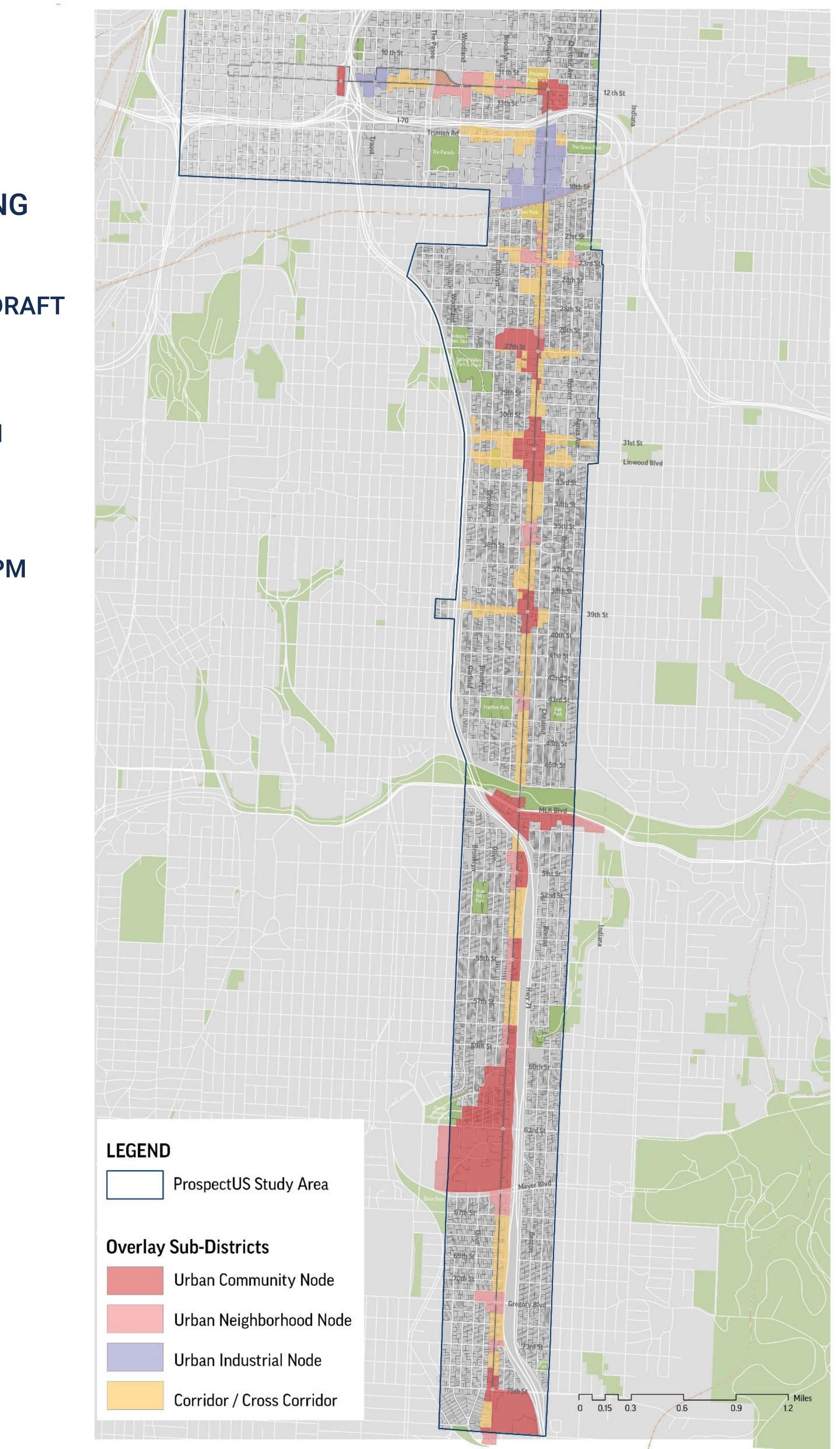


RideKC Kansas City Area Transportation Authority

DRAFT: PROSPECT AVENUE OVERLAY DISTRICT



NEIGHBORHOODS & HOUSING

THE FINAL N&H SUBCOMMITTEE MEETINGS WILL FOCUS ON THE DRAFT OVERLAY DISTRICT FOR THE PROPSECT CORRIDOR:

