

ROCKY MOUNTAIN LAND USE INSTITUTE

# *Ideas RoundUP*

Urban Planning Discussion Series



# CIVIC ENGAGEMENT & PUBLIC PARTICIPATION

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University of Missouri Kansas City School of Law




# CENTER FOR NEIGHBORHOODS

HOME

NEIGHBORHOODS

RESOURCES



Building the capacity of Kansas  
City neighborhoods

CFN ON FACEBOOK

**Neighborhoods throughout Kansas City are critical to the health of**

Neighborhood leaders and advocates provide an important network of

## Legislative actions

- ▶ Comprehensive plan
- ▶ Zoning code revisions
- ▶ Annexations

## Discretionary permits

- ▶ Pre-application neighborhood meeting
- ▶ Notice of permit hearing
- ▶ Preparation of written comments prior to hearing
- ▶ Public hearing comment

# COMMON POINTS OF ENGAGEMENT IN THE LAND USE PROCESS

## Legislative actions

- ▶ Comprehensive plan
- ▶ Zoning code revisions
- ▶ Annexations

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# COMMON POINTS OF ENGAGEMENT IN THE LAND USE PROCESS



CITY OF  
KANSAS CITY,  
MISSOURI

I Want To...

Programs & Initiatives

City



⊖ CITY PLANNING & DEVELOPMENT

Department Administration

African American Heritage Trail

