



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260432

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 1.5 acres generally located at the southwest corner of West 46th Street and Pennsylvania Avenue in District R-0.5 (Residential) allowing for the construction of a parking garage on a site with three multi-unit residential buildings. (CD-CPC-2026-00017)

### Discussion

The applicant is seeking approval of a Development Plan in District R-0.5 on about 1.5 acres generally located at the southwest corner of West 46th Street and Pennsylvania Avenue, allowing for the removal and construction of a parking garage. No changes are proposed for the three multi-unit residential buildings on site.

The proposed parking garage will have an approximate footprint of 22,000 square feet. Access to the garage is provided by a single driveway from Pennsylvania Avenue along the east side of the site. Construction of the garage is planned in two phases and will be coordinated with the rehabilitation of the three residential buildings.

Phase 1 will provide 175 parking spaces, while Phase 2 will increase the total parking supply to 226 spaces. Proposed architectural materials and building articulation are consistent with the adjacent buildings within the Development Plan. Exterior materials include precast concrete with a brick overlay designed to match the color and brick pattern of the existing building, precast concrete with a form-liner finish, and galvanized steel wire mesh.

Landscaping for this project includes shrubs and trees intended to screen the parking garage from Pennsylvania Avenue. Additional landscaping is also provided along the north side of the site adjacent to the interior access drive. Proposed plant species include Autumn Splendor Sugar Maple, New Harmony American Elm, Upright Taylor Juniper, Spirea, Dense Yew, and Karl Foerster Grass.

Staff Recommendation: Approval with Conditions  
CPC Recommendation: 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 an ordinance authorizing the development of private property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing the development of private 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 an ordinance authorizing the development of private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance authorizing the development of private property.

### 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.
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### Prior Legislation

There is no prior legislation for this site

### Service Level Impacts

Not applicable as this is an ordinance authorizing the development of private property.

### Staff Recommendation

City Planning & Development

Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

City Plan Commission recommends Approval Subject to Conditions

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the development of private property.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing the development of private property.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the development of private property.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Not applicable as this is an ordinance authorizing the development of private property.  
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:  
Not applicable as this is an ordinance authorizing the development of private property.

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the development of private property.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)

