



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250577

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

Removing the vacant lot at 435 Knickerbocker Place from the Ambassador Hotel Historic District (H/O Overlay) . (CD-CPC-2025-00064)

Discussion

Historic Overlay Districts are used to identify sites, structures, and areas within the City that are historic, stylistic or have thematic significance, or identified by historic resources survey. The original Ambassador Hotel District was designated on March 12, 1982 and included four buildings. The district was expanded on January 7, 1988 to include seven additional buildings. The vacant lot previously had two apartment buildings (the Little Ambassadors) that were demolished in 2012.

The proposed removal of the vacant lot will not impact the significance of the Ambassador Hotel district given that the lots are located behind the Ambassador Hotel, without a lot of visibility from Broadway. The property is not adjacent to any other contributing building in the district.

The Historic Preservation Committee recommended to approve the removal of the property from the Historic Overlay on 04/25/2025 and the City Plan Commission reviewed the application on 06/20/2025 and recommended approval of the removal of the property from the Historic Overlay.

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 historic designation of (H/O Overlay).

3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance historic designation of (H/O Overlay).
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 historic designation of (H/O Overlay).
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance historic designation of (H/O Overlay).

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 fiscal impact with this ordinance.

Citywide Business Plan (CWBP) 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. 53709 – designating the property located at 35th and Broadway as the "Ambassador Hotel Historic District" (approved March 12, 1982).

Service Level Impacts

No impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes the designation of a local landmark for the Carmen Building to the Kansas City Register of Historic Places (H/O Overlay) which is not expected to have health impacts
2. How have those groups been engaged and involved in the development of this ordinance?
The Historic Preservation Commission has reviewed the proposal.
3. How does this legislation contribute to a sustainable Kansas City?
No.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

No.
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)