



ProspectUS



*creating equitable neighborhood development
strengthened by walkable access to public transit*

CONCEPT BOARD: URBAN COMMUNITY NODE

Urban Community Nodes are intended to create centralized community destinations at highly utilized transit centers, particularly where east-west crossing transit corridors meet the Prospect MAX. The Urban Community Node enables a broad range of pedestrian-friendly uses, including retail and services, employment, institutions, and residential uses in a compact, walkable development pattern. District-wide parking strategies allow this district to serve as a community destination yet maintain pedestrian focus and transit accessibility.



Large Mixed-Use



Large Mixed-Use



Large Mixed-Use



Medium Mixed-Use



Large Courtyard Apartment Building



Large Mixed-Use



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CONCEPT BOARD: URBAN NEIGHBORHOOD NODE

Urban Neighborhood Nodes are intended to establish smaller-scale, neighborhood-oriented commercial hubs at Prospect MAX transit stops. This subdistrict enables lower intensity commercial and institutional uses to meet daily needs for surrounding neighborhoods. The Urban Neighborhood Node establishes a compact, walkable development pattern that is of a limited scale and height to complement adjacent neighborhood settings.



2-Story Mixed-Use



Small Apartment



2-Story Commercial



2-Story Commercial



4-Story Mixed Use



Retail



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CONCEPT BOARD: URBAN INDUSTRIAL NODE

Urban Industrial Nodes are intended to create centers of regional employment opportunities accessible by transit. This node includes a concentration of industrial, warehousing, distribution services, institutions, and commercial and service uses in a connected, walkable development pattern. The nodes are supported by the cross-transit corridors.