Tuesday, August 1 at 6:00-8:00PM Gregg-Klice Community Center LAND USE DISCUSSION

Thursday, August 24 at 6:00-8:00PM Southeast Community Center BUILDING DESIGN DISCUSSION



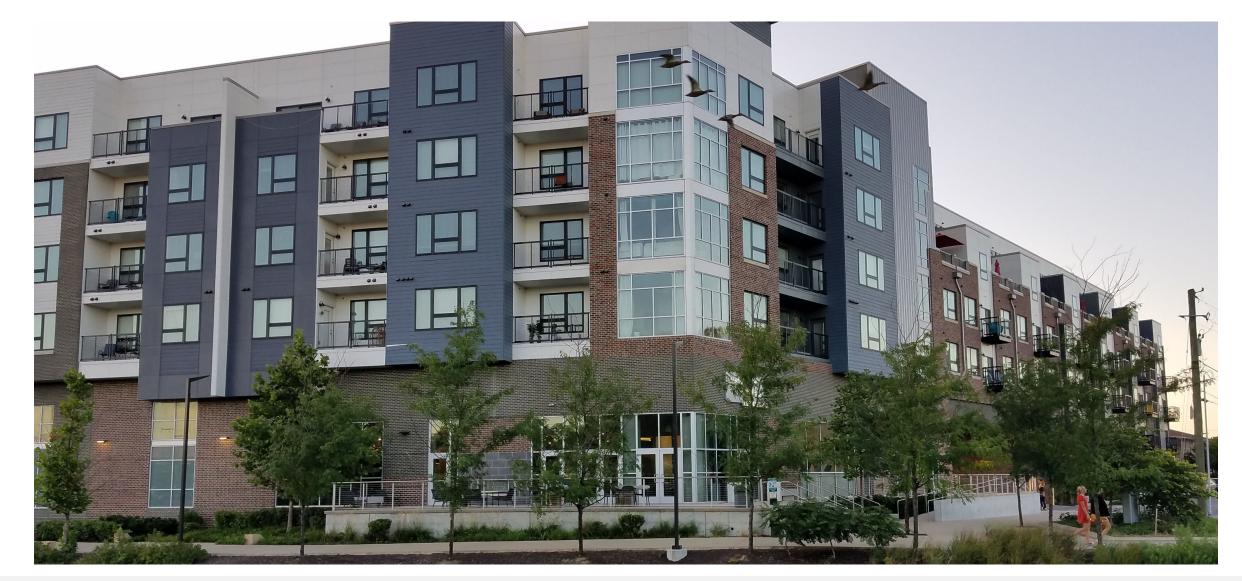
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CONCEPT BOARD: URBAN COMMUNITY NODE

