



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260627

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

Rezoning an area of about 0.5 acres generally located at 9 E 49th Street from District R-1.5 to District B4-5 and approving a development plan, also serving as a preliminary plat, on 2.25 acres generally located south of E 49th Street between Main Street and Walnut Street to allow for an entertainment venue. (CD-CPc-2026-00044 & CD-CPC-2026-00045).

Discussion

The proposed plan shows an 80,000 square foot entertainment venue on the northern portion of the subject site. The main entrance will be located on the corner of 49th Street and Main Street with a box office window facing Main Street. Sidewalks are shown around the building with additional elements such as brick pavers and bollards within the pedestrian area along Main Street.

This property is located within the Urban Core area defined in the updated parking and loading ordinance and does not require on-site parking; however, there are 64 on-site parking spaces on the south side of the building and additional off-site, shared, parking in existing nearby parking garages along 49th Street and 50th Street as identified in the plan set. Loading docks will be located at the northeast corner of the building off 49th Street and. There will be a drop-off location at the southwestern corner of the building off Main Street.

Landscaping will be provided in the parking lots, and around the perimeter of the building. Proposed landscape species include Sugar Maple, Honey Locust, Redbud, Juniper, Boxwood, Feather Reed Grass, and others.

Proposed building materials include varying types of metal panels, cast concrete, and glass curtain wall.

There was substantial public testimony submitted, both in support and opposition, attached to the staff report, as well as testimony provided at the public hearing. City Plan Commission voted to recommend approval of the rezoning and development plan.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this ordinance authorizes physical development.
3. How does the legislation affect the current fiscal year?
Not applicable as this ordinance authorizes physical development.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this ordinance authorizes physical development.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this ordinance authorizes physical development.

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)

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):

- ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- ☐ Increase and support local workforce development and small and locally owned businesses.
- ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
- ☐

Prior Legislation

None

Service Level Impacts

None

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored

☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend

☐ Do Not Recommend

☐ Not Applicable

Staff and CPC recommend approval with conditions as stated in the ordinance.

Other Impacts

1. What will be the potential health impacts to any affected groups?

This ordinance was not evaluated for possible health impacts.

2. How have those groups been engaged and involved in the development of this ordinance?

Public engagement was completed per 88-505-12.

3. How does this legislation contribute to a sustainable Kansas City?

This ordinance allows an entertainment venue, which is expected to enhance cultural experience of the area.

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:

Click or tap here to enter text.

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)