Docket Item #5.1, 5.2

CD-CPC-2025-00020

Rezoning

CD-CPC-2025-00014

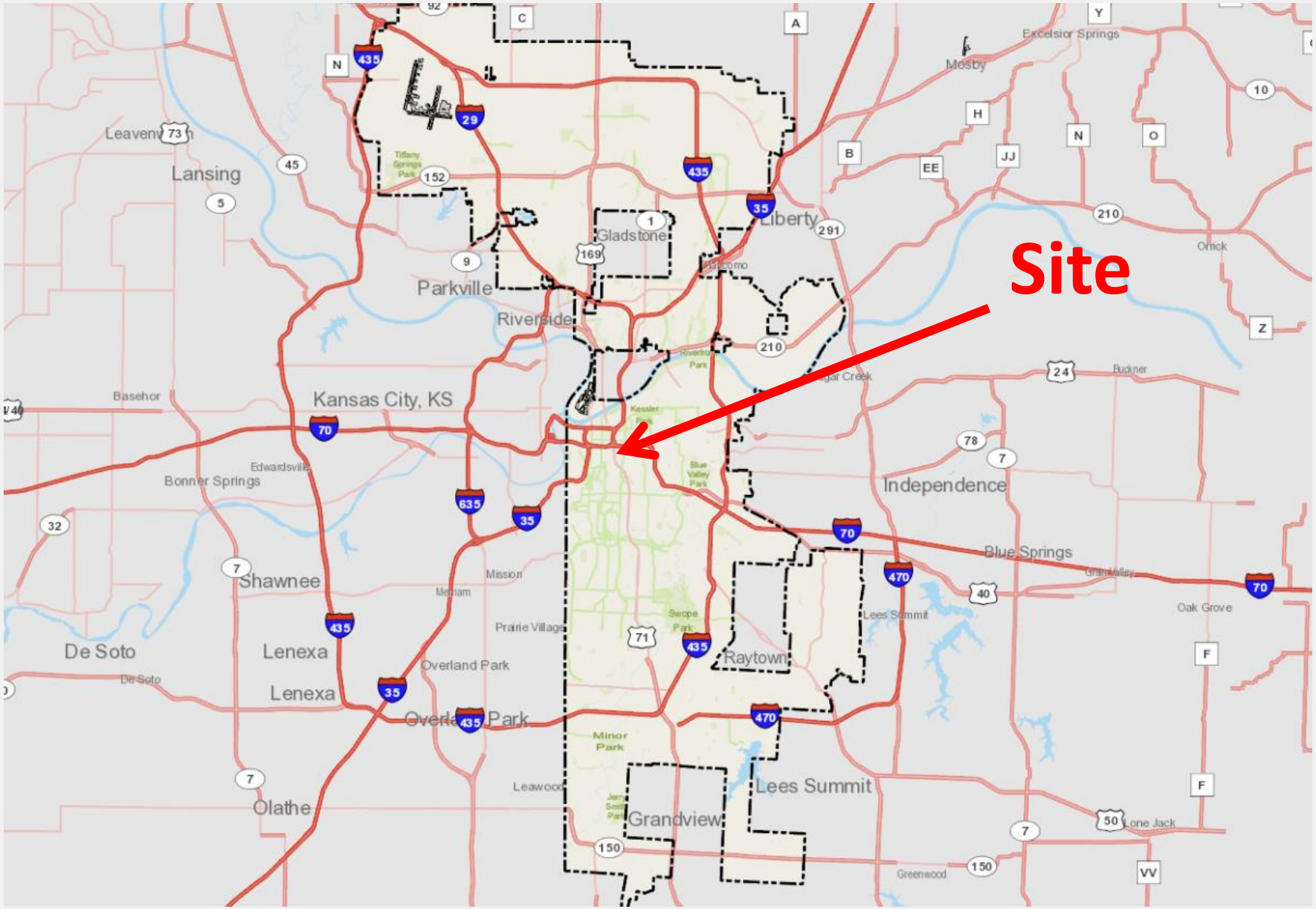
Development Plan (Non-residential)