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





Medium Mixed-Use







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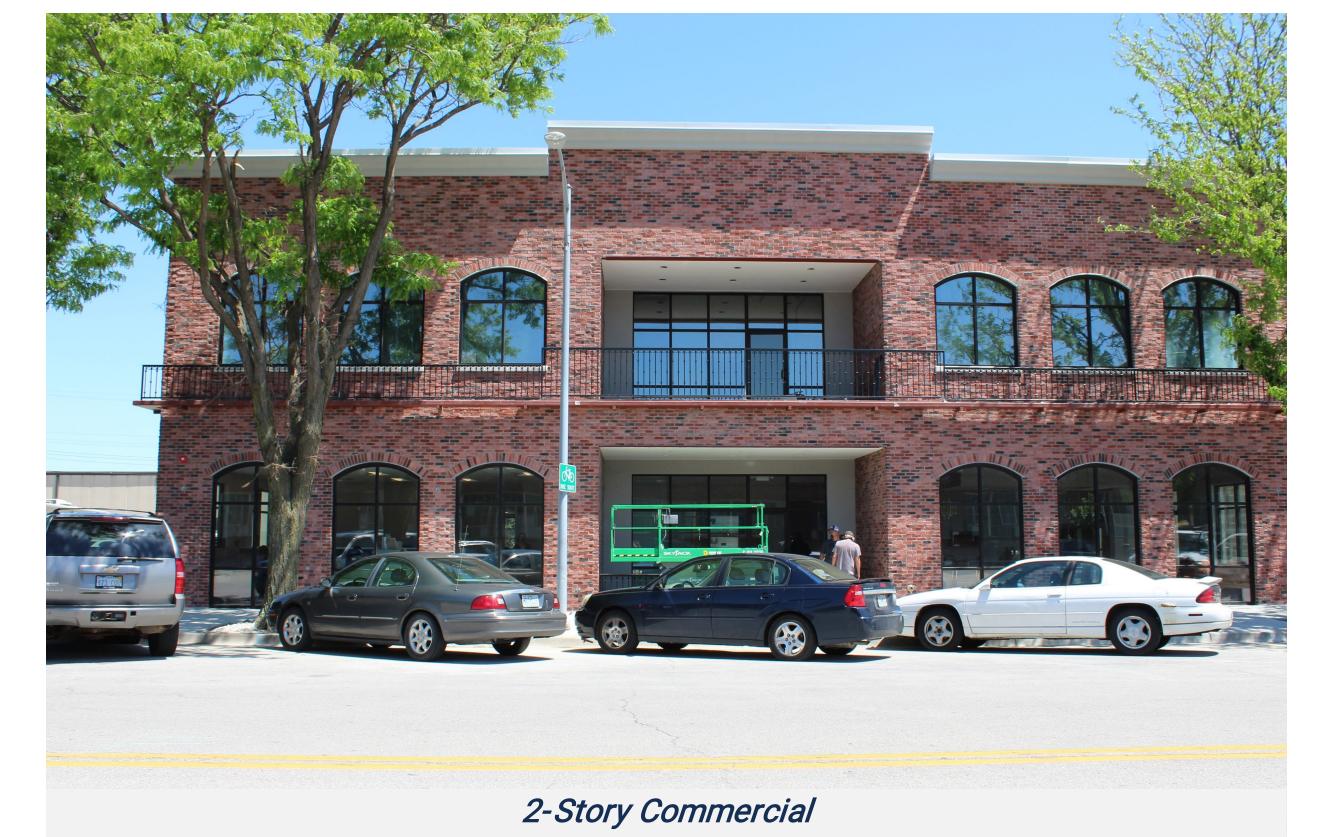
CONCEPT BOARD: URBAN NEIGHBORHOOD NODE

Urban Neighborhood Nodes are intended to establish smaller-scale, neighborhoodoriented 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.



