

# Docket Item #5.1, 5.2 CD-CPC-2025-00020

# Rezoning **CD-CPC-2025-00014**

#### **Development Plan (Non-residential)**

Negro Leagues Baseball Museum and Hotel – SW corner of E 18<sup>th</sup> St & The Paseo

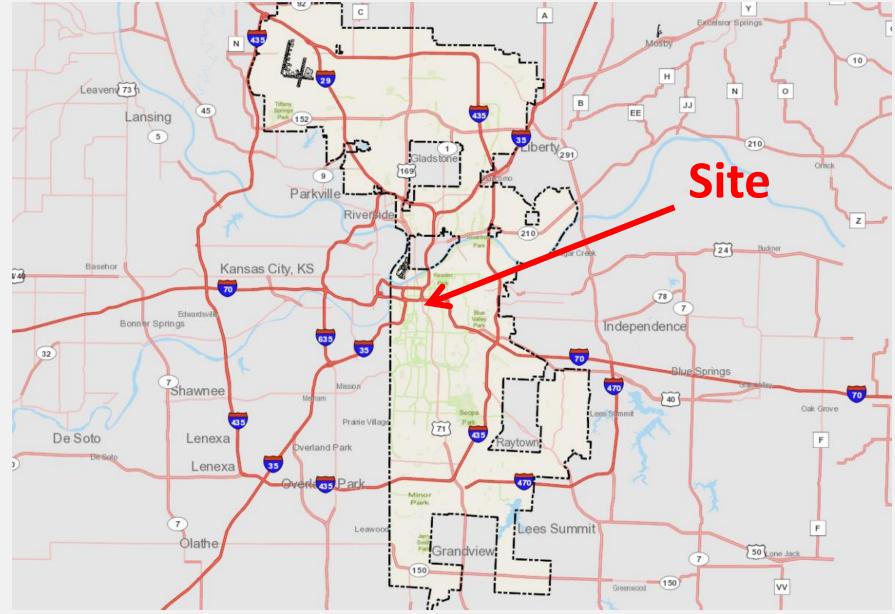
March 19, 2025

Prepared for

**City Plan Commission** 





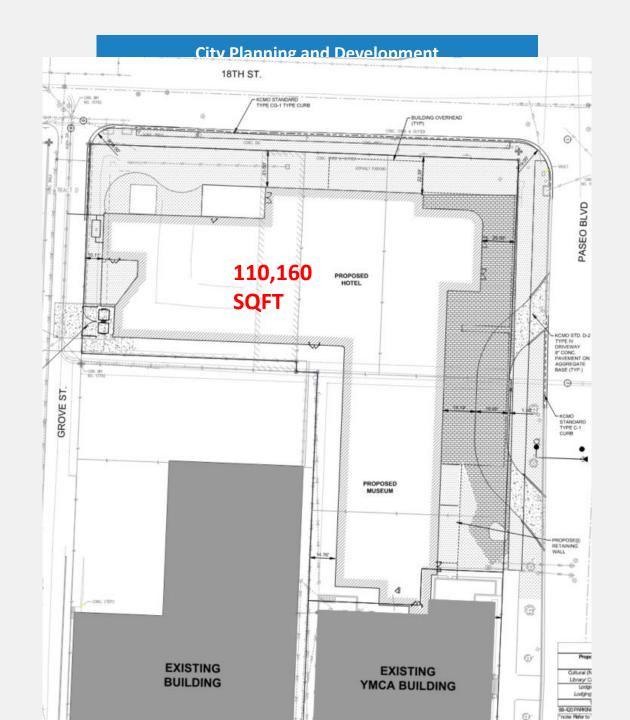












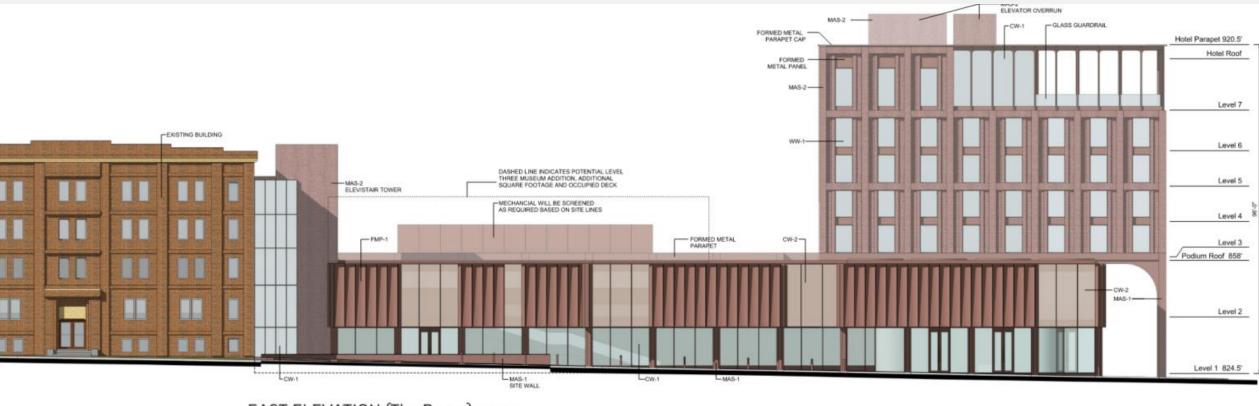


|  | JUUKI                     |         |                              |                   | ter al contra de la   |                    | 7.                | - 048, 80<br>85, 0000  | 4             |  | -                                    |  |       |  |
|--|---------------------------|---------|------------------------------|-------------------|--|--------------------|-------------------|--|---------------|--|--------------------------------------|--|-------|--|
|  |                           |         | 88-420 PA                    | RKING             |  |                    | ALL UNIT          | UNL M-<br>N/ 10741   |               | 18TH S1  | r.                                   |  |       |  |
| Proposed Uses  | Vehicle                   | Spaces  | Short -Term Bil              | ke Spaces         | Long-Term  | Bike Spaces        | -                 | NO MINI  | and with the  | •  | KCMO STANDARD<br>TYPE CG-1 TYPE CURB |  |       |  |
|  | Required                  |         | Required                     | Proposed          | Required   | Proposed           | CONC. DR.         | Mi Strip   | • •           | . /  |                                      | WULDING OVERHEAD   | 10    | 5 0  |
| Qultural (NLBM Museum)<br>Library/ Cultural Exhibit    | <b>50</b><br>2.5/1,000 sf | 105     | 11<br>10% of Stalls Provided | 11                | 3<br>1+1/10,000 sf   |                    | -000 909          | to family  | 1             | 2 Conc. 10   |                                      | 1  | T     | O  |
| Lodging (Hotel)<br>Lodging 41+Rooms                    | 21<br>1 per/6 rooms       | 100     | 10<br>10% of Stalls Provided | 10                | 5.2<br>1+1/30 Rooms  |                    | ADV. FAMIL        |  | TRAT D        |  | 2                                    | 740000 N 10 10 10 10 10 10 10 10 10 10 10 10 10  |       |  |
| Total  | 71                        | 205*    | 21                           | 21                | 8  | 8                  |                   |  |               |  |                                      | Long the second se | 巖     | BLVD   |