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

March 19, 2025

Prepared for

City Plan Commission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Riverside
Gladstone
Liberty
Kansas City, KS
Independence
Blue Springs
Shawnee
Lenexa
De Soto
Overland Park
Raytown
Lees Summit
Grandview
Olathe
Mosby
Excelsior Springs
Basehor
Bonner Springs
Edwardsville
Mission
Prairie Village
Leawood
Oak Grove
Lone Jack
Greenwood
Orrick
Buckner

E 18th St
E 18th St
E 18th St
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E 18th St
Paseo
Paseo
Paseo
Paseo
Vine St
Vine St
Vine St
Vine St
Lydia Ave
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UR
E 19th St
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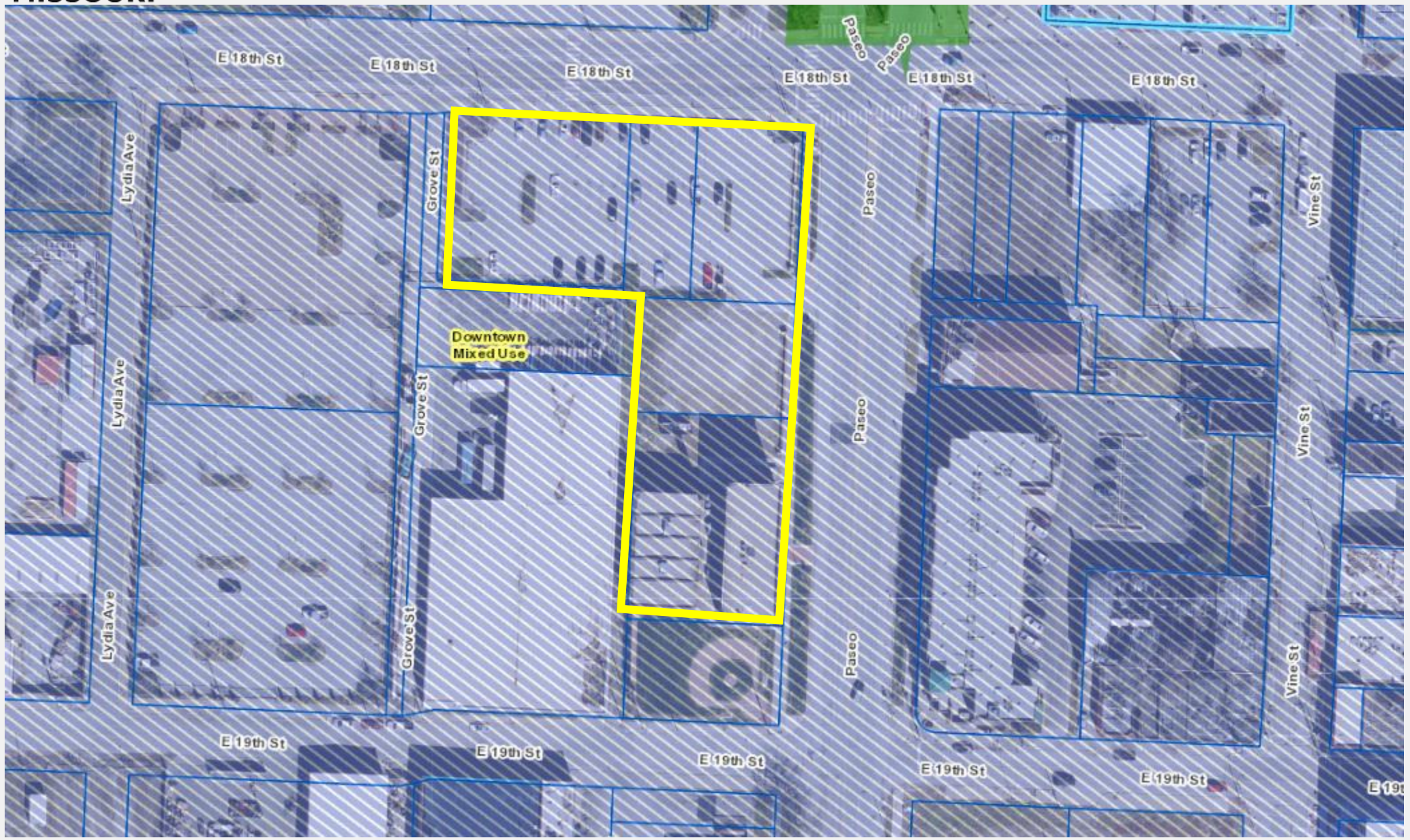
E 18th St
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E 18th St
Paseo
Paseo
Lydia Ave
Grove St
Downtown
Mixed Use
Paseo
Vine St
Lydia Ave
Grove St
Paseo
Vine St
Lydia Ave
Grove St
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E 19th St
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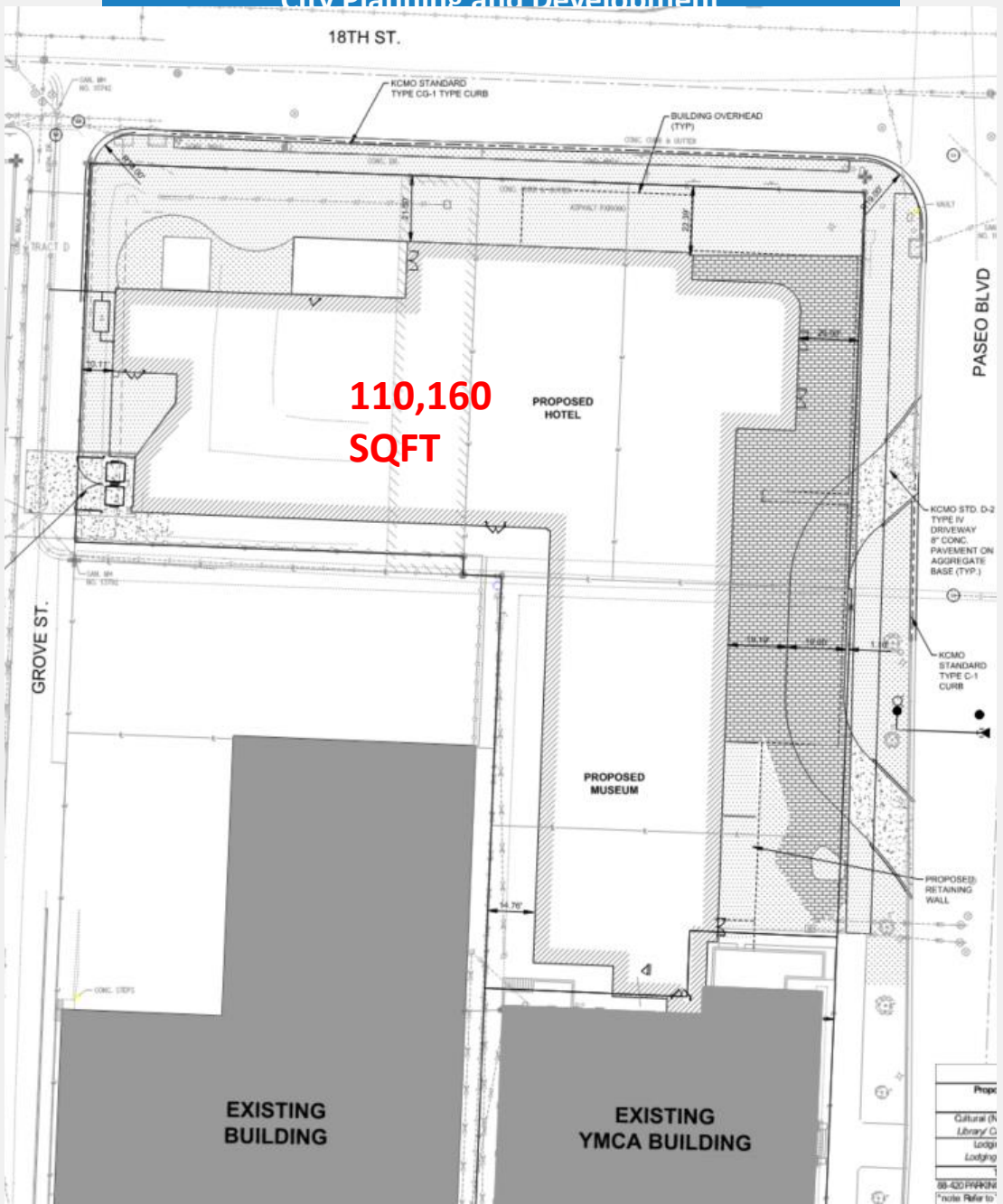
KANSAS CITY MISSOURI

