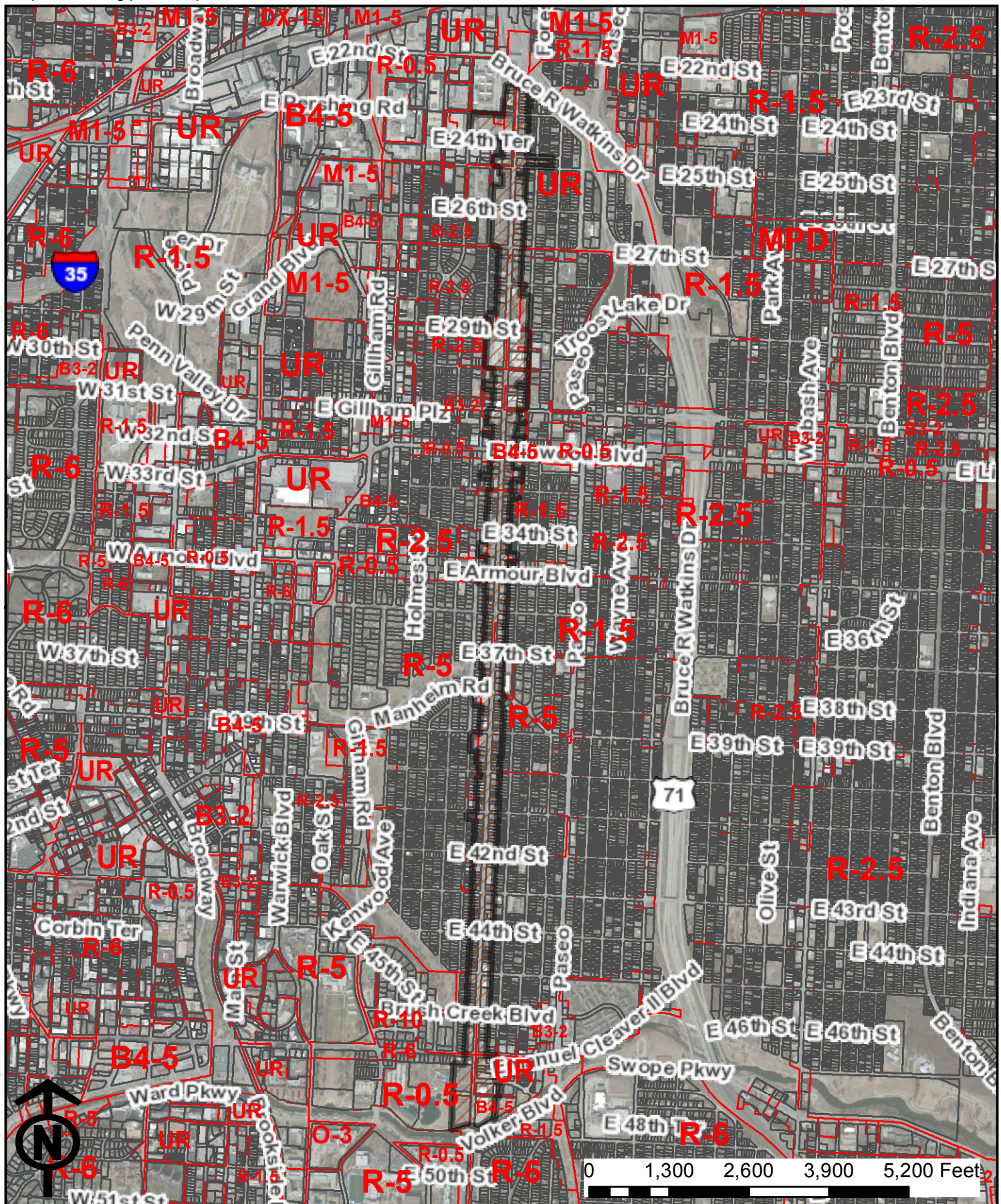


Case No. 14516-P-1 -- To consider an amendment to the Troost Overlay District to include design guidelines for property generally bounded by 22nd Street on the north, Volker Boulevard/Swope Parkway on the south and one half block east and west of Troost Avenue including complete existing parcel depth.





City Planning & Development Department

Development Management Division

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414 East 12th Street
Kansas City, Missouri 64106-2795

816 513-2846
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STAFF REPORT

July 7, 2015

(8)

RE: Case No. 14516-P-1

APPLICANT: City of Kansas City
414 E 12th Street
Kansas City, MO 64106

**NEIGHBORHOOD ASSOC
ADVOCATES:** Hyde Park
Squire Park
Manheim,
Longfellow
Center City
Beacon Hill

LOCATION: Generally the area for the overlay includes the 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.

REQUESTS: To consider an amendment to the Troost Overlay District for the Troost Corridor.

AREA: About 132 acres.

**SURROUNDING
LAND USE:** **North** Interstate 49/Highway 71.
South Stowers Institute (R-0.5) and Troostwood Neighborhood (UR, B1-1, R-6).
East Beacon Hill, Center City, Squier Park, and Manheim Park neighborhoods (primarily single family residential).
West Hospital Hill, Longfellow, Hyde Park (north, central and south), Kauffman Center.

LAND USE PLAN: This corridor falls within the Greater Downtown Area Plan and the Midtown/Plaza Area Plan. The proposed overlay district is supported by the area plans and by the Troost Corridor Plan.

PREVIOUS CASES:

Case No 14516-P: Ordinance No. 141040 passed by City Council on December 18, 2014 approved a Special Character Overlay District for the Troost Corridor.