| 88-420 PARVING<br>* note: Refer to Table 4a-Alternativ | ve Compliance             | Parking | ]                            |                   |  |                    |                   |  |               |  |                                      | -  |       | PASEO B  |
| ALTE   | RNATIVE PROPOS            | SED     | DESCRIPTIC                   | N ~ ~             | $\sim$   | ~~~                |                   |  |               |  | PROPOSED                             |  | 竇   / |  |
| 88-42  | 0-16-J. OFF-SITE F        | PARKING | (   garage will be           | provided by the o | ppment will be provi<br>(Parcel # 280464 &<br>s. A shared-use agi<br>winer at a later date<br>will be June of 202  | e Expected         |                   | 100, 100-<br>96, 1296<br>2   | 8             | 1  |                                      | -<br>-   | K     | KONO STEL D-2<br>TYPE N<br>DRIVEWAY<br>P CONC.<br>PAVEHENT ON  |
|  |                           |         |                              |                   |  |                    |                   | B  | - interesting | and the second | a forcer                             |  |       | ADDREGATE<br>BASE (TYP.)                                       |
|  |                           |         |                              | ۲۸<br>            |  | FUTURE<br>DEVELOPM | ENT               | SCREENED TRASH   | GROVE ST.     | 1  |                                      |  |       | C RCMO<br>STANDARD<br>STANDARD<br>CURB                         |
|  |                           |         |                              | 6                 | 4  |                    |                   | 4<br>  |               |  |                                      | NPOSED<br>IUSEUM   | A     | - PROPOSED<br>RETAINING<br>WALL                                |
|  |                           |         |                              |                   | A constraint of the second sec |                    | (Ini, a njenati). | Mercedan Andrewski A | (M. 191       |  |                                      |  | 0     |  |
|  |                           |         |                              | а<br>             |  |                    |                   |  |               | EXISTING<br>BUILDING   | YI                                   | EXISTING<br>MCA BUILDING   | •     | Propo<br>Cultural (N<br>Library/ C<br>Lodging<br>186-000 FWHOM |
|  |                           |         |                              |                   |  |                    |                   |  |               |  |                                      | -  | © ,   | In 420 Period  |