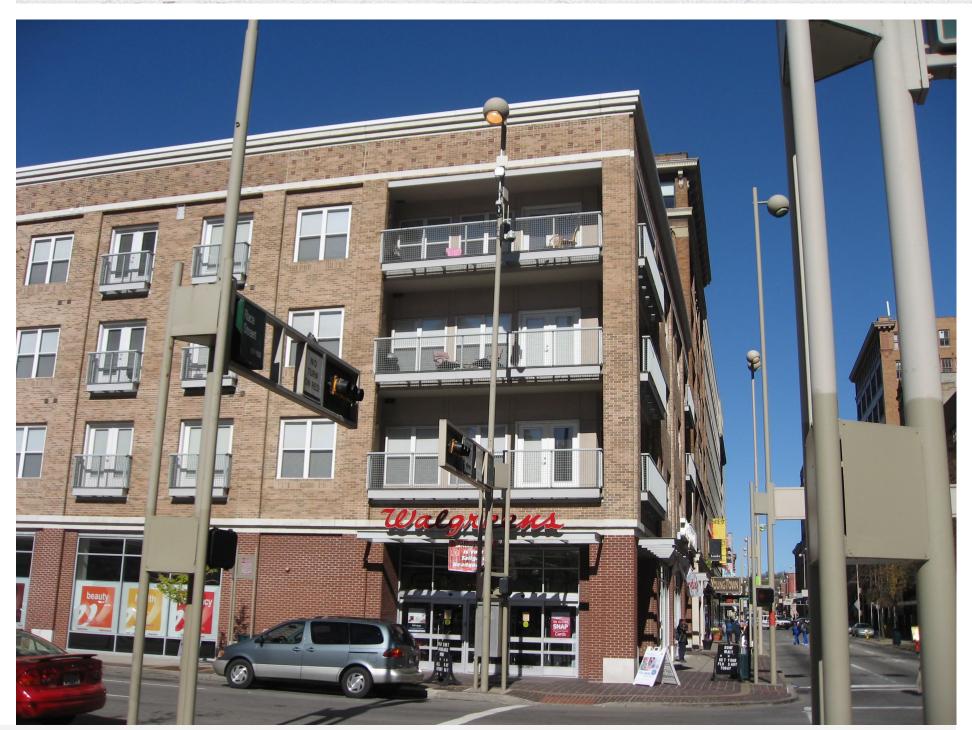
Small Apartment

2-Story Mixed-Use





2-Story Commercial





4-Story Mixed Use



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the start

CONCEPT BOARD: URBAN INDUSTRIAL NODE

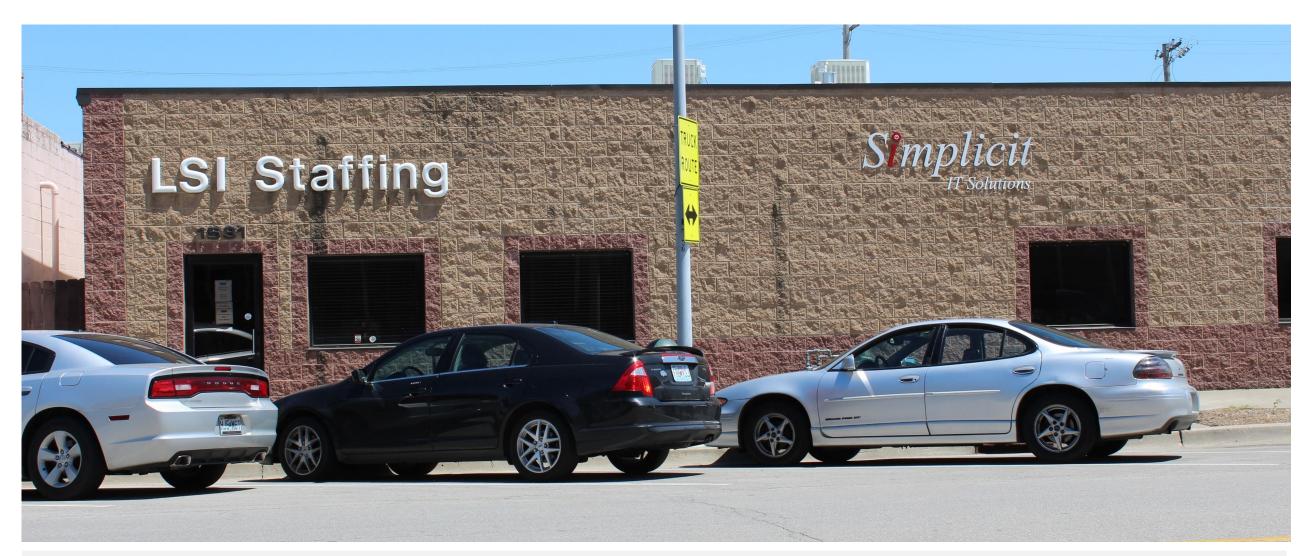
Urban Industrial Nodes are intended to create centers of regional employment opportunities accessible by transit. This node includes a concentration of industrial, warehousing, distribution services, institutions, and commercial and service uses in a connected, walkable development pattern. The nodes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



