

<b>Topic:</b>	Subdivision Approvals
<b>Resource Type:</b>	Regulations
<b>State:</b>	Missouri
<b>Jurisdiction Type:</b>	Municipal
<b>Municipality:</b>	City of Kansas City
<b>Year (adopted, written, etc.):</b>	2000
<b>Community Type - applicable to:</b>	Urban; Suburban
<b>Title:</b>	Kansas City Subdivision Approvals Ordinance
<b>Document Last Updated in Database:</b>	April 12, 2017

### ***Abstract***

The purpose of this ordinance includes providing adequate light, air, and preventing undue congestion of population through the regulation of subdivision. The Master Planned Community Districts require identification of green spaces and is geared largely at protecting natural spaces and encourage creativity in land use.

### ***Resource***

Section 66: Subdivisions

Sec. 66-2. Purpose of chapter.

- (a) General purpose. The purpose of this chapter is to control the subdivision of land within the city.
- (b) Specific purposes. This chapter is adopted for the following reasons:
  - (1) To protect and provide for the public health, safety and general welfare of the city.
  - (2) To guide the future growth and development of the city in accordance with the official master plan that represents the most beneficial nonresidential and public areas of the city, considering the suitability of such areas and having regard for the use of land and building development.
  - (3) To provide adequate light, air and privacy; to secure safety from fire, flood and other danger; and to prevent overcrowding of the land and undue congestion of population.
  - (4) To protect the character and the social and economical stability of all parts of the city, and to encourage the orderly and beneficial development of all parts of the city.

(5) To protect and conserve the value of land throughout the city and the value of buildings and improvements upon the land and to minimize the conflicts among the uses of land and buildings.

(6) To provide a guide to public policy and action in facilitating adequate provisions for transportation, water, sewerage, schools, parks, playgrounds, recreation and other public requirements and in the efficient provision of public facilities and services and for private enterprise in building development, investment and other economic activity relating to uses of land and buildings throughout the city.

(7) To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the city, having particular regard to the avoidance of excessive congestion in the streets and highways and the provision of safe and convenient vehicular and pedestrian traffic movements appropriate to the various uses of land and buildings throughout the city, and to provide for the proper location and width of streets and building lines.

(8) To establish reasonable standards of design and procedures for subdivisions and resubdivision, to further the orderly layout and use of land and to ensure proper legal description and proper monumenting of subdivided land.

(9) To limit development to an amount equal to the availability and capacity of public facilities and services.

(10) To prevent the pollution of air, streams and ponds; to ensure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the city in order to preserve the integrity, stability and beauty of the community and the value of the land.

(11) To preserve the national beauty and topography of the city and to ensure appropriate development with regard to these natural features.

(12) To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for the minimum width and area of lots while preserving the density of land as established in the zoning ordinance of the city.

(13) To provide for the extent and manner in which streets shall be graded and improved and the extent to which water, sewer and other utility sources shall be provided to protect public health and general welfare.

(14) To encourage low- and moderate-income housing.

(15) To provide for a systematic and speedy administrative review of developments with a stated goal of 90 days for processing plats, absent excessive delays caused by insufficient data from developers.

(Code of Gen. Ords. 1967, § 31.2; Ord. No. 41498, 3-30-73; Ord. No. 58616, 6-19-86)

Sec. 80-261. Purpose and intent of Master Planned Community district and designation of master planned community.

(a) The purpose of the master planned community district is to encourage a planned community development with specific design criteria that will be environmentally sensitive, public service efficient and demonstrate progressive and innovative land planning, site planning, engineering and architectural methods and techniques. The district provides a method to address the concerns identified in the comprehensive plan of the city and issues related to providing basic public services, such as water and sewer extensions, construction of public streets and use of open space.

(b) A master planned community district is intended to facilitate the following objectives:

(1) Identify sensitive use and protection of the natural environment and open space consisting of natural features, undisturbed areas, greenbelts, parks, plazas and landscaped areas for the use and enjoyment of all residents and visitors;

(2) Preserve and enhance existing man-made and natural environs on the site;

(3) Create individual neighborhoods limited in size to optimize the pedestrian experience;

(4) Provide a variety of housing types to promote a diversity of housing stock and neighborhoods;

(5) Provide a variety of retail, office and commercial uses to offer local employment;

(6) Provide a network of interconnecting streets within the neighborhood that serve pedestrians and automobiles in a safe, aesthetic and efficient manner;

(7) Provide a neighborhood design that accommodates a variety of transportation modes and transit systems;

(8) Designate sites for civic buildings, focal points, landmarks, public open space and community identity;

(9) Define public space and create a diverse environment by establishing proportions governing building setbacks, bulk, form and character;

(10) Support compact and mixed use development patterns that reduce long commutes, retain open spaces and minimize costs for public services and facilities;

(11) Advance new and innovative master planning, site planning, engineering and architectural methods and techniques;

(12) Encourage flexibility and creativity in proposing new planning concepts that are responsive to changing economic and market conditions; and

(13) Encourage the location of new community anchors along existing or proposed transit corridors to create critical mass.

(c) A master planned community district approved by the city council by ordinance shall be designated on the zoning map by the letters "MPC."

(Ord. No. 000987, § 1, 8-31-00)