLAN CONFORMANCE REPORT

INTRODUCTION

OVERVIEW

This PLAN CONFORMANCE REPORT is an analysis of the City of North Kansas City’s Zoning Ordinance - Article 17 - Municipal Code. It also includes the relation of the regulations to the Subdivision Standards in Article 18. The report compiles these regulations to the Master Plan (adopted June 2010). The purpose of this report is to evaluate how well the current regulations align with the plan and identify a range of options to consider through the zoning update process.

This report serves as a preliminary step in the process. It provides a critical view of the regulations and is intended to initiate a dialogue on a wide range of potential strategies and future action. None of the commentary or analysis in this report represents an official directive of the project or a formal recommendation. Also note that this report is focused on key themes or major topics, and many other issues or topics that have been identified by stakeholders and City staff will be discussed in future steps in the process.

NEC MASTER PLAN

A comprehensive plan has the objective to guide future growth and development. The analysis and recommendations of a plan reflect the long-term vision of the community, and a plan does not necessarily determine anything. Rather, it establishes a policy framework with which to manage future change through development. Comprehensive plans are implemented by many practical policies, strategies, and public or private investments, some of which can bring about immediate change or be scaled for quick actions.

In contrast, regulations influence change incrementally and cumulatively as the City responds to the future development proposals it receives. Therefore, development regulations must provide the flexibility for the tools to permit change, enable different options, and react to many circumstances that cannot be fully anticipated. Rather than simply “justify” the plan, this analysis is organized around the themes of these North Kansas City Master Plan and provides an assessment of how well they prepare the community to address these themes with a range of strategies.
Grow Business Opportunity
- Approach to Uses & Districts

Expand Population
- Housing Options & Neighborhood Character

Create Memorable Places
- Downtown & Mixed-Use Districts

Build a Multi-modal Network
- Walkable Supportive Design / Development

Enhance Community Character
- Urban Design & Site Design

Modernize Zoning Ordinance
- User-Friendly Code
SUMMARY

- Organization & simplification
  - Group common topics
  - Graphics and tables
  - “plain language”

- Flexibility, tied to intent and decision criteria

- Housing Options - building types, NOT just density

- Urban design and social spaces
  - “public realm”, NOT just open space
  - Standards based on context, NOT just use or district

- Commercial & Mixed Use strategies
  - Scale of use, NOT just use
  - Context & Building types

- Parking
TOPICAL ANALYSIS

- Overall Themes & Organization
- Approach to Districts and Uses
- Housing Options & Neighborhood Character
- Downtown
- Burlington Corridor
- Mixed-Use & Commercial Generally
- Parking
- Site Design / Urban Design Standards
TOPICAL ANALYSIS

- Overall Themes & Organization
- Approach to Districts and Uses
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- Mixed-Use & Commercial Generally
- Parking
- Site Design / Urban Design Standards
## APPROACH TO USE & DISTRICTS

### Table 4-2: Use Table

<table>
<thead>
<tr>
<th></th>
<th>Residential Districts</th>
<th>Non-Residential Districts</th>
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</thead>
<tbody>
<tr>
<td>Manufactured / Mobile Home Community</td>
<td>P</td>
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<tr>
<td>Accessory Dwelling</td>
<td>A A A A A A A</td>
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<td>Accessory Home Occupation</td>
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<tr>
<td><strong>CIVIC / INSTITUTIONAL</strong></td>
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<tr>
<td>Assembly - Small</td>
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<td>Assembly - Large</td>
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<td>Assembly - Event Venue</td>
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<td>Cultural and Public Service - Limited</td>
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<td>School - Public/Private</td>
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<td>School - Vocational/Institutional</td>
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<tr>
<td>Open/Civic Space (see Section 3.02)</td>
<td>P P P P P P P P P P P</td>
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### Retail

- **Retail – Micro (under 1.5K)**
  - C-1: P  
  - C-2: P  
  - C-3: C  
  - M-1: P  
  - M-2: P  

- **Retail – Neighborhood (1.5K - 3K)**
  - C-1: P  
  - C-2: P  
  - C-3: P  
  - M-1: C  
  - M-2: C  