EXISTING CONDITIONS:

The subject corridor is approximately 3.2 miles in length and consists of all properties that have frontage on Troost Avenue, south of 22nd Street and north of Volker/Swope Parkway. The property is currently zoned commercial for 84.694 acres (64%), residential for 17.373 acres (13%),

industrial for 5.209 acres (4%) and UR for 24.605 acres (19%). The few areas that include industrial are properties at the southern end of the corridor owned by KCP&L and UMKC; five (5) properties on the east side of Troost just south of 85th all owned by Troost Partnership; the northeast corner of 30th and Troost; and, some small pieces at 24th and Troost owned by the City as part of the health department building. The UR zones include Beacon Hill which is a redevelopment area at the north end of the corridor, an area at the northeast corner of 31st Street and Troost, and an area on the west side of Troost between E 46th and E 47th Street. These three areas are all tax incentivized projects.

The primary type of zoning along the corridor is commercial. The commercial zones are divided between B-3 and B-4 zones which are the two most intense commercial zoning categories. A number of the properties within the commercially zoned property currently have single family homes.

CORRIDOR REVIEW:

In 2013, a group of citizens and business owners from along Troost Avenue came together to participate in a redevelopment plan for the Troost Corridor from 27th Street on the north to 95th 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 22nd 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.

There are a number of types of Overlay districts allowed for in the zoning and development code. 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.

The first phase of the proposed Special Character Overlay was approved on December 18, 2014 by Ordinance No. 141040 which modified some of the allowed uses within the corridor. The second phase is the design guideline portion of the Overlay District. The attached document incorporates the use standards and the design guidelines into one document.

The design guidelines have been created by the community through a significant amount of existing conditions review. The community groups then took the existing conditions information and had a large open house on March 16, 2015 to kick off the creation of the design guidelines. To manage the information and focus the conversation, the volunteers divided into Nodes (main intersections) and Fabric (between the intersections). The groups met weekly to develop a cohesive set of guidelines for development along the corridor.

The overlay district creates design standards for the following:

- Building Types
- Lot and Building Standards
- Architectural Materials
- Façade Articulation and Composition
- Transparency
- Parking and Loading
- Screening and Fencing

- Signage
- Use Specific Designs Standards

These guidelines are applied in addition to, or in some cases in lieu of the regulations of the Zoning and Development Code. The standards aim to insure future development along the Troost Corridor fits in with existing historic development and that future development supports a variety of uses that serve the surrounding community.

This overlay district is not anticipated to have additional reviewing bodies. The process for special use permit within the overlay will be a standard process of seeking approval by the City Plan Commission and the Board of Zoning Adjustment.

COMMUNITY INPUT:

Community representatives have been meeting with residents and property owners along the corridor for several months. A community meeting was held June 29, 2015 to allow the community to ask questions ahead of the City Plan Commission meeting. As is required for all zoning, the city sent notices to everyone within the corridor and all property owners within 300' of the corridor which included approximately 1,100 letters. Since the notices were sent, the city has received phone calls from property owners both within the corridor and outside of the corridor. The majority of the calls were positive and supportive of the proposed overlay. The city also placed 12 CPC hearing signs along the corridor at key intersections.

SUMMARY:

This proposal has been a grass roots effort of many community residents. They have worked to understand the City's Zoning and Development Code and have as a group developed the proposed design standards for the overlay district. The community representatives are a dedicated group which is working hard to improve Troost Corridor.

RECOMMENDATION:

City Planning and Development Staff recommends approval of Case No. 14516-P, without conditions.

Respectfully submitted,

Diane M. Binckley, AICP

TROOST OVERLAY DISTRICT

Draft July 1, 2015

TROOST OVERLAY DISTRICT

Introduction

Purpose

Governance

Location

Uses

Design Standards

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 27th Street on the north to 95th 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 22nd 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 22nd 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

1. Introduction
2. Building Types
3. Lot and Building Standards
4. Architectural Materials
5. Façade Articulation and Composition
6. Transparency
7. Parking and Loading
8. Screening and Fencing
9. Signage
10. Use Specific Designs Standards
11. Streetscape

1. INTRODUCTION

a. Purpose

This design overlay aims to promote design excellence for the Troost Corridor from 22nd Street on the north to Volker/Swope Parkway on the south and one half block east and west of Troost Avenue. Design excellence presents itself in various forms and is measurable in many ways. Over time a rich inventory of quality buildings and a myriad of architectural styles have been developed along Troost. A measure of design excellence is the ability of new buildings to fit seamlessly into the existing inventory. Good design allows buildings to stand the test of time by remaining functional and attractive for many years. Of utmost importance to design excellence is a project's contribution to the public realm, not only in terms of the building itself but in site development, building techniques, maintenance, and the use of sustainable energy. This overlay approaches design with the understanding that each site adds value to the overall corridor and provides standards to create a cohesively developed Troost.

b. The intend of the design overlay is as follows:

- i. **Promote density and diversity of uses** by using urban design principals that promote efficient compact land uses.
- ii. **Create a sense of place** by enhancing the existing identity and culture.
- iii. **Protect historic authenticity** by encouraging adaptive reuse and appropriate renovation.
- iv. **Support Complete Streets** by providing design standards for private development that support public multi-modal investments.
- v. **Unite existing Traditional Neighborhood Designed areas** by the creation of a dense mixed use corridor.

c. **Applicability**

- i. The standards of this article apply to all development in the Troost Overlay District. This document establishes the development standards that vary from the underlying base zoning for the properties in the Troost Overlay District. All provisions described below as regulatory in nature have the same force and effect as, but are variations from, the standards set forth in Chapter 88 - Zoning and Development Code.
- ii. If provisions of this overlay district are inconsistent with Chapter 88, the provisions of this overlay district shall apply.
- iii. Other than as set forth below, the underlying zoning and the regulations and standards included in the Zoning and Development Code, Chapter 88, prescribed for the areas rezoned to this overlay district shall remain unchanged and shall continue to apply.
 1. **New Development**
Full compliance with this article applies to all new buildings constructed within this district.
 2. **Enlargements and Expansions**
Full compliance with this article applies only to the enlargement or expansion area.
 3. **Façade Changes**
Compliance with this article applies to façade changes to existing buildings.
 4. **Change of Use or Occupancy**
Compliance with parking and loading, screening and fencing, and signage standards applies whenever the use or occupancy of a property changes.
 5. **Signage**
Compliance with signage standards applies when a sign permit is required or with the replacement of a sign face or panel.