⊕ Area Plans

Barney Allis Plaza

City Hall » Departments »

# City Planning & Development

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# COMPASSKC

CITY SERVICES AT YOUR FINGERTIPS



CITY OF  
KANSAS  
MISSOURI

Home

Apply Permit/Plan ▾

Report

Fee Estimator

Search 🔍

Calendar 0

Submission Forms ▾

Helpful R

## Welcome to CompassKC



### Search Public Records

This tool can be used to search for existing permits, plans, inspections, code cases, requests and licenses.



### Apply

This tool can be used to apply for a permit, plan or license.



### Login or Register

Login to an existing or create a new account. You can also find a link for forgot your login information.

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## Pay Invoice

Use this tool to pay for individual invoices.



## Map

Explore the map to see the activity occurring in your neighborhood



## Calendar

Click here to find out about certain events like holidays and public hearings.



# KANSAS CITY MO

Enter Street Address

Help/Feedback ▾

Print Map Download

Go

Go

Go

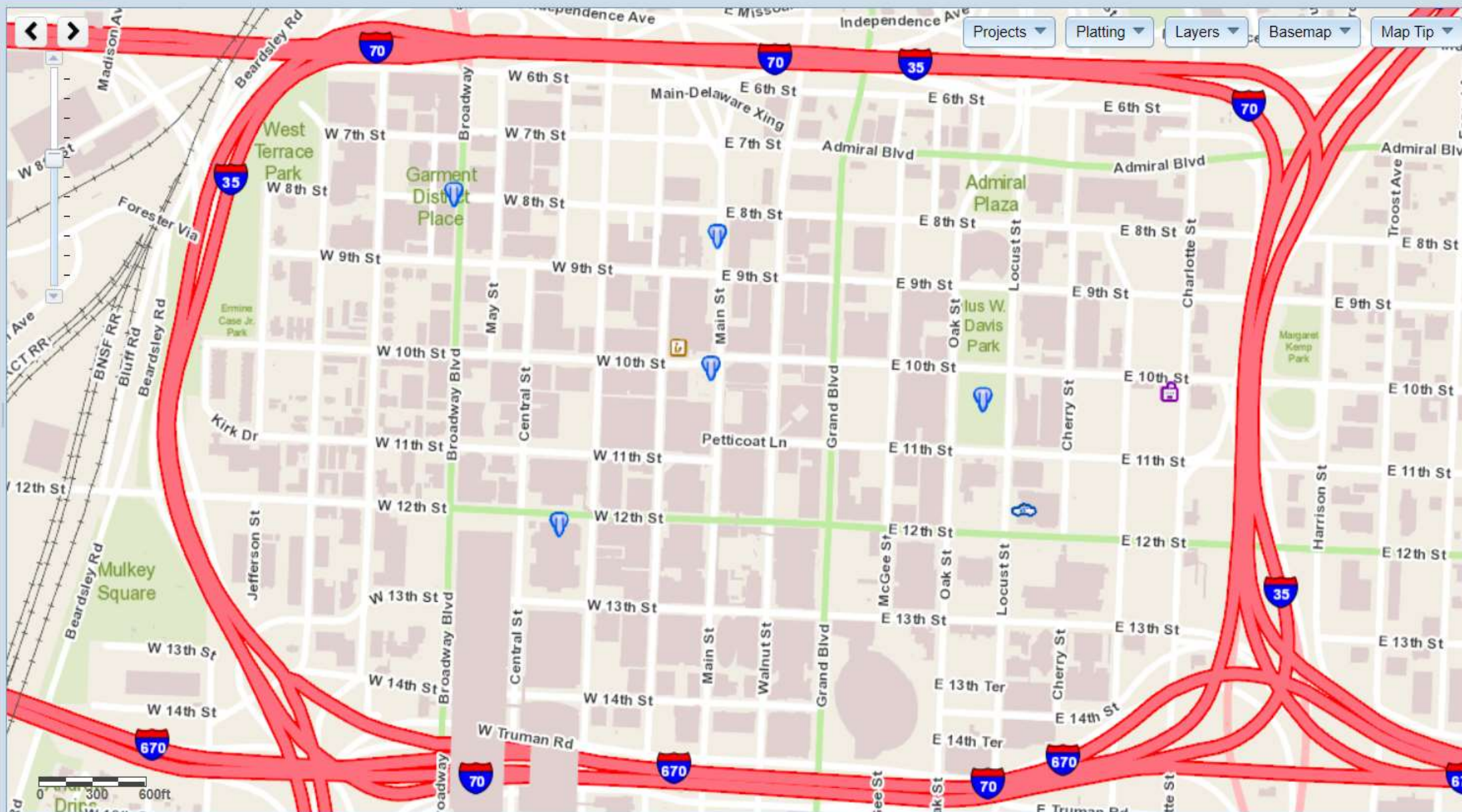
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Type: ▾