Mixed-use – Adaptive Reuse



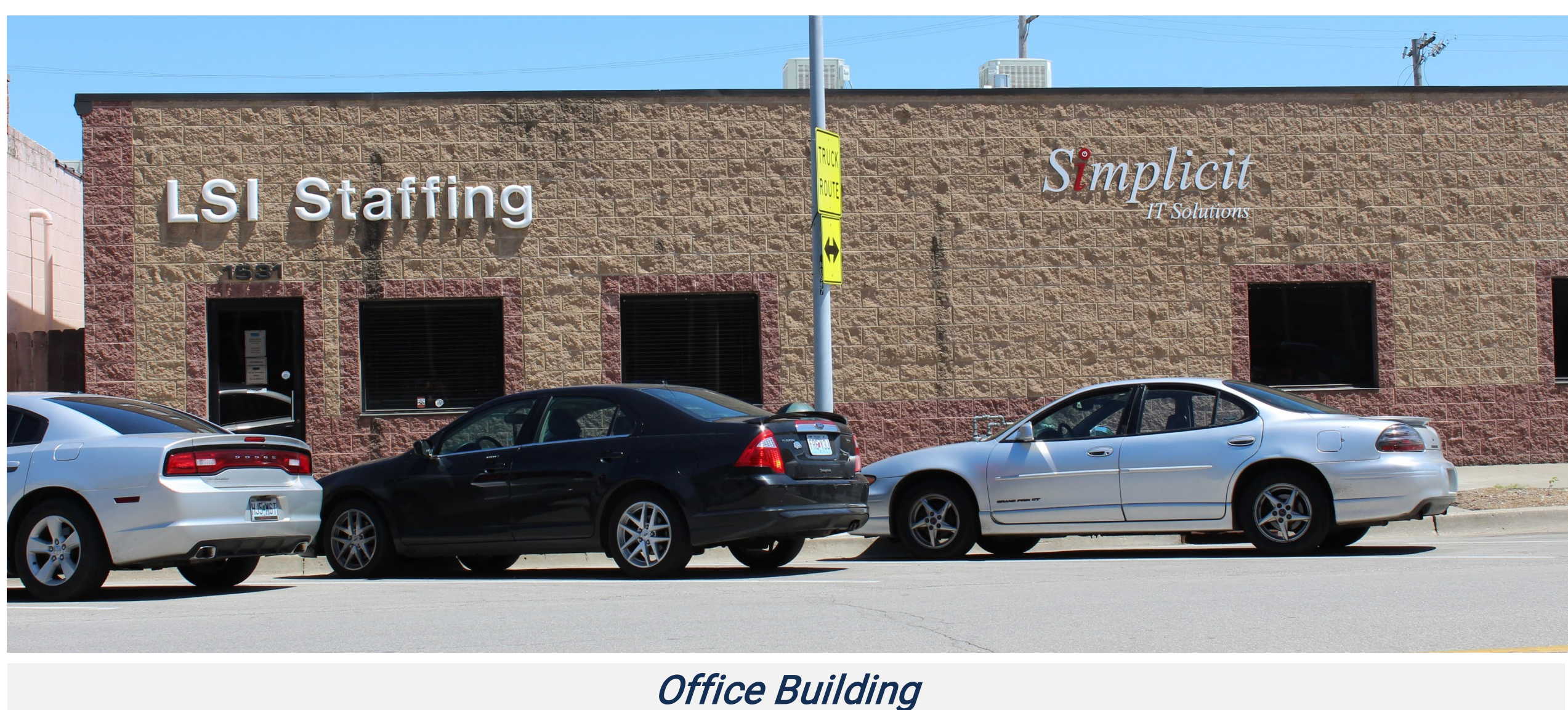
Mixed-use – Adaptive Reuse



Office Building



Restaurant



Office Building



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CONCEPT BOARD: TRANSIT CORRIDORS

The Transit Corridor subdistricts are generally established between the distinct nodes of the Prospect MAX Corridor, as well as along major east/west cross-streets. This subdistrict provides an opportunity to allow for “middle housing” types such as townhomes, colonnades/walk-ups, small apartments, etc.) to support the goods and services offered within the nodes. This subdistrict is intended to be residential in nature, and reinforce walkable development patterns.



