



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 230992

Submitted Department/Preparer: City Planning

Revised 11/01/23

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

Sponsor: Director of City Planning and Development Department  
Approving a development plan on about 5.1 acres to allow for a major amendment to an approved development plan to construct a hotel in District B3-3 generally located at NW Plaza Circle and N. Ambassador Drive. (CD-CPC-2023-00154)

### Discussion

The request is to approve a major amendment to an approved development plan to allow for the construction of a four-story, 100 room hotel addition near KCI. The current zoning permits this use and the design of the addition complements the existing structure.

### 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 (subdivision of subject property/physical development of subject property/allowed uses on subject property).
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on 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 a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Approval of this major amendment will allow for an existing hotel to expand the existing services they offer.

**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)**

There is no account string to verify as this ordinance has no fiscal impact.

## Citywide Business Plan (CWBP) Impact

1. View the [FY23 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

Case No. 6217-GP: Rezoned 225 acres from District GP-7 to Districts GP-1 and GP-2 (Ord. No. 40301, passed October 22, 1971).

Case No. 6217-GP-9: On August 5, 1997 the City Plan Commission approved a plan amendment on approximately 225 acres generally located on the S.E. corner of I-29 and MO Highway 291 in Districts GP-2 (General Transient Retail Business) and GP-1 (General Industry) to allow a 73 room expansion to the existing 202 room Holiday Inn hotel (Ord. No. 971315, passed October 9, 1997).

Case No. 6217-GP-12: The City Plan Commission approved an amendment for the purpose of deleting roughly 13.5 acres from the development plan (Ord. No. 010228, passed March 10, 2001).

## Service Level Impacts

Staff does not anticipate any service level impacts with this request. The proposed 4-story addition will allow KCFD to have additional access to the site.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
KCFD will be provided with a second entrance to the site to enhance fire protection service.
2. How have those groups been engaged and involved in the development of this ordinance?  
The applicant held a public engagement meeting and notified all property owners within 300' of the subject property prior to the City Plan Commission hearing.
3. How does this legislation contribute to a sustainable Kansas City?  
Respecting land as a limited resource by balancing outward growth with infill development, preserving natural resources, and developing in an equitable and sustainable manner.

4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

The request is to allow for the expansion of an existing hotel.  
[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)