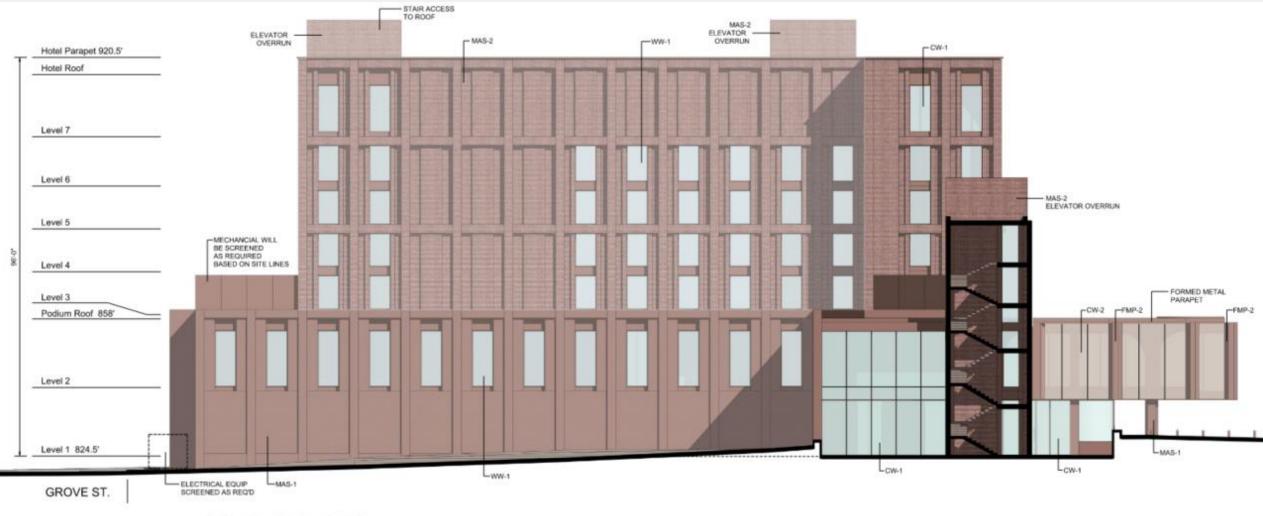






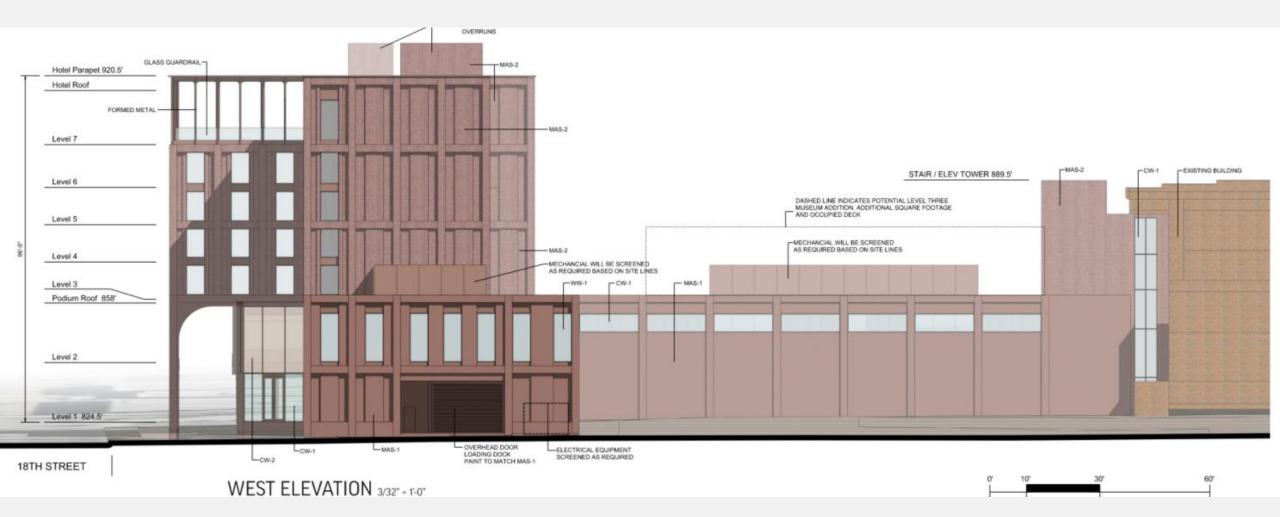
EAST ELEVATION (The Paseo) 3/32" = 1'-0"





SOUTH ELEVATION 3/32" = 1'-0"









View SW towards site from intersection of The Paseo and E 18<sup>th</sup> St (June 2024)





View north on The Paseo. Site on left (June 2024)





View east on E 18<sup>th</sup> St. Site on right (Dec 2023)



# **Remove Condition**

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

27. The developer must petition for the vacation of \_\_\_\_\_\_ as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.



## **Staff Recommendation**

### Case No. CD-CPC-2025-00020

Approval

#### Case No. CD-CPC-2025-00014

Approval with Conditions