

Ordinance 250329

Rezoning & Development Plan (Non-residential)

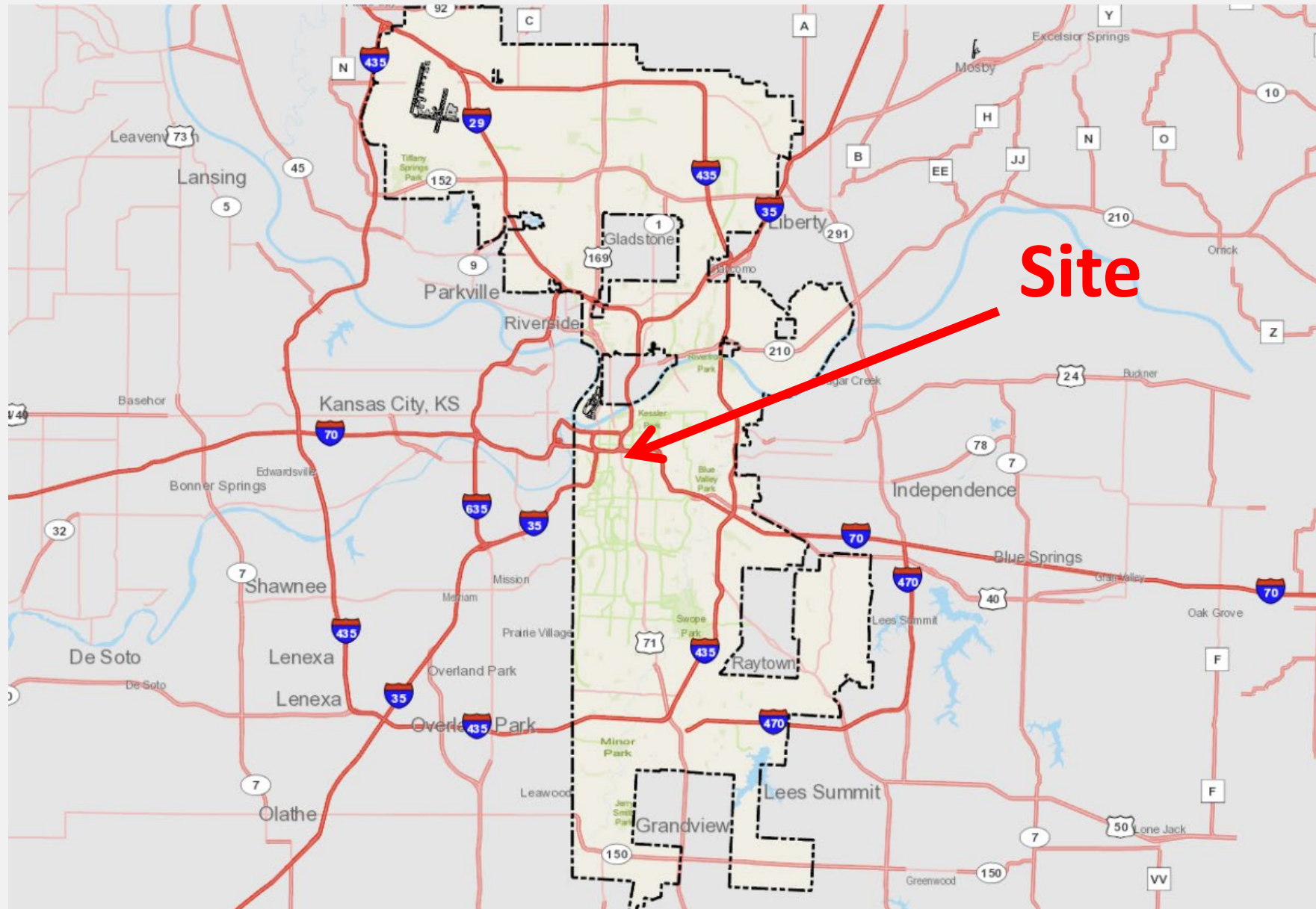
Negro Leagues Baseball Museum and Hotel – SW corner of E 18th St & The Paseo

