

## **Troost Overlay District**

1. Introduction
2. Purpose
3. Governance
4. Location
5. Uses
6. Design Standards - Hold
7. Review and Approval Process

### **Introduction**

In 2013, a group of citizens from along Troost Avenue came together to participate in a redevelopment plan for the Troost Corridor from 27<sup>th</sup> Street on the north to 95<sup>th</sup> Street on the south. The goal of the Troost Corridor Plan was to develop a strategic redevelopment and implementation framework. This plan included a number of recommendations including the development of an overlay district to restrict certain land uses along the Troost Central Corridor from 22<sup>nd</sup> Street on the north to Meyer Boulevard on the south. The City of Kansas City recognizes the importance of preserving and maintaining the urban fabric while promoting quality uses and businesses desiring to improve the area and therefore approved the plan on February 2, 2014. The following document will promote these things while restricting less desirable uses within this extensive corridor.

This commitment to protecting the corridor and support the community's desire to improve their area is supported by the zoning and development code. Section 88-205-01, states, *Overlay districts are for areas of the city that have unique qualities requiring special treatment or locations where special approaches to development may be warranted. They are established as a means of addressing specific aspects of land use control or development design that transcend base zoning district provisions.*

### **Purpose**

The purpose of this overlay district is to establish special land use regulations and standards for the Troost Corridor from 22<sup>nd</sup> Street on the north to Volker Boulevard/Swope Parkway on the south and one half block east and west of Troost Avenue. The overlay is to be used to establish allowable land uses that are more prohibitive than the underlying district and to establish specific design guidelines that are more detailed than the standards of this zoning and development code.

This overlay is also to:

- A. Stabilize property values and reduce investment risks;
- B. Maintain and promote the economic vitality of the area;
- C. Encourage preservation of the area's rare, unique, or distinctive character; and,
- D. Otherwise promote the health, safety, morals, and general welfare of the city.

## **Governance**

This overlay district is a Special Character Overlay (SC/O) which is outlined in Section 88-205 of the Zoning and Development Code. The establishment of the overlay district is in accordance with the zoning and development code text amendment procedures of 88-510 (to establish the applicable regulations) and the zoning map amendment procedures 88-515 (to establish the district on the zoning map).

## **Location**

As expressed, the area for this overlay shall include: Troost Corridor from 22nd Street on the north to Volker Boulevard/Swope Parkway on the south and one half block east and west of Troost Avenue including complete existing parcel depth. See Attachment A.

## **Uses**

For the purposes of this overlay district, uses are classified into “use groups,” “use categories”, and “specific use types”. These are described and defined in the zoning and development code under Section 88-805. The first column of Attachment B lists the groups, categories, and types allowed in one or more zoning districts.

Uses identified with a “P” in Attachment B are permitted as-of-right in the subject zoning district, subject to compliance with any use standards of the overlay district and of the zoning and development code.

Uses identified with an "S" in Attachment B may be allowed if reviewed and approved in accordance with the special use permit procedures of 88-525. Special uses are subject to compliance with any use standards of the overlay district and of the zoning and development code.

Uses not listed in Attachment B and those identified with a "-" are expressly prohibited.

## **Design Standards**

(Space Reserved)

## **Review and Decision Making**

The review and approval process for uses shall be in accordance with 88-500 of the Zoning and Development Code. Prior to any rezoning or special use permit, the applicant shall meet with the Troost Overlay Committee, as well as affected neighborhood associations and residents.