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Clear

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Projects ▾ Plating ▾ Layers ▾ Basemap ▾ Map Tip ▾



1809 E 80th St

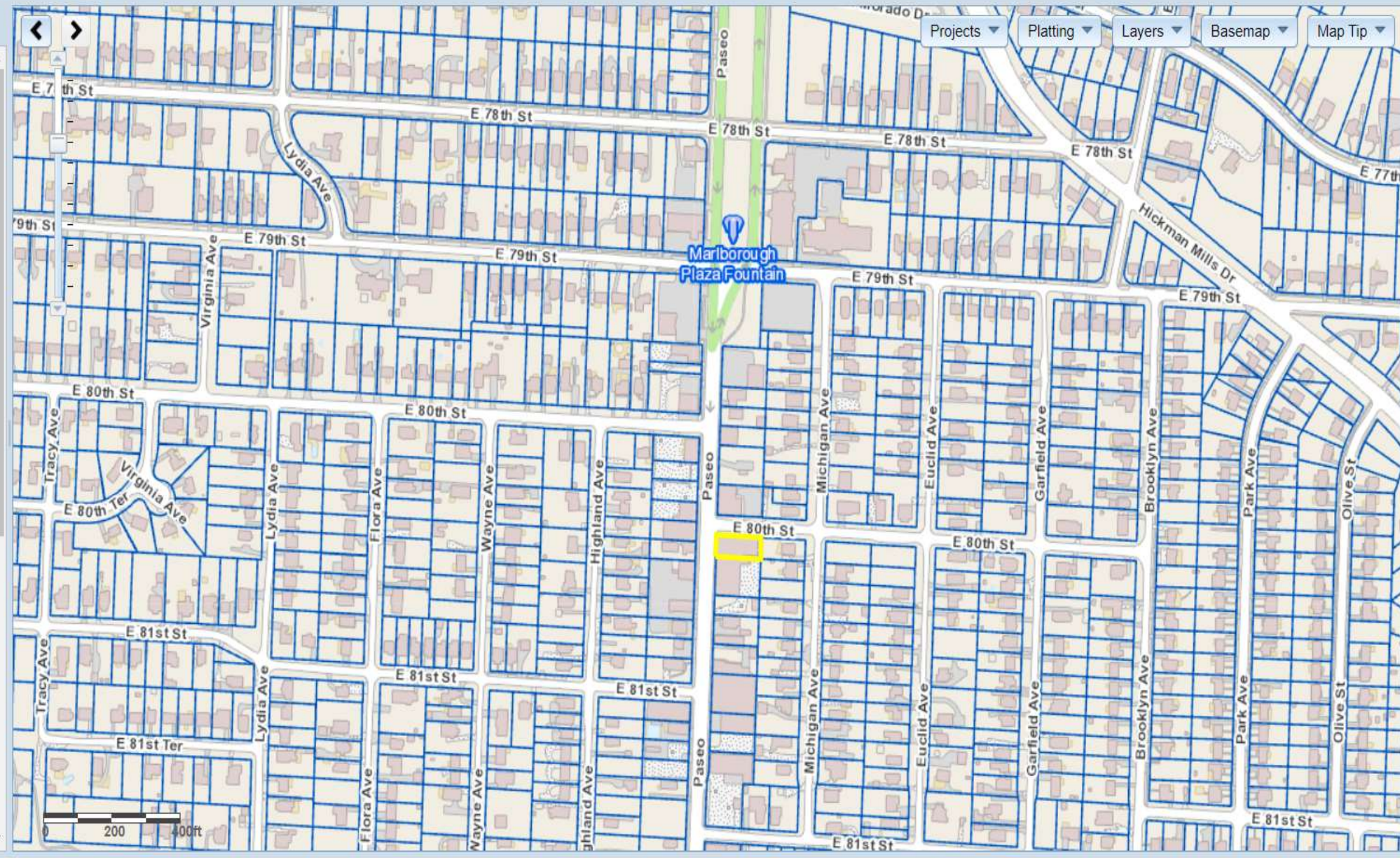
Help/Feedback

Search/Tools Results Print Map Download

< Back to search tools

Projects Plating Layers Basemap Map Tip

Parcel Data	
City PIN:	117077 <a href="#">Code Cases (3)</a> <a href="#">Permits (44)</a> <a href="#">Plans (5)</a> <a href="#">Holds (0)</a>
County APN:	JA4774006020000000 47-740-06-02-00-00-000
Plat:	
Lot:	
Block:	
Tract:	
Owner:	Maslan Stephen P & Toba R % Norlan Properties 8007 Paseo Blvd Kansas City, MO 64131
Address:	8001 Paseo <a href="#">View all addresses</a>
Zip code:	64132 <a href="#">311 Cases</a>
Council District:	5th
Trash Day:	Tuesday (South)
<a href="#">Neighborhood &amp; Homes Associations</a>	
Patrol Division:	Metro
<a href="#">Show Special Assessments</a>	
Census Neighborhood:	Marlborough Heights/Marlborough Pride
School District:	CENTER 120
Park District:	South
PW Maint District:	D3
Impact Fee Zone:	EXEMPT
Water Inspector:	6



Download

(3)  
holds (0)