2. BUILDING TYPES

a. **Permitted Building Type**


Building types identified with a "P" below are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning and development code.




b. **Special Use Permit**

Building types identified with an "S" below 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 identified in the final column of the table and all other applicable standards of this zoning and development code.

- c. See **Attachment C** for Corridor Typology Map.

Table 2.1 – Allowed Building Types		
Building Type	Neighborhood Main Street	Urban Corridor
Mixed Use	P	S
Low-rise Commercial	P	S
Live/Work	P	P
Flex	S	S
Attached House - Townhouse	S	P
Multi-unit Building	S	P

Table 2.2 – Building Types Defined		
Description	Additional Design Requirements	Examples
Mixed-Use		
<i>Small-footprint mixed-use</i>		
Small-footprint mixed-use buildings provide a vertical mix of uses with ground-floor non-residential uses. The second story and beyond is designed for office and/or residential uses. The second story of a small-footprint mixed-use building is almost equal to the ground-level.	Maximum Troost frontage: 50' Storefronts: Shall have 1 to 2 storefronts per street frontage. Each storefront shall have its own primary entrance. Stories: Stories above the ground-level shall have an area at least 75 percent of the ground-level footprint.	
<i>Medium-footprint mixed-use</i>		
Medium-footprint mixed-use buildings provide a vertical mix of uses with ground-floor non-residential uses. The second story and beyond is designed for office and/or residential uses. The second story of a small-footprint mixed-use building may be less than or equal to the ground level.	Maximum Troost frontage: 120' Minimum Troost frontage: 75' Storefronts: 3 or more storefronts shall front Troost. Other street frontages shall have at least one storefront. Each storefront shall have its own primary entrance. Stories: Stories above the ground-level shall have an area of at least 50 percent of the ground-level footprint.	
Low-rise Commercial		
Low-rise Commercial buildings are small- to medium-sized and designed to accommodate non-residential uses.	Maximum Troost frontage: 50' Storefronts: Shall have 1 or 2 storefronts per street frontage. Each storefront shall have its own primary entrance. Stories: Stories above the ground-level shall have at least 75 percent of the ground-level footprint.	
Live/Work		
A live/work building is a small- to medium-sized building that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for either residential or non-residential uses. Both the ground-floor flex space and residential units are owned by one entity.	Maximum Troost frontage: 40' Storefronts: Up to 2 storefronts per street frontage. Each storefront shall have its own primary entrance. Stories: Stories above the ground-level shall have at least 75 percent of the ground-level footprint.	

Flex		
Flex buildings are a medium- to large-sized building. A flex building is designed to serve multiple uses, but may be used for a single use.	Maximum Troost frontage: 150' Minimum Troost frontage: 75' Storefronts: Shall have one primary entrance per 50 feet of Troost frontage. Other street frontages shall have at least one storefront. Each storefront shall have its own primary entrance. Stories: Stories above the ground-level shall have 25 percent of the ground-level footprint.	
Attached House – Townhouse		
See 88-110-04-B Residential Building Types Defined and Regulated.	Entrances: Primary entrance must front Troost. Garage doors shall not front Troost.	
Multi-unit Building		
See 88-110-04-B Residential Building Types Defined and Regulated.	Entrances: One primary entrance per 50 feet of Troost frontage. No more than one garage door or parking garage entrance shall front on Troost.	

3. LOT AND BUILDING STANDARDS

- a. The following Lot and Building Standards apply to all new construction within the overlay district:

Table 3.1 – Lot and Building Standards		
Lot Size		Refer to underlying zoning district
Floor Area Ratio		Refer to underlying zoning district
Max. Front Yard Setback – Non-residential		0 ft.
Max. Front Yard Setback – Ground-level residential		10 ft.
Abutting residential district		1
Max. Side Yard Setback		15 ft.
Abutting residential district		1
Max. Street-side Setback – Non-residential		0 ft.
Max. Street-side Setback – Ground-level residential		10 ft.
Abutting residential district		1
Min. Rear Yard Setback		10 percent of lot depth
Abutting residential district		20 percent of lot depth
Min. Height		2 stories
Ground floor non-residential		14’ interior floor to ceiling
Maximum Height		Refer to underlying zoning district
Features allowed to be setback greater than the maximum allowed setback		
Feature	Maximum percent of façade	Maximum Setback
Change in façade setback	Fronting street: 50 Fronting side yard: 75	10 ft.

Primary entrance	25	10 ft.
Patios/terraces	25	10 ft.

¹ Front setback required only when a lot within the overlay district abuts R-zoned lot with frontage on the same street. In such cases, the lot within the overlay district must match the platted front setback of the abutting R-zoned lot. If there is no platted setback, the lot within the overlay district must provide at least 50% of the front setback that applies to the abutting R-zoned lot.

4. ARCHITECTURAL MATERIALS

a. Permitted Material

Materials identified with a "PM" are Primary Materials and allowed on all stories of a structure.

b. Permitted Secondary Material

Materials identified with a "SM" are Secondary Materials and allowed on the second story and above of a structure. Permitted secondary materials may be used as an accent material on the first story and shall not encompass more than 20 percent of the façade.

c. Prohibited Materials

Materials identified with an "-" are expressly prohibited.

d. Material Transition

Primary and secondary façade materials shall not change at outside corners when front yard facades meet side yard facades and shall wrap at the corner a minimum of 10 feet.

e. Determination of Most Similar Material

When a specific material cannot be readily classified, the city planning and development director is authorized to determine the most similar, thus most appropriate, material based on the following considerations:

- i. the appearance of the material;
- ii. the durability of the material;
- iii. the method of installing the material;
- iv. the location of the material; and
- v. information provided by the International Building Code.