April 22, 2025

Prepared for

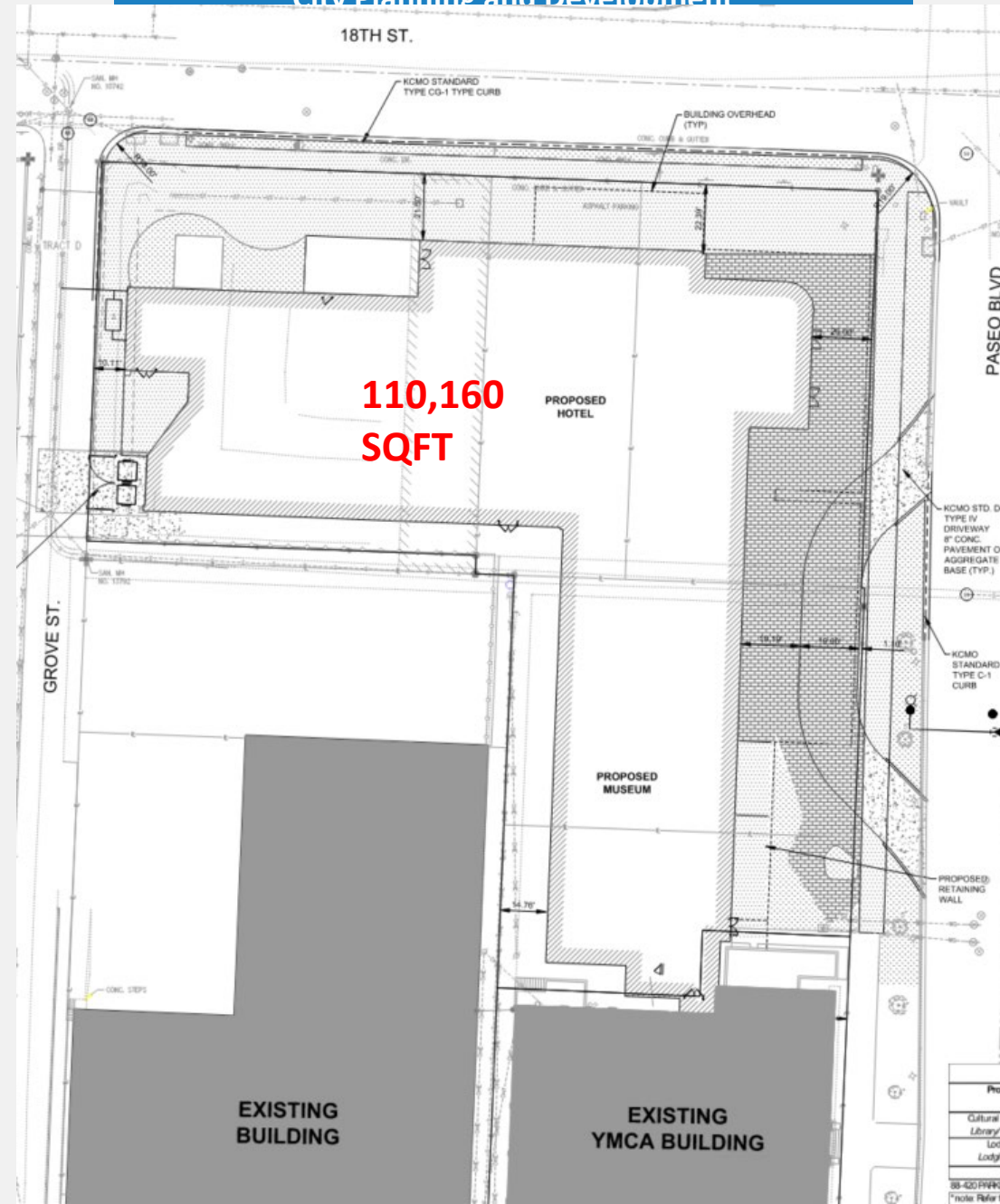
Neighborhood Planning and Development Committee