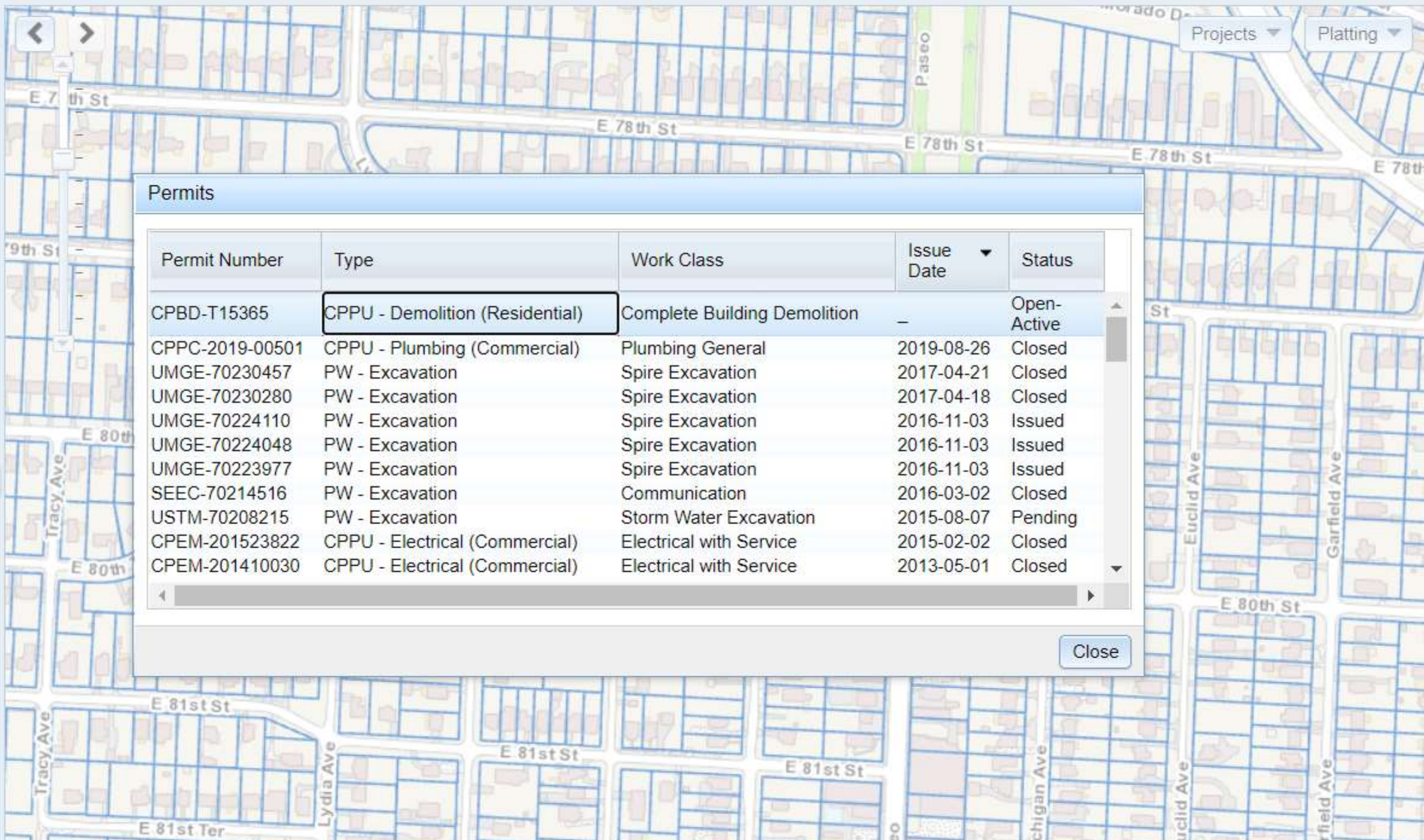
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Projects ▾  
Platting ▾



Permits				
Permit Number	Type	Work Class	Issue Date ▾	Status
CPBD-T15365	CPPU - Demolition (Residential)	Complete Building Demolition	-	Open-Active
CPPC-2019-00501	CPPU - Plumbing (Commercial)	Plumbing General	2019-08-26	Closed
UMGE-70230457	PW - Excavation	Spire Excavation	2017-04-21	Closed
UMGE-70230280	PW - Excavation	Spire Excavation	2017-04-18	Closed
UMGE-70224110	PW - Excavation	Spire Excavation	2016-11-03	Issued
UMGE-70224048	PW - Excavation	Spire Excavation	2016-11-03	Issued
UMGE-70223977	PW - Excavation	Spire Excavation	2016-11-03	Issued
SEEC-70214516	PW - Excavation	Communication	2016-03-02	Closed
USTM-70208215	PW - Excavation	Storm Water Excavation	2015-08-07	Pending
CPEM-201523822	CPPU - Electrical (Commercial)	Electrical with Service	2015-02-02	Closed
CPEM-201410030	CPPU - Electrical (Commercial)	Electrical with Service	2013-05-01	Closed