Mixed-use – Adaptive Reuse



Office Building





Restaurant





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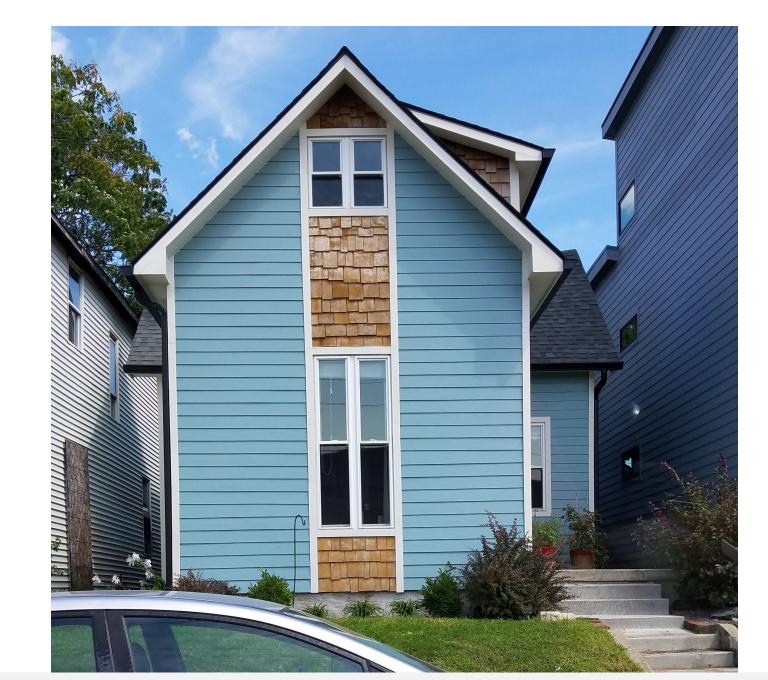
CONCEPT BOARD: TRANSIT CORRIDORS

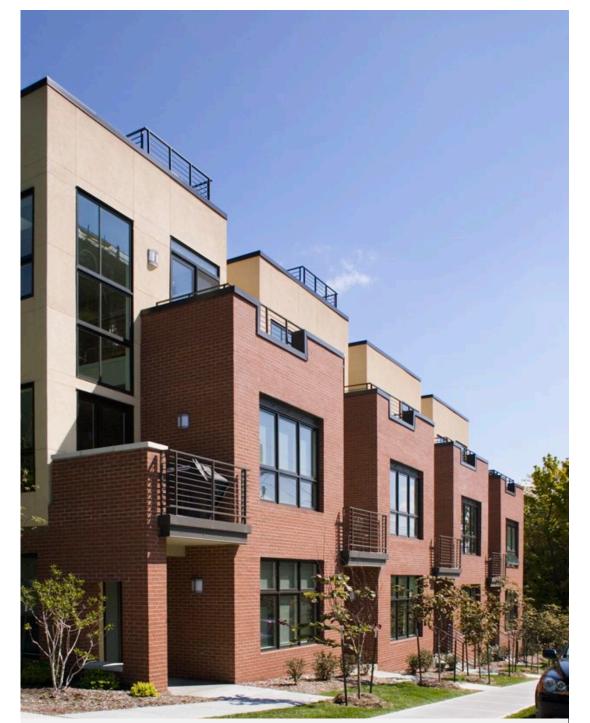
The Transit Corridor subdistricts are generally established between the distinct nodes of the Prospect MAX Corridor, as well as along major east/west cross-streets. This subdistrict provides an opportunity to allow for "middle housing" types such as townhomes, colonnades/walk-ups, small apartments, etc.)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













in 🚔 :

Single-Family House









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HOW CAN AN OVERLAY DISTRICT IMPACT LAND USE?

More Strict

Less Strict

PROHIBIT THE USE ENTIRELY FROM THE OVERLAY DISTRICT

ALLOW THE USE WITH ADDITIONAL **REVIEW PROCESSES & PERMITTING**

ALLOW THE USE WITH SPECIAL NEW **STANDARDS** (SCALE/ DESIGN) OR **ONLY IN CERTAIN LOCATIONS ("SUB DISTRICTS**")

ALLOW THE USE

PROPOSED PROHIBITED USES IN OVERLAY

Tonight's discussion will be an opportunity to discuss land use issues specific to the Prospect Corridor. F

From the list of proposed prohibited uses (below), please place a dot on any uses you think should be allowed or discussed in more detail.