- **Retail – General (3K - 10K)**
  - C-1: C  
  - C-2: P  
  - C-3: P  
  - M-1: C  
  - M-2: P  

- **Retail – Large (10K - 50K)**
  - C-1: P  
  - C-2: P  
  - C-3: P  
  - M-1: P  
  - M-2: P  

- **Retail – Warehouse (50K+)**
  - C-1: P  
  - C-2: P  
  - C-3: P  
  - M-1: P  
  - M-2: P  

- **Grocery – Market (under 5K)**
  - C-1: P  
  - C-2: P  
  - C-3: P  
  - M-1: P  
  - M-2: P  

- **Grocery – Store (5K - 45K)**
  - C-1: P  
  - C-2: P  
  - C-3: P  
  - M-1: C  
  - M-2: P  

- **Grocery – Supermarket (45K+)**
  - C-1: C  
  - C-2: P  
  - C-3: P  
  - M-1: P  
  - M-2: P  

### Outdoor Sales

- Limited
- Seasonal
- General
- Major

- Gas Station
  - Limited (1-8 pumps)
  - General (9-19 pumps)
  - Major (17+ pumps)

- Service & Employment
• Retail
• Hardware Store
• Retail - Warehouse (50K+)

• Retail - Neighborhood (1.5 - 3K)
## Building Types Standards

<table>
<thead>
<tr>
<th>Type</th>
<th>Detached House Large Lot</th>
<th>Detached House Neighborhood Lot</th>
<th>Detached House Compact Lot</th>
<th>Duplex / Triplex Large Lot</th>
<th>Duplex / Triplex Neighborhood Lot</th>
<th>Row House 3-8 Units, Urban Lot</th>
<th>Small Apartment 3 - 6 units / 2 - 3 story</th>
<th>Mid-rise Apartment 6 - 20 units / 3 - 6 story</th>
<th>Mixed Use Building Apartment over commercial</th>
<th>Apartment Complex Multi-building sites</th>
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</thead>
<tbody>
<tr>
<td><strong>Context</strong></td>
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<td>Traditional Neighborhood</td>
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<tr>
<td>Urban / Mixed Use Areas</td>
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### HOUSING OPTIONS & NEIGHBORHOOD CHARACTER
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</table>
Density & Use

1 of 2 options

Single family

Multi family
Building Types Standards

Single family

Multi family

- accessory unit
- duplex
- stacked flat
- triplex
- multi-unit house

- row house
- stacked row house
- walk-up apartment

- low-rise apartment
- mid-rise apartment
- mixed-use apartment
- high-rise apartment
36 du / acre

23 du / acre

7 du / acre

15 du / acre
36 du / acre
23 du / acre
15 du / acre
6 du / acre
HOUSING OPTIONS & NEIGHBORHOOD CHARACTER

Detached House - Estate Lot
Detached House - Neighborhood Lot
Detached House - Compact Lot
Accessory Dwelling Unit
Row House
Apartment - Small
Apartment - Large / Complex
Live / Work
…“mixed use”? 

- types of places 
- range of general uses (categories) 
- compatible and complimentary mix (scale) 
- relationship of specific uses (types) 
- integration at block level 
- public realm design and framework
- traditional neighborhood
- suburban neighborhood
- suburban commercial
- planned mixed-use (Armour)
- downtown
- gateway commercial (Burlington)
- industrial transition (south of downtown)
- industrial traditional
- industrial / paseo
- campus
What form-based codes have (re)taught planners:

Conventional Zoning

Form-based Codes

FORM-BASED CODES
street types

open/civic space types

frontage types

building types

FORM-BASED CODES
Phase 2: Analysis
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<th>Urban Areas Engagement</th>
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<tbody>
<tr>
<td>▪ Uses &amp; Districts / Use Table</td>
<td>▪ Detailed Analysis [April - early May]</td>
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<tr>
<td>▪ Parking</td>
<td>▪ Conceptual Framework [June]</td>
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<tr>
<td>▪ Landscape / Site Design</td>
<td>▪ Review &amp; Discussion [July / August]</td>
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<tr>
<td>▪ Housing &amp; Neighborhoods</td>
<td>▪ Refined Draft / FBC Approaches [September]</td>
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North Kansas City, MO

Kick-off Meeting – January 18, 2019