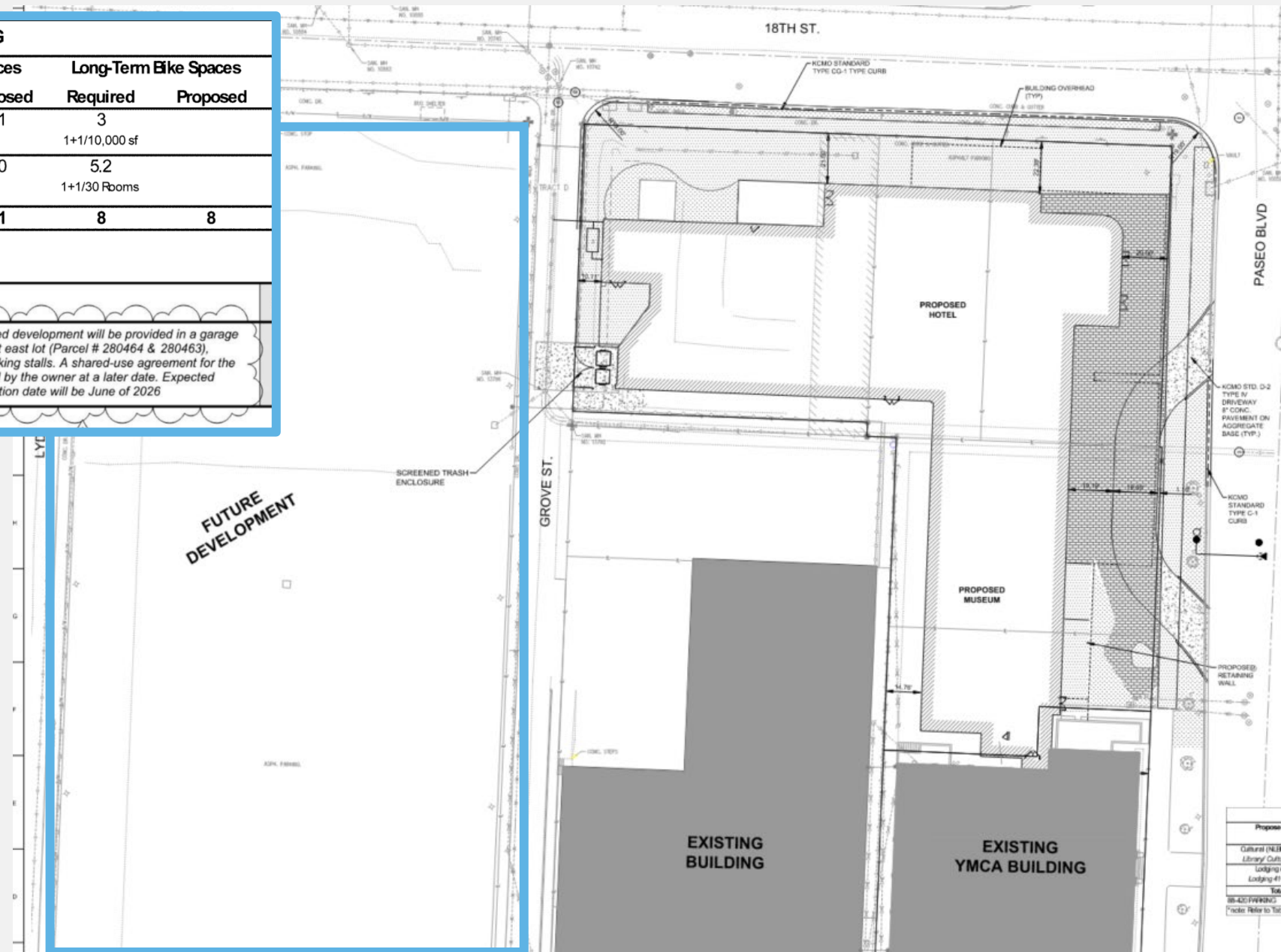
88-420 PARKING

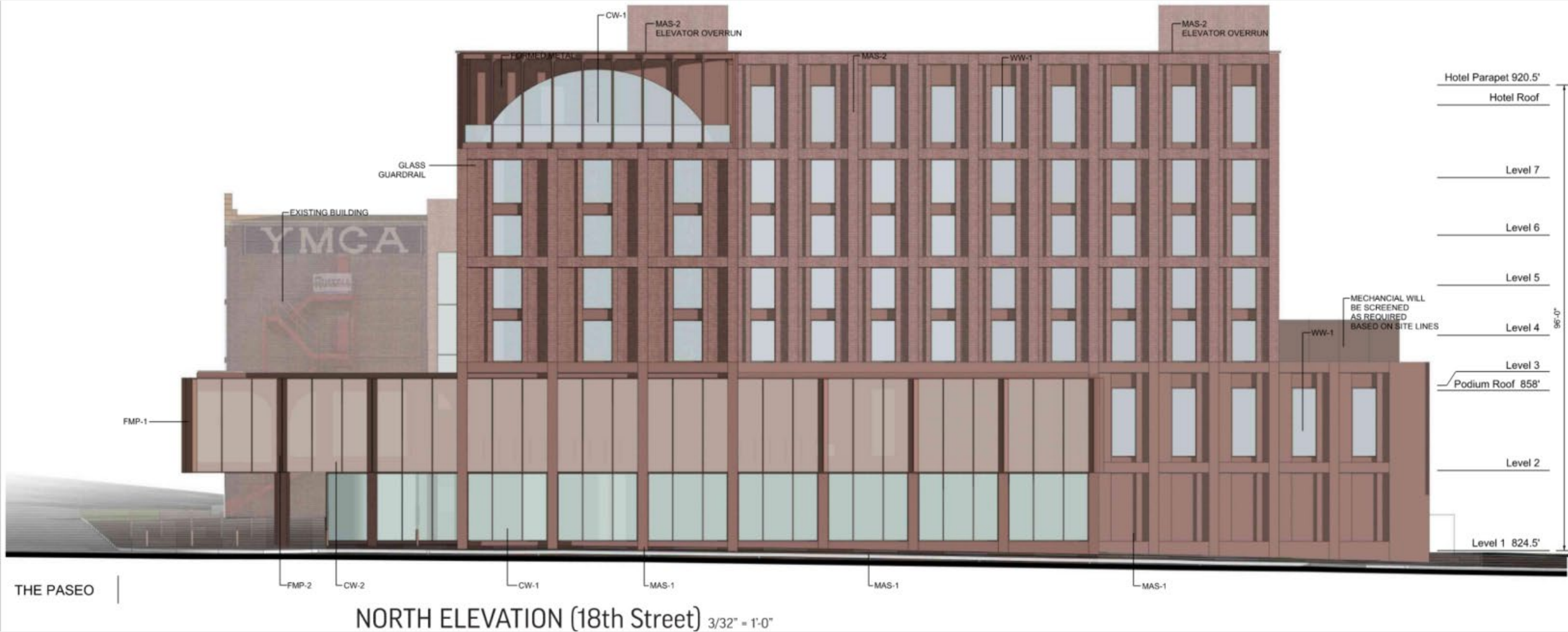
Proposed Uses	Vehicle Spaces		Short -Term Bike Spaces		Long-Term Bike Spaces	
	Required	Proposed	Required	Proposed	Required	Proposed
Cultural (NLBM Museum) <i>Library/ Cultural Exhibit</i>	50	105	11	11	3	
	2.5/1,000 sf		10% of Stalls Provided		1+1/10,000 sf	
Lodging (Hotel) <i>Lodging 41+ Rooms</i>	21	100	10	10	5.2	
	1 per/6 rooms		10% of Stalls Provided		1+1/30 Rooms	
Total	71	205*	21	21	8	8

