



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240564

Submitted Department/Preparer: City Planning

Revised 6/10/24

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 to allow for the construction of a hotel (lodging) in district B3-3 on about 2.4 acres generally located at NW Tiffany Springs Parkway and Interstate 29. (CD-CPC-2024-00019)

Discussion

The proposed development plan is for a hotel with 109 rooms, gym, indoor pool, and associated parking lot. There is a future trail proposed on the western side of the lot. The property is located on NW Tiffany Springs, an established Parkway. Due to the proximity to the parkway parking is not allowed in the front yard. The applicant will be required to receive approval from the Board of Zoning Adjustment to allow for parking in the front yard (Condition 6). The applicant is also requesting approval of a deviation to the allowed height in district B3-3 to allow for a 60' (foot) tall building (Condition 7).

The applicant completed public engagement as required by the Zoning and Development Code. The public meeting summary form and sign in sheet are attached to the staff report packet.

The applicant was required to submit revised plans prior to the submittal of an ordinance request per condition 6 of the City Plan Commission Disposition Letter. The ordinance request has been updated to reflect the required plans were submitted.

The City Plan Commission recommended approval with conditions at the meeting on June 18, 2024.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing the physical development of the property.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a zoning ordinance authorizing the physical development of the property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
The proposed ordinance authorizes the construction of public infrastructure. Once completed the infrastructure will be accepted by the city and become the City's responsibility to maintain.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes the physical development of the subject property, which may generate revenue.

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
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

No account string to verify as this ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.
 - Create a solutions-oriented culture to foster a more welcoming business environment.

- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
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Prior Legislation

Ordinance No. 951109 – City Council moved to hold the application on the docket for an amendment to the ShoLodge GP-3 plan on October 19, 1995.

Service Level Impacts

No impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes the development of a hotel which is not expected to have health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The developer held a public engagement meeting on March 12, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance contributes to the economic growth of the city.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Private development does not require CREO review.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)