Table 4 – Allowed Architectural Materials		
Material	Façade Fronting:	
	Front and Street-side Yard and Side Yard Parking Facility	Side and Rear Yard
Brick	PM	PM
Pre-cast concrete	PM	PM
Stone	PM	PM
Cast stone	PM	PM
Glass block	PM	PM
Terra cotta	PM	PM
Tile	PM	PM
Cast concrete	PM	PM
Stucco	SM	PM
Metal with hidden fasteners	SM	PM

Wood	SM	PM
Fiber cement siding	SM	PM
Fiberglass replication¹	SM	PM
Concrete masonry unit	-	PM
Split faced block	-	PM
EIFS¹	-	PM

¹ These materials are only allowed on existing buildings.


5. FAÇADE ARTICULATION AND COMPOSITION

a. Building Elements

Building element standards apply to all façades fronting front yards and street-side yards.

i. All buildings shall include at least two of the following elements:

1. Multiple exterior finishes
2. Changes in roof lines
3. Changes in façade setbacks no greater than 5 feet
4. Bay windows and/or second story dormer windows
5. Canopies and/or awnings
6. Balconies
7. Roof parapet
8. Attached planter boxes

Table 5.1 – Building element examples		
Multiple exterior finishes	Change in roof lines	Façade setback change and multiple exterior finishes
		
Bay windows	Canopy and planter box	Roof parapet
		







- ii. Residential buildings shall provide outdoor spaces for residents. Residential buildings and uses shall include one or more of the following features:
1. **Porches**- Porches are generally slightly above grade with a decorative rail separating the porch from adjoining grade. Porches may be roofed or uncovered. Porches must have a minimum depth of 6’.
 2. **Balconies** - Balconies are projecting outdoor spaces above the ground floor. Balconies may be cantilevered or supported by brackets or columns, and may be roofed or unroofed. Balconies must have a code-compliant guard rail enclosing the usable area. Balconies must have a minimum depth of 3’.
 3. **Stoops** - Stoops are generally unenclosed steps and landings providing access to a primary building entry. Stoops may have ornamental rails or cheek walls.
 4. **Patios** - Patios are at grade and paved using concrete, brick, stone or a similar material. Patios shall be enclosed by a fence or wall no taller than 36”.
 5. **Terraces** - Terraces are below-grade patios providing daylight and outdoor space for sub-grade residential units. Terraces must have decorative code-compliant guardrails. Terraces may be accessed via steps from grade or only from the unit. Terraces shall have floor and wall finishes in conformance with Table 4.

Table 5.2 – Residential building element examples		
Balconies	Stoop	Terrace
		

- iii. Non-residential primary entrances must be at-grade. Non-residential buildings shall include one or more of the following features:
 - 1. Projecting signage
 - 2. Decorative lighting
 - 3. Patios and/or terraces for outdoor dining or gathering spaces. Patios and/or terraces must include street furniture, lighting and landscaping. Patios and/or terraces shall include decorative fencing no taller than 48".

b. Doors and Entrances

- i. Primary entrances shall provide public access to individual shops or businesses, lobby entrances, or to individual dwelling units. Primary entrances shall front Troost. On corner lots, entrances at building corners may be used to satisfy this requirement.
- ii. Primary entrances must be accentuated with one or more of the following architectural features:
 - 1. Change in building material
 - 2. Tile flooring
 - 3. Recessed entrance no greater than 5'
 - 4. Transom windows and/or sidelight windows
 - 5. Porticos
 - 6. Canopies and/or awnings
 - 7. Planter boxes
- iii. Residential primary entrances shall not be greater than 36" above grade

Table 5.2 – Entrance architectural feature examples		
Change in building material	Recessed Entrance	Transom & sidelight window
		
Tile	Canopy	Planter box
		

6. Transparency

- At least 70 percent of the façade facing Troost between 3 feet and 10 feet above the sidewalk must be comprised of windows that allow clear views of indoor space or product display areas. On corner lots, this 70 percent transparency requirement applies only along Troost. The minimum transparency standard for facades fronting a non-Troost street and side yard parking facility is 40 percent.
- The minimum transparency for the second story and above is 40 percent on any façade fronting a street.
- Display windows that do not provide views into the interior of the building may be counted towards satisfying up to 50 percent of the minimum ground-level transparency requirements, provided that they are internally illuminated and are at least 3 feet in depth.
- The bottom of any window or product display window used to satisfy the ground-level transparency requirements shall not be more than 3.5 feet above the adjacent sidewalk.
- The bottom of any window used to satisfy transparency requirements for stories above the ground-level shall not be more than 3.5 feet above the interior floor.
- Changes to Existing Buildings: No existing building shall be altered in such a way that reduces transparency below the required amount. If the transparency is already below the required amount, it shall not be further reduced.
- Internal illumination of windows, display windows and primary entrances shall not have any effects of movement, flashing, scintillation, rolling, dissolving, fading or similar effects.