Live/Work



Small Apartment Building



Colonnade



Duplex



Rowhouses



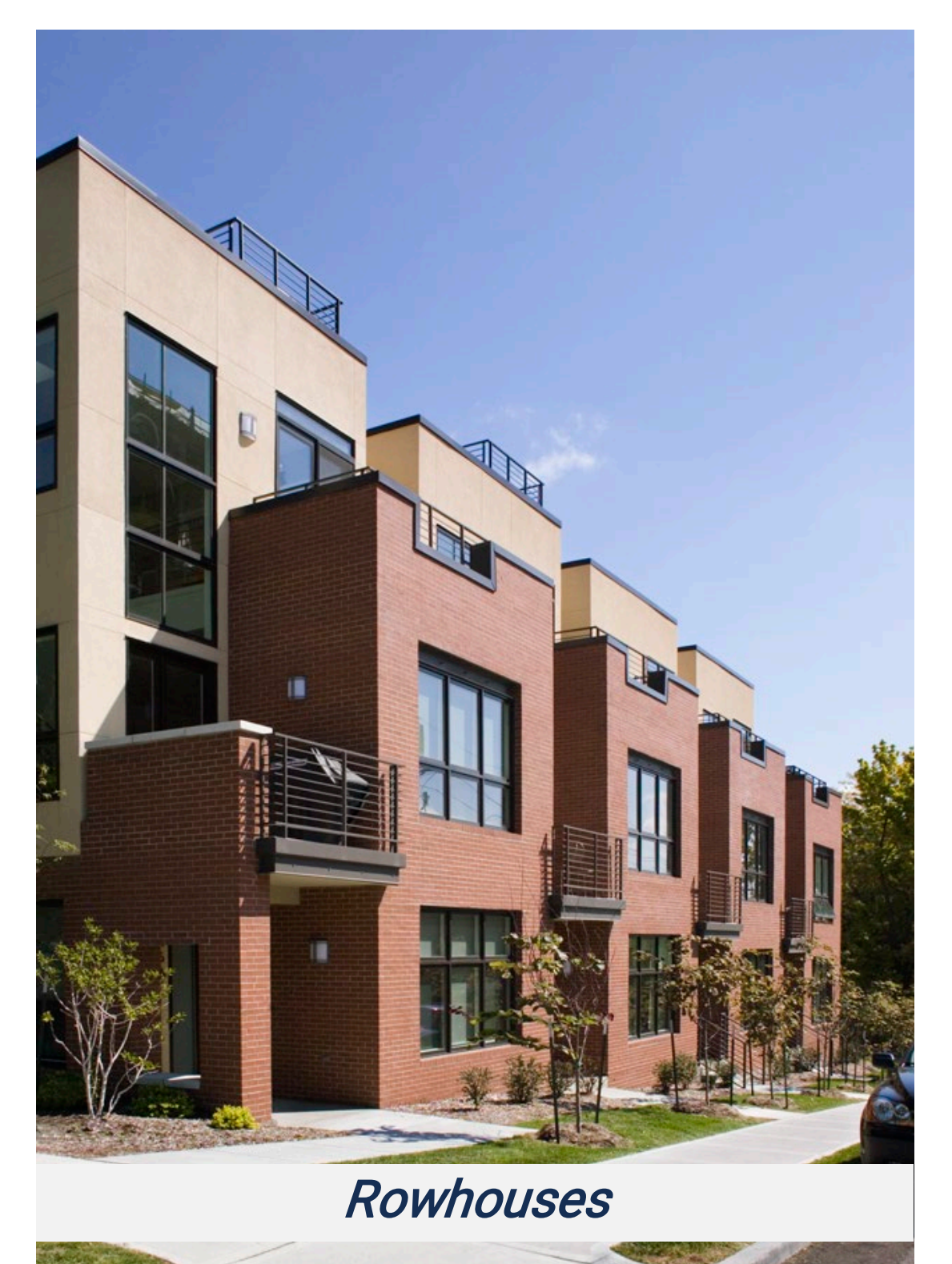
Multi-unit House



Walkup / Colonnade



Single-Family House



Rowhouses



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LAND USE DISCUSSION: DRAFT USE TABLE

KEY:

P = Recommended Permitted Use

S = Recommended Special Use Permit

- = Recommended Prohibited Use

RESIDENTIAL USES	Neighborhood Node	Community Node	Urban Industrial Node	Transit Corridor
<u>Household Living</u>				
» Detached house	S	S	S	P
» Cottage house	P	S	-	P
» Attached house	P	P	-	P
» Townhouse	P	P	-	P
» Two-Unit house	P	P	-	P
» Multi-Unit house	P	P	-	P
» Colonnade	P	P	S	P
» Multiplex	P	P	-	P
» Multi-unit building	P	P	S	P
» Mixed-use building	P	P	S	-
<u>Group Living</u>				
» Group homes	-	-	-	P
» Nursing home	P	P	-	P
<u>PUBLIC/CIVIC USES</u>				
<u>Bicycle Sharing Facilities</u>	P	P	P	P
<u>Club, Lodge, or Fraternal Organization</u>	P	P	P	P
<u>College/University</u>	P	P	P	P
<u>Day Care</u>				
» Home-based (1–5)	P	P	-	P
» Family (up to 10)	P	P	-	P
» Group (up to 20)	P	P	-	P
» Center (21+)	S	P	-	S
<u>Detention and Correctional Facilities</u>	-	-	-	-
<u>Halfway House</u>	-	-	-	-
<u>Hospital</u>	P	P	P	P
<u>Library/Museum/Cultural Exhibit</u>	P	P	S	P
<u>Park/Recreation</u>	P	P	P	P
» Homes Association Amenities	P	P	P	P
<u>Religious Assembly</u>	P	P	P	P
<u>Safety Service (except as noted below)</u>	P	P	P	P
» Fire station	P	P	P	P
» Police station	P	P	P	P
» Ambulance service	P	P	P	P
<u>School</u>	P	P	P	P
<u>Utilities and Services (except as noted below)</u>	S	S	S	S
» Basic, minor	P	P	P	P

