



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230993

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 for the construction of two hotels in District B3-3 generally located at N. Newark Circle and N. Ambassador Drive. (CD-CPC-2023-00152)

Discussion

The request is to approve a major amendment to an approved development plan to allow for the construction of two hotels near KCI. The current zoning permits this use the B3-3 zoning district.

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 physical development of private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development of private 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 an ordinance authorizing physical development of private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Approval of this major amendment will allow for the construction of two hotels.

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

5963-GP-5 - To approve a plan amendment in District GP-2 (general transient retail business) to delete approximately 9.79 acres from a previously approved development plan and approving a development plan for an existing hotel, bank and convenience store was approved by Council on July 10, 2008 (Ord. No. 080583).

Service Level Impacts

Staff does not anticipate any service level impacts with this request.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Staff did not identify any potential health impacts.
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 construct two hotels.
[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)