7. Parking and Loading

- a. In addition to the standards of 88-420 Parking and Loading, the following standards apply in the Troost Overlay District.
 - i. Any off-street parking that is provided must be located behind the building or within or under the building.
 - ii. Parking located within or under the building shall be setback 20 feet from Troost on the street-level.
 - iii. Parking facilities are not permitted between the principal building and any right-of-way line.
 - iv. Loading areas must be located in the rear yard or can be located in the side yard if setback 30 feet from Troost. Loading areas shall not be located in the front yard or street-side yard.
 - v. Parking lots with 10 or more spaces shall include walkways of a different material than the parking surface.
- b. When the depth of the lot is insufficient to permit required parking to the rear of the building, parking may be located to the side of the building, provided that:
 - i. It does not occupy more than 25 percent or 65 feet of the Troost street frontage, whichever is lesser
 - ii. It is screened from view of the street by a wall of primary building material, between 36 and 48 inches in height.
 - iii. The building to be served by the parking is built to the maximum allowed frontage as established by Table 2.2, if applicable.
- c. Parking maximums establish an upper limit on parking supply. Parking shall not exceed the minimum required parking by more than one space per 1,000 square feet of building area, unless such "extra" spaces are provided in an enclosed parking garage.

8. Screening and Fencing

- a. In addition to 88-425-08 Screening of Containers and Mechanical/Utility Equipment the following standards must be met:
 - a. Dumpsters and ground level mechanical/utility equipment must be located in the rear yard or can be located in the side yard if setback 30 feet from Troost. Dumpsters and ground level mechanical/utility equipment shall not be located in the front or street-side setback.
 - b. Screening materials must be the same as the materials of the primary material building.
- b. Screening enclosures must be enclosed on all sides.
 - a. Access for dumpsters and mechanical/utility equipment must be shared with any access for required parking.
 - b. Fencing within the overlay district shall comply with the following standards:
 - i. No fence or wall over 6' shall be erected on any lot within the district.
 - ii. No fence within 20' of Troost shall be taller than 48" high. Fences within 80 feet of Troost shall be 80 percent transparent.

- iii. No wall within 20' of Troost shall be taller than 36"
- iv. Barbed-wire, razor wire, and similar materials are prohibited.
- v. Chain link, vinyl, metal sheeting and plastic fencing are prohibited within 20' of Troost. Chain link fencing shall not be used to satisfy landscaping and screening requirements.
- vi. The finished side of the fence or wall must face the adjacent property or the street.
- vii. At- and below-grade patios shall be enclosed by a fence or wall between 36" to 48".

Table 8 – Fencing		
Steel Fencing	Wood Fence Entrance	Cast Concrete Wall
		

9. Signage

- a. One wall sign, one awning, canopy or marquee sign, and one projecting sign per tenant with customer entrance in a multi-tenant building are permitted, covering a maximum of 10 percent per tenant elevation.
- b. Box wall signs are prohibited.
- c. A projecting sign mounted perpendicular to a building wall must not exceed 12 square feet in area; if mounted radially on a building corner, it must not exceed 40 square feet in area. The sign shall not exceed 50 percent of its projecting distance in thickness.
- d. Projecting signs shall not project more than 4 feet from the building face, with a minimum clearance of 8 feet. On building corners, the sign shall not project more than 5 feet. Projecting signs must comply with 88-445-08-E.
- e. All signs may be internally or externally illuminated.
- f. Incidental signs are permitted in the district, according to the standards of 88-445-08-G.
- g. Hand-painted wall signs may be located on a side façade. Hand-painted signs must be painted directly on the building by a licensed sign contractor. Hand-painted signage shall not exceed 20 percent of the façade area. Only one hand-painted sign is allowed per façade. Facades with hand-painted signs may not include any other signage. Hand-painted signs must receive site plan approval.
- h. Historical wall signs, hand-painted signs, and projecting signs that advertise closed or off-site businesses may remain and shall not count toward any signage requirements if established more than 50 years from the date of application. Historical signs may be removed and reinstalled for restoration. Retention of historical signs must receive site plan approval.

- i. Monument signs, electronic, digital, and motorized signs, changeable copy panels, and outdoor advertising signs are prohibited within the district.

Table 9 – Signage examples	
Wall sign	
	
Projecting sign	
	
Awning / canopy / marquee sign	
	
Hand-painted sign	
	
Historic signs	
	

10. Use Specific Design Standards

a. Drive-Through Facilities

- i. In addition to 88-340 Drive-Through Facilities and in order to apply for a Special Use Permit for a Drive-Through the following standards must be met:
 1. The drive-thru window shall not face any public streets.
 2. Menu boards shall be setback 50 feet from Troost.
 3. Drive-through shall only have one service lane.
 4. Drive-through operations must be closed between the hours of 1:00 am and 5:00 am.

b. Temporary Uses

- i. Temporary Uses allow for specific uses on a property until it can be put to its highest and best use. Temporary Uses include:
 1. Food Truck Courts
 2. Pop-up Shops
 3. Pocket Parks
 4. Any use identified in 88-370-04
- ii. Temporary Uses must be approved through a Temporary Use Permit. Temporary Uses can be granted subject to the following:
 1. Interim uses must conform to the Troost Overlay District land use standards;
 2. The termination date or event can be identified with certainty;
 3. The applicant provides written permission from the property owner prior to submitting for an application;
 4. Interim uses shall not construct any permanent structures.
 5. The interim use shall not extend into public right-of-way unless proper approval is received; and
 6. The applicant must conform to any conditions placed on the interim use including but not exclusive to hours of operation, required permitting, landscaping and screening, and any other conditions aimed at reducing potential impacts on public health, safety and welfare.

11. Streetscape

a. 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 registered neighborhood and civic organizations, and residents.

Attachment A

Corridor Length: Approx. 3.2 mi.
Property Area within
1/2 Block of Troost: Approx. 132 Acres



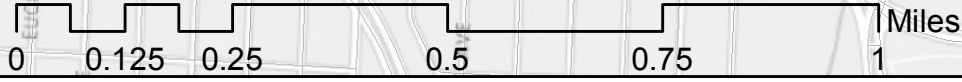
Emanuel Cleaver Blvd.