- Adult Businesses
- Drive-Throughs
- Pawn Shops
- Short-Term Loan Establishments
- Gas Stations
- Car Wash
- Heavy Equipment Sales/Rental
- Vehicle Repair Shop General
- Vehicle Repair Shop Limited
- Vehicle Storage & Towing
- Manufacturing General
- Mining/Quarrying
- Recycling General











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LAND USE DISCUSSION: DRAFT USE TABLE

KEY:	COMMERCIAL USES	oorhood ode	nity Node	ndustrial ode	Corridor	INDUSTRIAL USES	orhood de	nity Node	ndustrial de	Corridor
P = Recommended Permitted Use		Neight	Commu	Urban I No	Transit		Neighb No	Сотти	Urban I No	Transit
	Adult Business	-	-	-	-	Manufacturing, Production, and Industrial				

RESIDENTIAL USES	Neighborhood Node	Community Node	Urban Industrial Node	Transit Corridor
» Detached house	S	S	S	Ρ
» Cottage house	Р	S	_	Р
» Attached house	Р	Р	-	Р
» Townhouse	Р	Р	-	Р
» Two-Unit house	Р	Р	-	Р
» Multi-Unit house	Р	Р	-	Ρ
» Colonnade	Р	Р	S	Р
» Multiplex	Р	Р	-	Р
» Multi-unit building	Р	Р	S	Р
» Mixed-use building	Р	Р	S	-
Group Living				
» Group homes	-	-	-	Р
» Nursing home	Р	Р	-	Р
		de	a	z
PUBLIC/CIVIC USES	Neighborhood Node	Community Node	Urban Industrial Node	Transit Corridor
PUBLIC/CIVIC USES Bicycle Sharing Facilities	A Node	 Community Node 		• Transit Corridor
		Co	5	4
Bicycle Sharing Facilities Club, Lodge, or Fraternal Organization College/University	Р	S P	⊃ P	P
Bicycle Sharing Facilities Club, Lodge, or Fraternal Organization College/University Day Care	P P P	P P P	⊃ P P	P P P
Bicycle Sharing Facilities Club, Lodge, or Fraternal Organization College/University Day Care » Home-based (1—5)	P P P P	P P P P P	⊃ P P	P P P P
Bicycle Sharing Facilities Club, Lodge, or Fraternal Organization College/University Day Care » Home-based (1—5) » Family (up to 10)	P P P P P P	P P P P P P	⊃ P P	₽ ₽ ₽ ₽ ₽ ₽ ₽
Bicycle Sharing Facilities Club, Lodge, or Fraternal Organization College/University Day Care » Home-based (1—5)	P P P P	P P P P P	⊃ P P	P P P P
Bicycle Sharing Facilities Club, Lodge, or Fraternal Organization College/University Day Care » Home-based (1—5) » Family (up to 10) » Group (up to 20)	P P P P P P P	P P P P P P P	⊃ P P	► P P P P P P P
Bicycle Sharing Facilities Club, Lodge, or Fraternal Organization College/University Day Care » Home-based (1—5) » Family (up to 10) » Group (up to 20) » Center (21+)	P P P P P P P	P P P P P P P	⊃ P P	► P P P P P P P
Bicycle Sharing FacilitiesClub, Lodge, or Fraternal OrganizationCollege/UniversityDay Care> Home-based (1—5)> Family (up to 10)> Group (up to 20)> Center (21+)Detention and Correctional Facilities	P P P P P P P	P P P P P P P	⊃ P P	► P P P P P P P
Bicycle Sharing Facilities Club, Lodge, or Fraternal Organization College/University Day Care » Home-based (1—5) » Family (up to 10) » Group (up to 20) » Center (21+) Detention and Correctional Facilities Halfway House	P P P P P P S -	C P P P P P P P P -	> P P	► P P P P P P S
Bicycle Sharing Facilities Club, Lodge, or Fraternal Organization College/University Day Care » Home-based (1—5) » Family (up to 10) » Group (up to 20) » Center (21+) Detention and Correctional Facilities Halfway House Hospital	P P P P P S	P P	>	► P P P P P P S S - C P P P P P P P P P P P P P P P P P P
Bicycle Sharing Facilities Club, Lodge, or Fraternal Organization College/University Day Care » Home-based (1—5) » Family (up to 10) » Group (up to 20) » Center (21+) Detention and Correctional Facilities Halfway House Hospital Library/Museum/Cultural Exhibit	P P P P P S S	С Р Р Р Р Р Р Р Р С Р С	> P P P P S	F= P P P P P P S - C F P P P P P P P P P P P P P
Bicycle Sharing Facilities Club, Lodge, or Fraternal Organization College/University Day Care » Home-based (1—5) » Family (up to 10) » Group (up to 20) » Center (21+) Detention and Correctional Facilities Halfway House Hospital Library/Museum/Cultural Exhibit Park/Recreation	P P P P P S S	P P	> P P P P S P	►
Bicycle Sharing Facilities Club, Lodge, or Fraternal Organization College/University Day Care » Home-based (1—5) » Family (up to 10) » Group (up to 20) » Center (21+) Detention and Correctional Facilities Halfway House Hospital Library/Museum/Cultural Exhibit Park/Recreation » Homes Association Amenities	P P P P P S S - P P P P P P P P P P P P	С Р Р Р Р Р Р Р Р С Р С С С С С С С С С	■	►