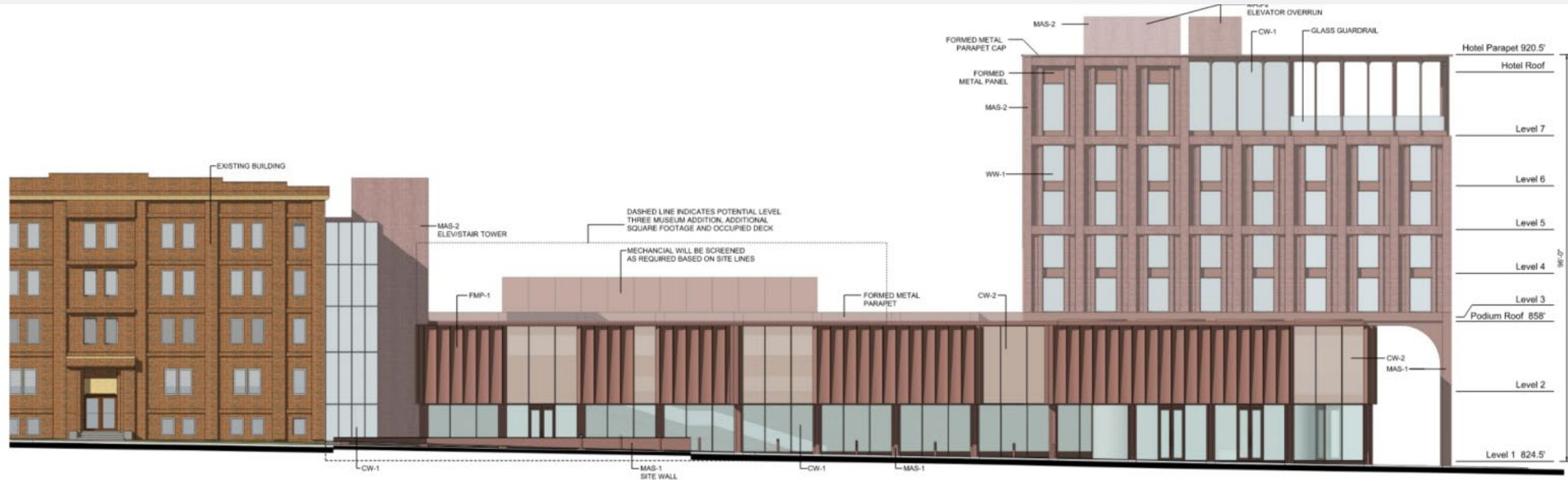
88-420 PARKING

*note: Refer to Table 4a-Alternative Compliance Parking

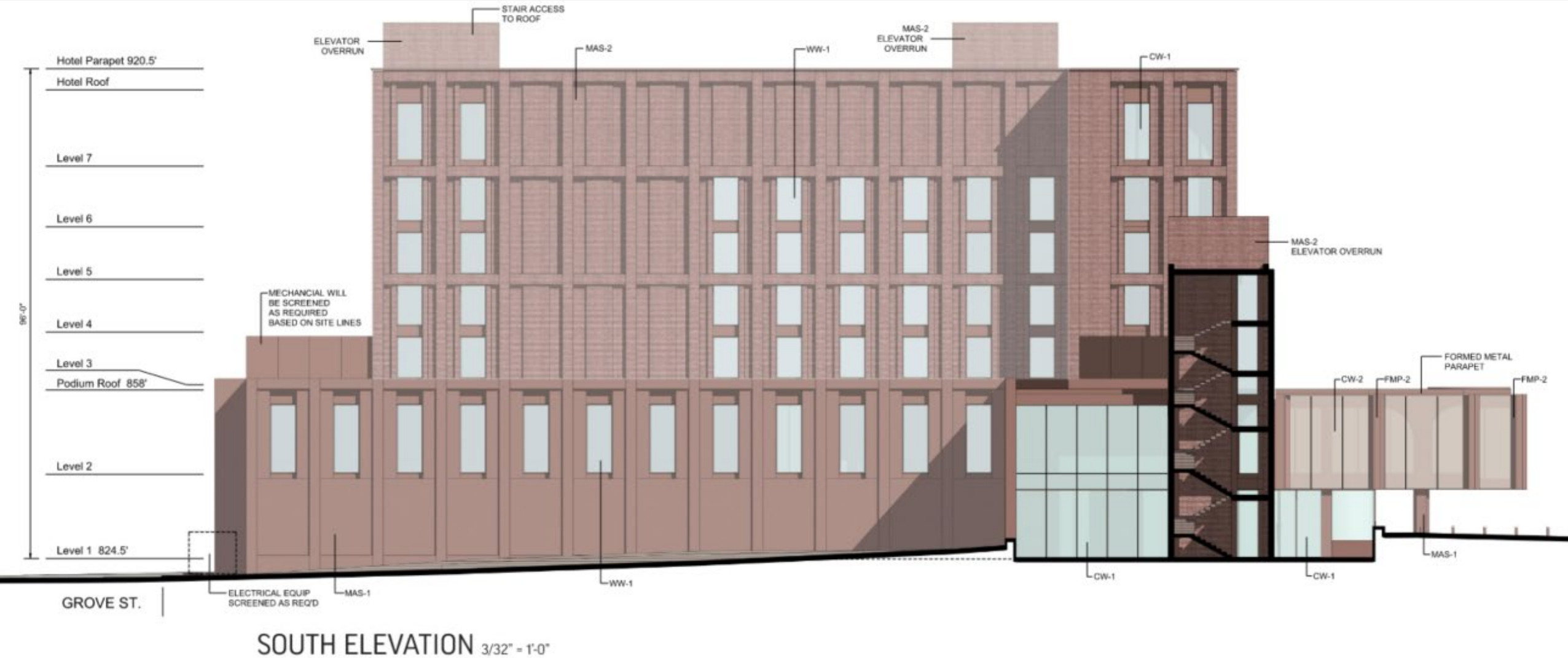
ALTERNATIVE PROPOSED	DESCRIPTION
88-420-16-J. OFF-SITE PARKING	Parking for the proposed development will be provided in a garage located on the adjacent east lot (Parcel # 280464 & 280463), offering 460 to 480 parking stalls. A shared-use agreement for the garage will be provided by the owner at a later date. Expected parking garage completion date will be June of 2026







EAST ELEVATION (The Paseo) 3/32" = 1'-0"





View SW towards site from intersection of The Paseo and E 18th St (June 2024)



View north on The Paseo. Site on left (June 2024)



View east on E 18th St. Site on right (Dec 2023)

City Plan Commission & Staff Recommendation

Case No. CD-CPC-2025-00020 - Rezoning

Approval

Case No. CD-CPC-2025-00014 – Development Plan

Approval with Conditions