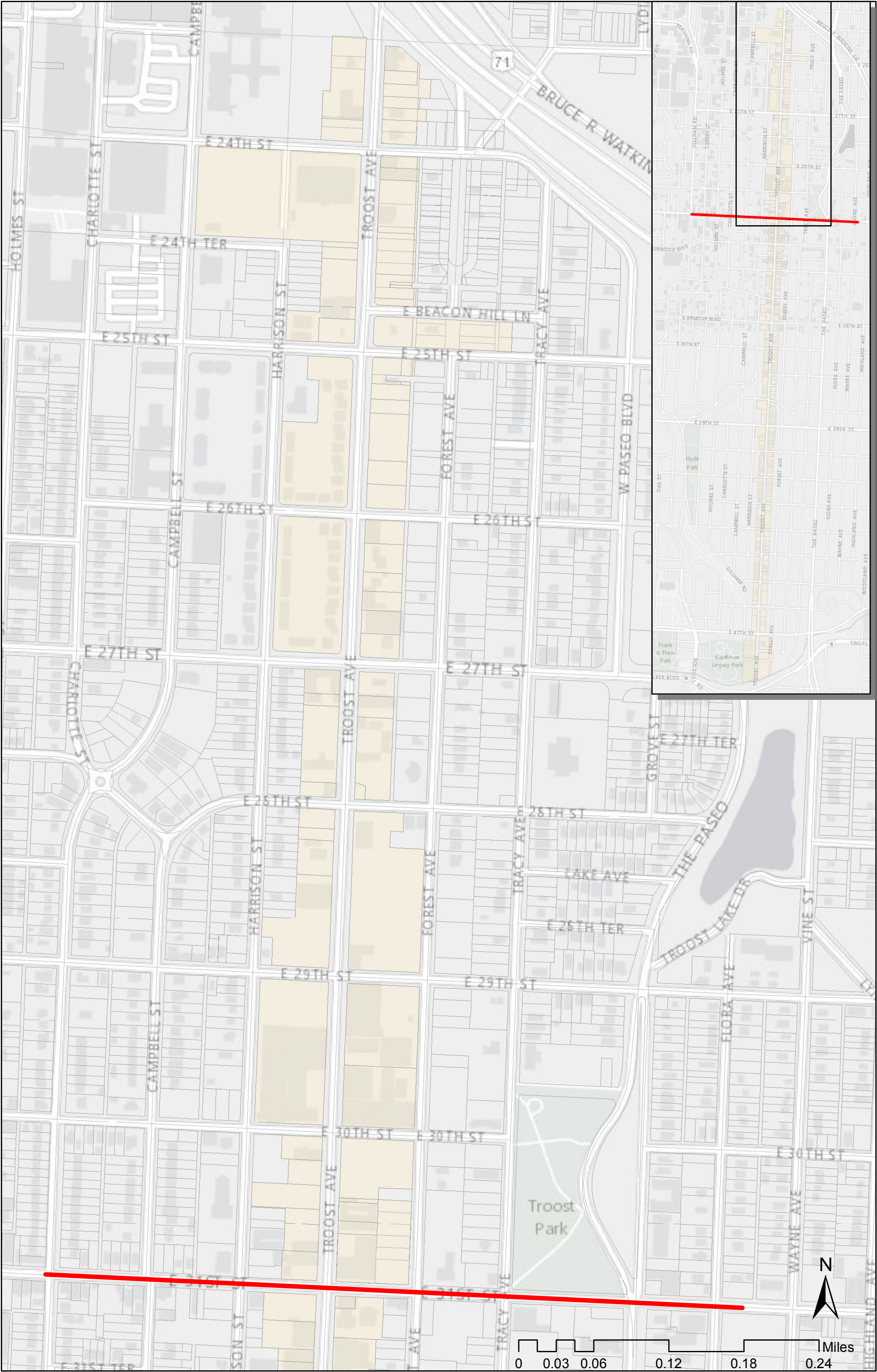
Volker Blvd.