					<u>Adult Business</u> » Adult media store	-	-	-	-
S = Recommended Special Use Permit ^a Adult media store ^b									
					» Sex shop			-	-
					Animal Service				
- = Recommended Pr	- = Recommended Prohibited Use * Sales and grooming * Sales and grooming		 » Sales and grooming » Shelter or boarding 	<u>Р</u> Р	P P	P P	P S		
	••••••				» Stable	-	-	P	-
					» Veterinary Artist Work or Sales Space	<u>Р</u> Р	P P	P P	P P
					Building Maintenance Service	<u>Р</u>	P	P	
		1							
	Node	Node	ial	ridor	Business Equipment Sales and Service	Р	Р	Р	Р
	b	ity N	dusti de	orrid	Business Support Service (except as noted below)	Р	Р	Р	Р
RESIDENTIAL USES	Veighborho	nuni	Urban Industrial Node	sit C	» Day labor employment agency	Ρ	Р	S	Р
	eight	Com	Urba	Tran	Communications Service Establishments	Р	Р	Р	Р
Household Living	Ž				Drive-Through Facility	-	S	S	S
						D	D	D	D
» Detached house	S	S	S	Р	Eating and Drinking Establishments (except as noted below)	Р	Р	Р	Р
					» Tavern or nightclub	Р	Р	Р	S
» Cottage house	Р	S	-	Р	Entertainment Venues and Spectator Sports				
» Attached house	P	Р	-	P	» Indoor small venue (1—149 capacity)	Р	Р	Р	Р
» Townhouse » Two-Unit house	P P	P P	-	P P	» Indoor medium venue (150—499 capacity)	Р	Р	S	S
» Multi-Unit house	Р	P	_	Р	» Indoor large venue (500+ capacity)	S	S	S	S
					» Indoor large venue (500+ capacity) » Outdoor (all sizes)	 Р	P	З Р	S S
» Colonnade	Р	Р	S	Р	Financial Services (except as noted below)	 Р	P	P P	3 P
» Multiplex	Р	Р	-	Р	» Pawn shop	-	-	-	-
» Multi-unit building	Р	Р	S	Р	» Short-term loan establishment	-	-	-	-
» Mixed-use building	Р	Р	S	_	Food and Beverage Retail Sales	Р	Р	Р	Р
Group Living						P	P	P	P
					Funeral and Interment Service				
» Group homes	-	-	-	Р	» Cemetery/columbarium/mausoleum	S	S	-	S
» Nursing home	Р	Р	-	Р					
					» Cremating » Undertaking	S P	S P	P P	S P
		٩	_		Gasoline and Fuel Sales	-	-	S	S
	Neighborhood Node	Node	an Industrial Node	rridor	Lodging » Bed and Breakfast	Р	Р	-	Р
PUBLIC/CIVIC USES	borh lode	unity	Indu lode	S S	» Hotel/motel	Р	Р	S	Р
	leigh N	שר שני		Transit	» Recreational vehicle park	-	-	-	-
	2	S	Urb	4	Mobile Vendor Park	Р	P	Р	Р
Bicycle Sharing Facilities	P	Р	Р	Р	Office, Administrative, Professional or General	P	P	P	P
Club, Lodge, or Fraternal Organization	Р	Р	Р	Р	<u>Office, Medical</u> » Blood/plasma center	P -	P -	P S	P -
<u>College/University</u>	Р	Р	Р	Р	Parking, Accessory	P P	P	P	P
<u>Day Care</u> » Home-based (1—5)	Р	Р	-	Р	Parking, Non-accessory Personal Improvement Service	Р 	P P	P P	P P
» Family (up to 10)	Р	Р	-	Р			F		F
» Group (up to 20) » Center (21+)	P S	P P	-	P S	Repair or Laundry Service, Consumer	Р	Р	Р	Р
Detention and Correctional Facilities	_		_	_	Research Service Retail Sales	<u>Р</u> Р	P P	P P	P P
	-	-	-	-	» Outdoor Retail Sales - Class A	Р	Р	Р	Р
					» Outdoor Retail Sales - Class B	Р	Р	P	
<u>Halfway House</u>	-	-	-	-		P	P	P	Р
Hospital	D				» Neighborhood-serving rotail	Р	Р	Р	Р
<u>Hospital</u>	P	P	P	P	» Neighborhood-serving retail	F	F	F	P
Library/Museum/Cultural Exhibit	Р	Р	S	Р					
Park/Recreation	Р	Р	Р	Р	Reuse of officially designated historic landmark (local or	S	S	S	S
» Homes Association Amenities	Р	Р	Р	Р	national) if proposed use is not permitted	J			
Religious Assembly	Р	Р	Р	Р	Charte and Desperations, Deutisium 1				
					Sports and Recreation, Participant	Р	D	D	D
Safety Service (except as noted below)	Р	Р	Р	Р	» Indoor » Outdoor	Р Р	P P	P P	P P
» Fire station	Р	Р	Р	Р	Vehicle Sales and Service				
» Police station	Р	Р	Р	Р	» Car wash/cleaning service			S	_
» Ambulance service	Р	Р	Р	Р					-
<u>School</u>	Р	Р	Р	Р	» Heavy equipment sales/rental	-	-	S	-
Utilities and Services (except as noted below)	S	S	S	S	» Light equipment sales/rental (indoor)	-	S	S	-
					» Light equipment sales/rental (outdoor)	-	-	S	-
» Basic, minor						S	c	P	
» Motor vehicle repair, limited					3	S	P	-	
					» Motor vehicle repair, general	-	-	S	-
					» Vehicle storage/towing			S	

