



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260280

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 mixed use development plan for approximately 52 residential units with ground floor commercial space and rooftop amenity on about 0.44 acres generally located 140 feet south of W Linwood Boulevard on the west side of Main Street. (CD-CPC-2026-00008)

Discussion

The applicant is proposing to rehabilitate two buildings from office to a mixed-use building and small parking lot on the west side of the building. Both buildings are located on the National Register of Historic Places. The building consists of commercial uses fronting Main Street on the lower level, first floor, and will include a commercial tenant space on the roof, and 52 residential units. The applicant will maintain the existing façade of the building and plans to protect the existing mural on the southern elevation.

The City Plan Commission heard the application at the March 4, 2026 meeting. There was no public testimony submitted and no public testimony provided at the hearing. The City Plan Commission voted 6-0 to recommend approval, subject to conditions.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable, this is a zoning ordinance approving the physical development of the subject property.
3. How does the legislation affect the current fiscal year?

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

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

Not applicable, this is a zoning ordinance approving the physical development of the subject 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)

Click or tap here to enter text.

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, affordable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase 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.

- Promote healthy residents by ensuring basic sanitation and living needs are met.
- 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

CD-CPC-2022-00094 - Approving the Main Street - ABC/36 Block Urban Renewal Plan, declaring the area blighted and in need of redevelopment, pursuant to LCRA approval on 2.4 acres located at 3244 Main and 3634 Main Street (Ordinance No. 220730).

Service Level Impacts

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

Staff Recommendation

City Planning and Development Department

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

Select One: Recommend
 Do Not Recommend
 Not Applicable

City Staff and City Plan Commission recommend approval, subject to conditions.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable, this is a zoning ordinance approving the physical development of the subject property.

2. How have those groups been engaged and involved in the development of this ordinance?

Public engagement is required for this application type, the applicant hosted a meeting on February 25, 2026 in compliance with the Zoning and Development Code.

3. How does this legislation contribute to a sustainable Kansas City?
The applicant is rehabilitating two historic buildings for commercial and residential use.

4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 52 units

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:

N/A

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

No(Press tab after selecting)

N/A

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)