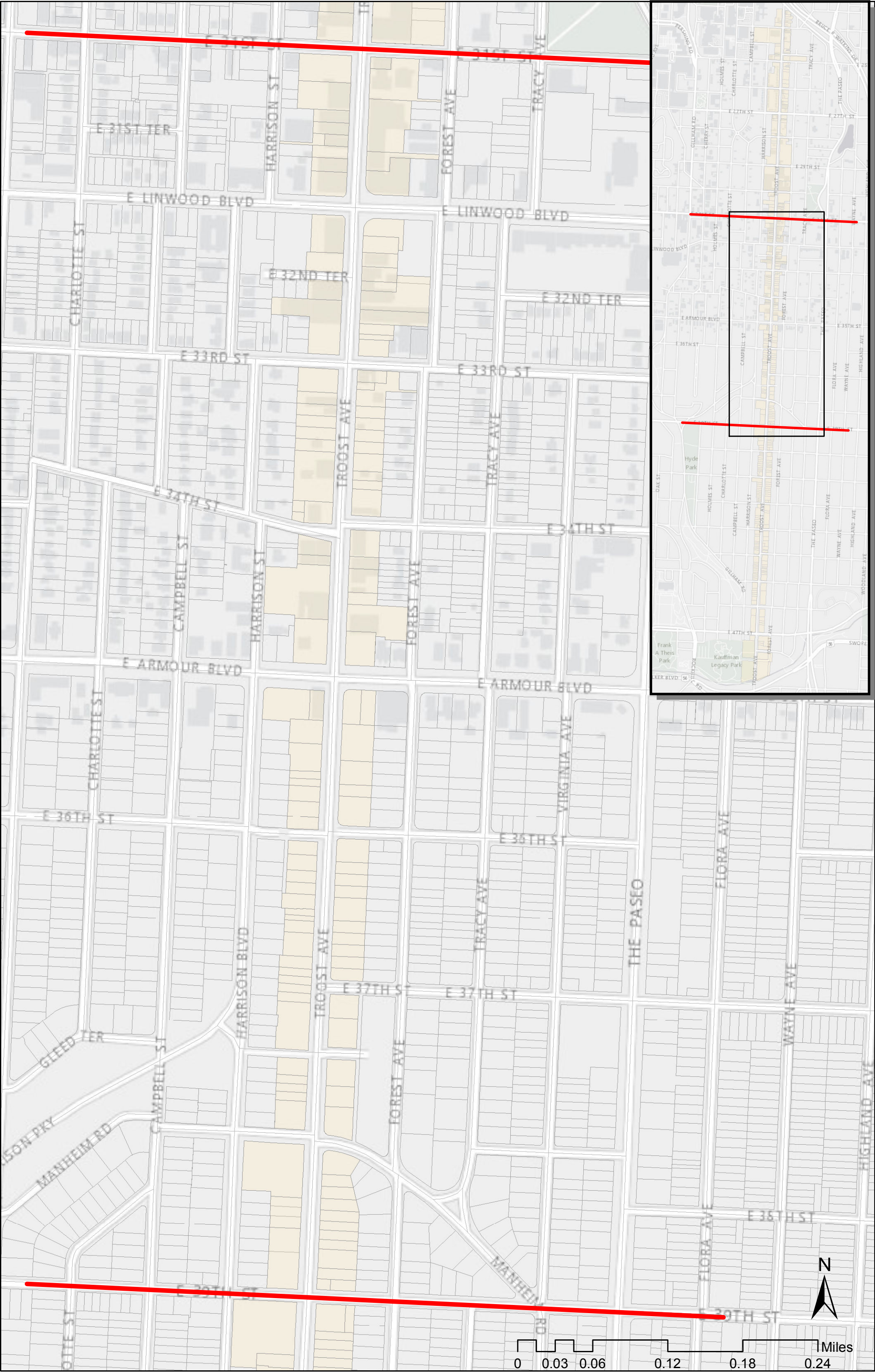
Troost

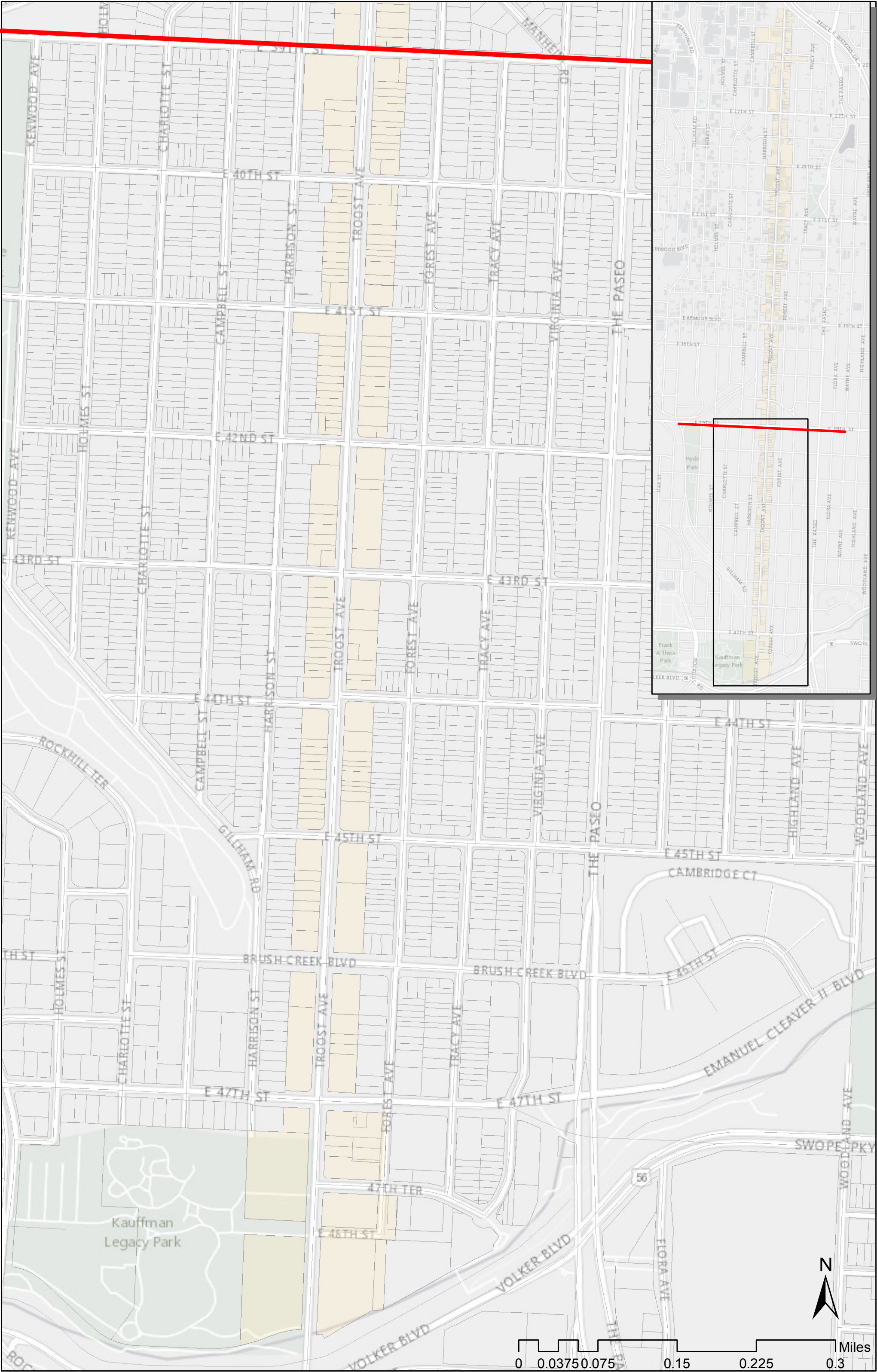
Troost

71 HWY









Attachment B

1. *Purpose and Intent.* The TC-O, Troost Corridor Overlay District, is a Special Character Overlay District intended to preserve and maintain the urban fabric while promoting quality uses and businesses desiring to improve the area, and to encourage appropriate redevelopment by restricting certain land uses. Other than as set forth below, the underlying zoning and the regulations and standards included in the Zoning and Development Code, Chapter 88, prescribed for the areas rezoned to this overlay district shall remain unchanged and shall continue to apply.
2. *Use Regulations.* The uses to be allowed in the Troost Corridor Overlay District are as shown in the following table, which replaces the use table for the underlying zoning district for properties within this district:

