



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution # **230442**

Submitted Department/Preparer: City Planning

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving a development plan for a mixed-use building in District DC-15 (Downtown Core 15) on about 1.06 acres generally located at 14th and Wyandotte.

Discussion

The mixed use development plan is for a 27-story building with 200 hotel rooms, 300 residential units, ground floor retail, associated amenities, and parking garage. While not required, the developer is proposing 358 parking spaces. The hotel parking area will be accessed via gate; the rest of the parking for the residential units will be separated. Access to the development is mainly from 14th Street, with the requirement that cars using the valet service proceed north on Wyandotte to 12th Street and turn south onto Baltimore Ave before accessing the 14th street garage. The design, location, and orientation of the building is compatible with the surrounding area.

The City Plan Commission recommended removing condition number 7 and revised condition number 26 to include “onto Wyandotte Street” for a final condition of: The developer shall construct the drives for the valet zone as to prohibit left turns onto Wyandotte Street, and shall sign accordingly. Valet operations may not impede through traffic.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
NA
3. How does the legislation affect the current fiscal year?
NA
4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
NA
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

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NA



Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

See CPC Staff Report

Service Level Impacts

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See CPC Staff Report

Other Impacts

1. What will be the potential health impacts to any affected groups?
NA
2. How have those groups been engaged and involved in the development of this ordinance?
NA
3. How does this legislation contribute to a sustainable Kansas City?
NA
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?
NA
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?
NA