City Planning and Development



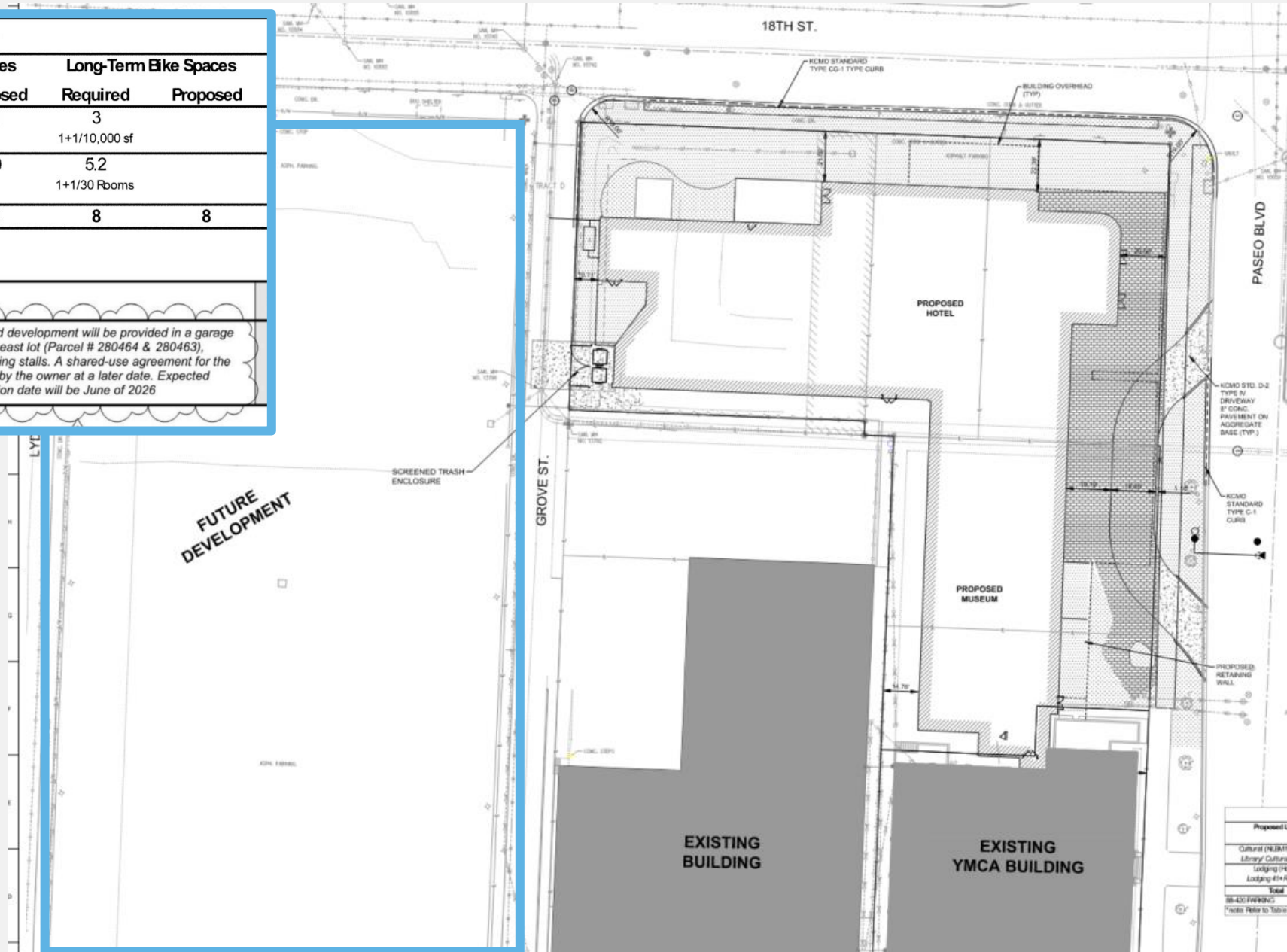
88-420 PARKING

Proposed Uses	Vehicle Spaces		Short -Term Bike Spaces		Long-Term Bike Spaces	
	Required	Proposed	Required	Proposed	Required	Proposed
Cultural (NLBM Museum)	50	105	11	11	3	
Library/ Cultural Exhibit	2.5/1,000 sf		10% of Stalls Provided		1+1/10,000 sf	