Close

**Type:** Residential - Entire Building Demolition

**Status:** Open-Active

**Project Name:**

ary

Locations

Fees

Reviews

Inspections

Attachments

Contacts

Sub-Records

Holds

Meetings

More Info

### Progress



**0%**  
Completed

- Completed
- In Progress
- Not Started

### Available Actions

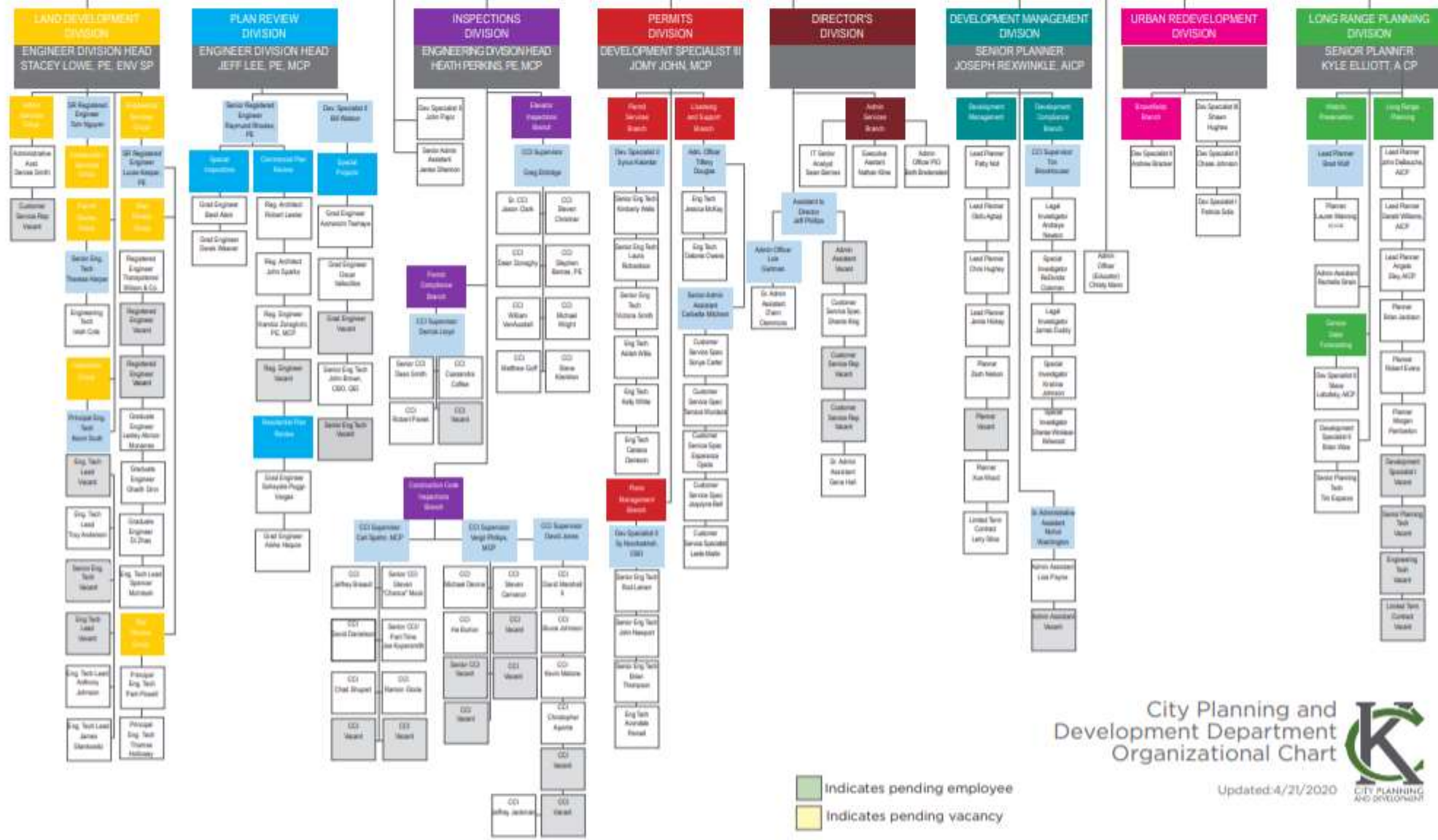
  
No Actions

### Fees

**ASSISTANT ENGINEERING DIRECTOR**  
Greg Franzen PE, MCP

**DIRECTOR**  
Jeffrey Williams, AICP

**PRINCIPAL ASSISTANT DEPARTMENT HEAD**  
Diane Binkley, AICP



Indicates pending employee  
Indicates pending vacancy

# WHO ARE THE DECISION MAKERS?

## ▶ **Board of Zoning Adjustment (BZA)**

- ▶ Eight (8) member board made up of citizens appointed by the mayor.
- ▶ Hears and makes final decisions on requests for variances from the requirements of the Zoning and Development Code, exceptions to fence height, considers appeals of administrative decisions, and makes final decisions on Special Use Permits.
- ▶ Meets the second Tuesday of each month at 1:00 PM in the Council Chambers located in City Hall

