



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260136

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

Approving a rezoning for four sites from district DC-15 to district UR with a preliminary development plan for commercial and residential uses. The four sites are located between 8th Street and 10th Street and between Broadway and Wyandotte. (CD-CPC-2025-00168)

Discussion

The applicant is seeking approval of a rezoning to UR with a preliminary development plan for four sites within the downtown loop. Three sites are developed with existing structures and will be rehabilitated with a mix of ground floor commercial and residential uses.

The fourth site, known as the 9th and Central Tower site is proposed to be 27 stories tall, contains 487 residential units, 39 parking spaces, with approximately 26,000 square feet of amenity/parking/retail areas. The 9th and Central Tower site will have green space along May Street to encourage pedestrian movement in a continuation from May Street to the north of 9th Street. Access to the parking garage will be from Central Street.

The proposed development is located within the downtown loop and is therefore not required to provide parking, however the submitted application shows the Pointdexter Garage and the Centennial Building providing parking for the four sites with a total of 1,653 parking spaces. All four sites will provide approximately 695 residential units within the downtown core.

The City Plan Commission heard the application on January 7, 2025 and recommended approval with conditions with a vote of 8-0.

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 approving the physical development of a property.

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

Not applicable as this is a zoning ordinance approving the physical development of a 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 a zoning ordinance approving the physical development of a property.

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

Not applicable as this is a zoning ordinance approving the physical development of a property.

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)

This legislation has no fiscal impact.

Citywide Business Plan (CWB) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☒ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population.

- ☐ Address the various needs of the City's most vulnerable population by working to reduce disparities.
- ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
- ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Ordinance No. 250527 - approving the 9th and Central PIEA General Development Plan and declaring said area to be an undeveloped industrial area in need of development and rehabilitation pursuant to the Planned Industrial Expansion Law; and authorizing tax abatement (approved July 24, 2025).

Service Level Impacts

There are no service level impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance approving the physical development of a property.
2. How have those groups been engaged and involved in the development of this ordinance?
This application type does require public engagement. The applicant held a public engagement meeting in compliance with the Zoning and Development Code on December 22, 2025.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance approving the physical development of a property. The application has a high alignment with the KC Spirit Playbook.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 695

Number of Affordable Units [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)