



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260301

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

Approving a development plan on about 0.44 acres to allow for the reuse of a historic building by creating ground floor commercial space and 74 residential units in District DC-15 generally located at 1044 Main Street and 1031 Baltimore Avenue. (CD-CPC-2026-00013)

Discussion

The proposed reuse of the Peck Dry Goods building includes construction of 13,134 square feet of ground floor commercial tenant space and 74 residential units on the second through eleventh floors. A small rooftop amenity space is proposed to be less than 800 square feet. The building is accessible through one entry on Main Street and others within the parking garage. The existing parking garage is located to the west of the building that will be utilized for this development and contains 50 parking spaces.

The structures, which includes both the building and parking garage, are existing and built to the property lines so no landscaping is proposed. Exterior work will be done on the building to restore the historic architecture that was previously altered. The developer is responsible for any utility improvements needed.

CPC voted to recommend approval and there was no public testimony during the hearing.

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 physical development.

3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing 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 is a zoning ordinance authorizing physical development.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The redevelopment of this building 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)

Click or tap here to enter text.

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.
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Prior Legislation

None

Service Level Impacts

None anticipated.

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 City Plan Commission recommend approval as the project meets all approval criteria in the Zoning and Development Code.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
The ordinance complies with public engagement requirements in 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance authorizes the reuse of a historic building in the downtown core and will add housing density.

4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 74
Number of Affordable Units 0

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)