



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-5412
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

Rezoning an area of about one acre generally located at the southwest corner of E 18th Steet and The Paseo from District M1-5 (Manufacturing 5) to District DX-5 (Downtown-Mixed Use 5) and approving a development plan, also serving as a preliminary plat, to allow for a museum and hotel. (CD-CPC-2025-00014 & CD-CPC-2025-00020).

Discussion

The proposed development is part of a two-phase City partnership project with the developer containing the subject site and additional property to the west, which is not included in this application. The proposed plan consists of one, 110,160 square foot building with hotel and museum (Negro Leagues Baseball Museum) uses on one replatted lot. The proposed development will connect to the existing Paseo YMCA building. The proposed hotel will be approximately seven floors (96 feet tall) and front onto 18th Street. The museum portion of the building will be approximately two floors with the potential for a third floor and will face The Paseo.

Phase one of the overall project includes a parking garage on the City-owned property to the west of the subject site (not included in this application). The parking garage is expected to have 460-480 parking spaces, in which the proposed development will utilize 205 spaces. There will be a shared parking agreement between the City (parking garage owner) and the developer at the expected time of completion in June 2026. Uses of the subject site will access the parking garage from a private drive (formerly Grove Street) to the west of the proposed hotel building.

Staff recommended approval with conditions. No one from the public appeared to provide testimony. City Plan Commission voted to recommend approval with conditions.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?

Not applicable as this is only a zoning ordinance authorizing physical development on the subject property.

3. How does the legislation affect the current fiscal year?

Not applicable as this is only a zoning ordinance authorizing physical development on the subject property.

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 is only a zoning ordinance authorizing physical development on the subject property.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

This ordinance authorizes 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. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Additional Discussion (if needed)

No account string to verify because 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.
- ☐

Prior Legislation

Ordinance 230443 authorized the City Manager to negotiate and enter into a development agreement with Grayson Capital, LLC and Corbella, LLC for the phase sale and development of City-owned properties within the subject development area at 18th St and Paseo.

Service Level Impacts

No impact expected. The ordinance allows private development as part of a development agreement with the City.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed development will contribute to sustaining historic areas of the City through enhanced tourism and economic development. The design of the development itself will contribute to the ongoing efforts and projects to increase pedestrian circulation and safety in the 18th & Vine District.
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:

Ordinance only authorizes physical development by a private entity.

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

No(Press tab after selecting)

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

No(Press tab after selecting)