## ▶ **City Plan Commission (CPC)**

- ▶ The CPC is comprised of eight (8) citizens appointed by the Mayor and commissioned to serve for 4 years.
- ▶ Hears rezoning requests.
- ▶ Developer and all owners of property within 300 feet of the affected site will be notified of the time, date and place of the hearing.
- ▶ The City Plan Commission has established a policy requiring developers to hold a meeting with affected residents to review the project prior to the public hearing.
- ▶ After the hearing, the CPC will make a recommendation to the City Council either to approve the request; approve it subject to certain conditions; or to deny it.
- ▶ If the CPC recommends approval of the rezoning request, the City Planning and Development staff will prepare an ordinance and forward it to the City Council. The ordinance will be given a first reading before the City Council and will be referred to the council's **Neighborhood Planning and Development Committee**, which will hold a public hearing on the ordinance and make one of the following recommendations to the full City Council: "do pass," "do not pass," "without recommendation," or "hold in committee."
- ▶ If the City Council approves your rezoning request, or approves it with conditions, the ordinance to rezone your property becomes effective 10 days later.
- ▶ If at any time during the process of seeking a rezoning the request is denied by either the CPC, the City Council or the council's **Neighborhood Planning and Development Committee** three (3) are options:
  - ▶ Revise the application and resubmit it at any time to the City Planning and Development Department.
  - ▶ Resubmit the same plans for the same property to the City Planning and Development Department one (1) year later.
  - ▶ Ask a City Council member to reintroduce the denied application at any time.

## ▶ **Neighborhood Planning and Development Committee** (a committee of the City Council)

- ▶ Five (5) Councilpersons



## CITYWIDE PLANS

Provide broad policy for entire city  
(FOCUS Kansas City Plan, Bike KC  
Plan, Trails KC Plan, Major Street Plan,  
Advance KC, etc.)

## AREA PLANS

Apply citywide policies to 18  
areas

## NEIGHBORHOOD PLANS

Marlborough  
CATALYST Plan,  
integrated in Area Plan



## Other City Plans



The City has prepared a number of other plans to supplement the comprehensive plan and the area plans. These plans include citywide plans, neighborhood plans and project plans. If you'd like to request a copy of a plans listed below, please email your request to [recordsrequest@kcmo.org](mailto:recordsrequest@kcmo.org).

## Citywide Plans




- [Bike KC Plan](#)
- Kansas City Safe City Initiative
- [Kansas City Walkability Plan](#)
- [Kansas City Walkability Plan Neighborhood Walking Survey](#)
- [Stream Asset Inventory Phase 1](#)
- [Trails KC Plan](#)
- [Kansas City, MO Major Street Plan](#)

## Project Plans



- [2nd Street Land Use and Infrastructure Plan](#)
- [20th Street Streetscape Plan](#)
- [22nd/23rd Street Replacement and Crosstown Circle Plan](#)
- [African American Heritage Trail Plan](#)
- Brush Creek Valley Project Plan
- Cultural Heritage District Plan
- [East Downtown PIEA Urban Design Framework](#)
- [Kansas City Downtown Streetscape Master Plan](#)
- [Main Street Corridor Streetscape Master Plan](#)
- [Old Film Row Urban Design Concept Plan](#)
- [South Loop Link Truman Road Feasibility Study](#)
- Town of Kansas Master Plan
- [Truman Road Redevelopment Study](#)
- [Vine Street Economic Development Plan](#)

## Neighborhood and Corridor Plans



- [63rd Street Corridor Plan](#)
- [350 Highway/Blue Parkway Corridor Plan](#)
- [Blue Hills Neighborhood Plan](#)



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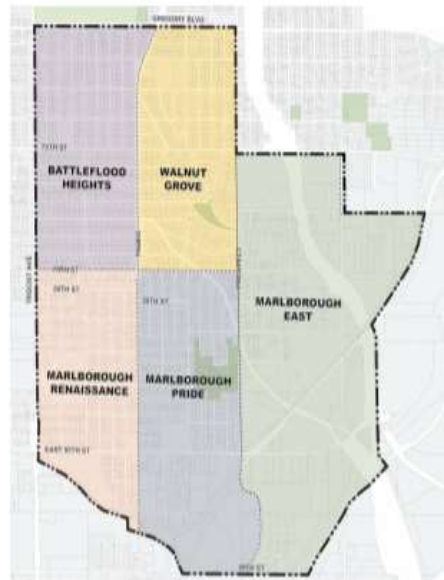
# FOCUS AREA: MARLBOROUGH / MIDDLE BLUE BASIN

The Housing and Neighborhoods Chapter includes a sub area plan for the Marlborough area and the Middle Blue Basin.