COMMERCIAL USES	Neighborhood Node	Community Node	Urban Industrial Node	Transit Corridor
<u>Adult Business</u>	-	-	-	-
» Adult media store	-	-	-	-
» Adult motion picture theater	-	-	-	-
» Sex shop	-	-	-	-
<u>Animal Service</u>	P	P	P	P
» Sales and grooming	P	P	P	S
» Shelter or boarding	-	-	P	-
» Stable	P	P	P	P
» Veterinary	P	P	P	P
<u>Artist Work or Sales Space</u>	P	P	P	P
<u>Building Maintenance Service</u>	P	P	P	-
<u>Business Equipment Sales and Service</u>	P	P	P	P
<u>Business Support Service (except as noted below)</u>	P	P	P	P
» Day labor employment agency	P	P	S	P
<u>Communications Service Establishments</u>	P	P	P	P
<u>Drive-Through Facility</u>	-	S	S	S
<u>Eating and Drinking Establishments (except as noted below)</u>	P	P	P	P
» Tavern or nightclub	P	P	P	S
<u>Entertainment Venues and Spectator Sports</u>				
» Indoor small venue (1–149 capacity)	P	P	P	P
» Indoor medium venue (150–499 capacity)	P	P	S	S
» Indoor large venue (500+ capacity)	S	S	S	S
» Outdoor (all sizes)	P	P	P	S
<u>Financial Services (except as noted below)</u>	P	P	P	P
» Pawn shop	-	-	-	-
» Short-term loan establishment	-	-	-	-
<u>Food and Beverage Retail Sales</u>	P	P	P	P
<u>Funeral and Interment Service</u>				
» Cemetery/columbarium/mausoleum	S	S	-	S
» Cremating	S	S	P	S
» Undertaking	P	P	P	P
<u>Gasoline and Fuel Sales</u>	-	-	S	S
<u>Lodging</u>				
» Bed and Breakfast	P	P	-	P
» Hotel/motel	P	P	S	P
» Recreational vehicle park	-	-	-	-
<u>Mobile Vendor Park</u>	P	P	P	P
<u>Office, Administrative, Professional or General</u>	P	P	P	P
<u>Office, Medical</u>	P	P	P	P
» Blood/plasma center	-	-	S	-
<u>Parking, Accessory</u>	P	P	P	P
<u>Parking, Non-accessory</u>	P	P	P	P
<u>Personal Improvement Service</u>	P	P	P	P
<u>Repair or Laundry Service, Consumer</u>	P	P	P	P
<u>Research Service</u>	P	P	P	P
<u>Retail Sales</u>	P	P	P	P
» Outdoor Retail Sales - Class A	P	P	P	P
» Outdoor Retail Sales - Class B	P	P	P	P
» Neighborhood-serving retail	P	P	P	P
<u>Reuse of officially designated historic landmark (local or national) if proposed use is not permitted</u>	S	S	S	S
<u>Sports and Recreation, Participant</u>				
» Indoor	P	P	P	P
» Outdoor	P	P	P	P
<u>Vehicle Sales and Service</u>				
» Car wash/cleaning service	-	-	S	-
» Heavy equipment sales/rental	-	-	S	-
» Light equipment sales/rental (indoor)	-	S	S	-
» Light equipment sales/rental (outdoor)	-	-	S	-
» Motor vehicle repair, limited	S	S	P	-
» Motor vehicle repair, general	-	-	S	-
» Vehicle storage/towing	-	-	S	-

INDUSTRIAL USES	Neighborhood Node	Community Node	Urban Industrial Node	Transit Corridor
<u>Manufacturing, Production, and Industrial Service</u>				
» Artisan	P	P	P	P
» Limited	-	S	P	-
» General	-	-	S	-
» Intensive	-	-	S	-
<u>Mining and Quarrying</u>	-	-	-	-
<u>Recycling Service</u>				
» Limited	-	-	P	-
» General	-	-	S	-
<u>Self-Storage Warehouse</u>	-	-	S	-
<u>Waste-Related Use (except as noted below)</u>				
» Composting facility	-	-	S	-
» Demolition debris landfill	-	-	-	-
<u>Warehousing, Wholesaling, Storage, Freight Movement</u>				
» Indoor	-	-	P	-
» Outdoor	-	-	S	-
<u>AGRICULTURAL USES</u>				
<u>Agriculture, Animal</u>	P	P	P	P
<u>Agriculture, Crop</u>	P	P	P	P
<u>Agriculture, Urban</u>				
» Home Garden	P	P	P	P
» Community Garden	P	P	P	P
» Community Supported Agriculture (CSA)	P	P	P	P
<u>ACCESSORY SERVICES</u>				
<u>Wireless Communication Facility</u>				
» Freestanding	P	P	P	P
» Co-located antenna	P	P	P	P