Troost Corridor Use Table										
USE GROUP										
Use Category										
specific use type										
O	B1	B2	B3	B4	M1	M2	M3	M4	Use-Specific Standards	
P	P	P	P	P					88-110-06-C	
P	P	P	P	P	S	–	–	–		
–	P	P	P	P	P	S	–	–	88-350	
P	P	P	P	P	P	S	–	–	88-350	
S	S	S	S	S	S	–	–	–	88-350	
S	S	S	S	S	S	–	–	–	88-350	
S	S	S	S	S	S	–	–	–	88-350	
P	P	P	P	P	P	P	P	P	88-322	
P	P	P	P	P	P	P	–	–	88-365	
P	P	P	P	P	P	P	–	–	88-365	
P	P	P	P	P	P	P	S	S		
P	P	P	P	P	P	P	S	S	88-330-01	
P	P	P	P	P	P	P	S	S	88-330-02	
P	P	P	P	P	P	P	S	S	88-330-02	
–	–	–	–	–	–	–	–	–	88-335	
–	–	–	–	–	–	S	S	S	88-352	
S	P	P	P	P	–	–	–	–		
P	P	P	P	P	–	–	–	–	88-365	
P	P	P	P	P	P	P	P	P	88-365	
P	P	P	P	P	P	P	P	P	88-365	
P	P	P	P	P	P	P	P	P	88-805-03-H.	
P	P	P	P	P	P	P	P	P	88-365	
P	P	P	P	P	P	P	P	P	88-365	
P	P	P	P	P	P	P	P	P	88-365	
P	P	P	P	P	P	P	P	P	88-365	
S	S	S	P	P	P	P	P	P		

USE GROUP
Use Category
<i>specific use type</i>

School
Utilities and Services (except as noted below)
<i>Basic, minor</i>
COMMERCIAL
Adult Business
<i>Adult media store</i>
<i>Adult motion picture theater</i>
<i>Sex shop</i>
Animal Service
<i>Sales and grooming</i>
<i>Shelter or boarding</i>
<i>Stable</i>
<i>Veterinary Office</i>
Artist Work or Sales Space
Building Maintenance Service
Business Equipment Sales and Service
Business Support Service (except as noted below)
<i>Day labor employment agency</i>
Communications Service Establishments
Drive-Through Facility
Eating and Drinking Establishments (except as noted below)
<i>Tavern or nightclub</i>
Entertainment and Spectator Sports
<i>Indoor small venue (1–149 capacity)</i>
<i>Indoor medium venue (150–499 capacity)</i>
<i>Indoor large venue (500+ capacity)</i>
<i>Outdoor (all sizes)</i>
Financial Services (except as noted below)
<i>Short-term loan establishment</i>
<i>Pawn shop</i>
Food and Beverage Retail Sales
Funeral and Interment Service
<i>Cemetery/columbarium/mausoleum</i>
<i>Crematory</i>
<i>Undertaking</i>
Gasoline and Fuel Sales
Lodging
<i>Bed and breakfast</i>
<i>Hotel/motel</i>
<i>Recreational vehicle park</i>
Neighborhood-serving retail
Office, Administrative, Professional or General
Office, Medical (except as noted below)
<i>Blood/plasma center</i>
Parking, Non-accessory
Personal Improvement Service
Repair or Laundry Service, Consumer
Research Service

[illegible]

USE GROUP
Use Category
<i>specific use type</i>

Reuse of designated historic landmark (local or national)

Indoor

Outdoor

Car wash/cleaning service

Heavy equipment sales/rental

Light equipment sales/rental (indoor)

Light equipment sales/rental (outdoor)

Motor vehicle repair, limited

Motor vehicle repair, general

Vehicle storage/towing

Junk/Salvage Yard

Artisan

Limited

General	
1. Name of the company	
2. Address of the company	
3. Telephone number	
4. Fax number	
5. E-mail address	
6. Website	
7. Name of the person in charge	
8. Position of the person in charge	
9. Date of the report	
10. Name of the person who prepared the report	
11. Position of the person who prepared the report	
12. Date of the report	
13. Name of the person who reviewed the report	
14. Position of the person who reviewed the report	
15. Date of the report	
16. Name of the person who approved the report	
17. Position of the person who approved the report	
18. Date of the report	
19. Name of the person who signed the report	
20. Position of the person who signed the report	
21. Date of the report	
22. Name of the person who submitted the report	
23. Position of the person who submitted the report	
24. Date of the report	
25. Name of the person who received the report	
26. Position of the person who received the report	
27. Date of the report	
28. Name of the person who filed the report	
29. Position of the person who filed the report	
30. Date of the report	

Intensive

Mining and Quarrying

Recycling Service

General

Residential Storage Warehouse

Warehousing, Wholesaling, Freight Movement

Outdoor

Waste-Related Use

Composting Facility

Solid waste separation facility

Transfer station

AGRICULTURE

Agriculture, Animal

Agriculture, Crop

Home garden

Community garden

Community-supported agriculture (CSA) farm

ACCESSORY SERVICES

Freestanding

[illegible]