Manufacturing, Production, and Industrial				
<u>Service</u>				
» Artisan	Р	Р	Р	Р
» Limited	-	S	Р	-
» General	-	-	S	-
» Intensive	-	-	S	-
Mining and Quarrying	-	-	-	-
Recycling Service				
» Limited	-	-	Р	-
» General	-	-	S	-
<u>Self-Storage Warehouse</u>	-	-	S	-
Waste-Related Use (except as noted				
<u>below)</u>				
» Composting facility	-	-	S	-
» Demolition debris landfill	-	-	-	-
Warehousing, Wholesaling, Storage,				
Freight Movement				
» Indoor	-	-	Ρ	-
» Outdoor	-	-	S	-

AGRICULTURAL USES	Neighborhood Node	Community Node	Urban Industrial Node	Transit Corridor
Agriculture, Animal	Р	Р	Р	Р
Agriculture, Crop	Р	Р	Р	Р
Agriculture, Urban				
» Home Garden	Р	Р	Р	Р
» Community Garden	Р	Р	Р	Р
» Community Supported Agriculture (CSA)	Р	Р	Р	Р
ACCESSORY SERVICES				
Wireless Communication Facility				
» Freestanding	Р	Р	Р	Р
» Co-located antenna	Ρ	Ρ	Ρ	Р