The City of Kansas City, Mo., Water Services Department is implementing green solutions within a portion of the Middle Blue River Basin, generally in the Marlborough area. This project is believed to be the largest project using green solutions for combined sewer overflow control currently being planned for construction in the United States. It represents just one component of the City's commitment to use green solutions to control runoff as part of the Overflow Control Plan. These features include above and below ground improvements that capture and hold storm water. These improvements are being coordinated with neighborhood improvement programs to try to leverage private investment in the area as the City makes this significant investment to improve area infrastructure.

Another recent initiative in the Marlborough area is the Marlborough CATALYST Plan. The Catalyst Plan is an initiative of the Marlborough Community Coalition to discover and develop the rich assets of the five neighborhoods of the Marlborough community (see map), and craft an action plan that will transform this potential into a thriving place to grow up, live and work. Key elements of this plan are discussed below. The CATALYST plan should be consulted for more detail about proposed projects and initiatives. For more information about the plan, visit the website at: [www.wearemarlborough.com](http://www.wearemarlborough.com). The Swope Area Plan will be the plan of record for the area and its recommendations will supersede the plans summarized below in instances where there are inconsistencies and discrepancies.

As improvements are planned and constructed in the Middle Blue basin, there should be coordination with the Swope Area Plan goals as well as the Marlborough CATALYST Plan priorities to look for ways to achieve community benefits as infrastructure improvements are made.



- The community's priorities and the four major projects that emerged from the Catalyst Plan are:
  - Building the capacity of the Community Coalition, which includes identity programs, training programs, and a neighborhood watch network, and sustainably funded community administrator;
  - Revitalizing Marlborough Village, a commercial redevelopment along Paseo between 79th and 82nd;
  - Implementing green infrastructure projects relating to ongoing work with Water Services and job training programs; and
  - Redeveloping Marlborough School, a community hub centered on life-long education and green jobs.



## MARLBOROUGH COMMUNITY PRIORITIES

Marlborough residents and business owners identified the following priorities to strengthen the community:

- Increase attention to property maintenance and beautification on private and public properties.
- Build new sidewalks and curbs connected to transit, provide street maintenance, and repair failing infrastructure.
- Support organized community involvement to build neighborhood pride and capacity.
- Improve healthy food access in the neighborhood, as well as awareness of and connection between current healthy food assets
- Promote awareness building/education for parents and kids to support healthy choices and skills.
- Increase availability of programmed activities, recreation, and mentorship opportunities, especially for youth.
- Promote homeownership and landlord accountability.
- Address concerns for safety and perception of crime, especially around schools.
- Create new educational opportunities to develop residents' employment skills and catalyze new businesses.
- Inform the image of the community as a dynamic, innovative environment that will attract residents, visitors, and new businesses.





## PLANNING PROCESS OVERVIEW

In order to be successful, an area plan must address the community's primary issues. Therefore, public participation was essential in preparing the Swope Area Plan. The vision, primary aspirations and final recommendations in the plan are all the result of an extensive, inclusive and transparent public process that identified and addressed the areas challenges and opportunities. The planning process included interaction with area residents and stakeholders utilizing:

- Mayor-appointed Steering Committee composed of residents, neighborhood leaders, property owners, institutions and businesses. The committee was utilized to articulate the overall direction and review principles and concepts throughout the planning process
- Technical Committee composed of representatives of City departments and other agencies provided technical expertise and guidance on a range of issues.
- Interactive Public Meetings, as well as additional meetings and presentations with individual neighborhood groups, institutional partners and other area stakeholders.
- MindMixer Web Site ([www.plankcmo.com](http://www.plankcmo.com)), which provided an online town hall meeting forum where residents and stakeholders could post ideas, respond to their ideas and provide feedback on key concepts throughout the planning process.
- Survey of area residents (see Companion Products).
- Project web site - This site was utilized to post documents and provide information about the project and upcoming meetings.

- ▶ Time – Business hours vs. After hours
- ▶ Days – Weekdays vs. Weekends
- ▶ Place – City Hall vs. Neighborhood
  - ▶ Parking
  - ▶ Familiarity
  - ▶ Security and fear of policing/immigration
- ▶ Length of Proceedings


## OBSTACLES TO CITIZEN ENGAGEMENT

# CENTER FOR NEIGHBORHOODS

HOME

NEIGHBORHOODS

RESOURCES



Building the capacity of Kansas  
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CFN ON FACEBOOK

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Think  
outside of  
the box!