Lodging (Hotel)	21	100	10	10	5.2	
Lodging 41+ Rooms	1 per/6 rooms		10% of Stalls Provided		1+1/30 Rooms	
Total	**71**	**205***	**21**	**21**	**8**	**8**

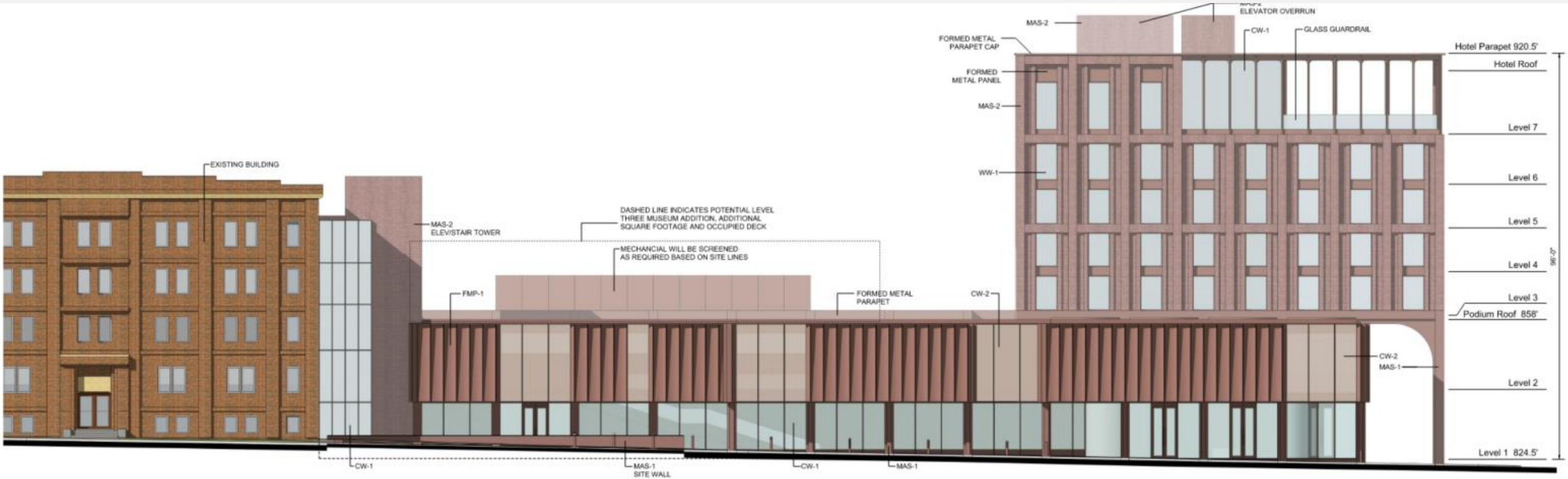
88-420 PARKING

*note: Refer to Table 4a-Alternative Compliance Parking

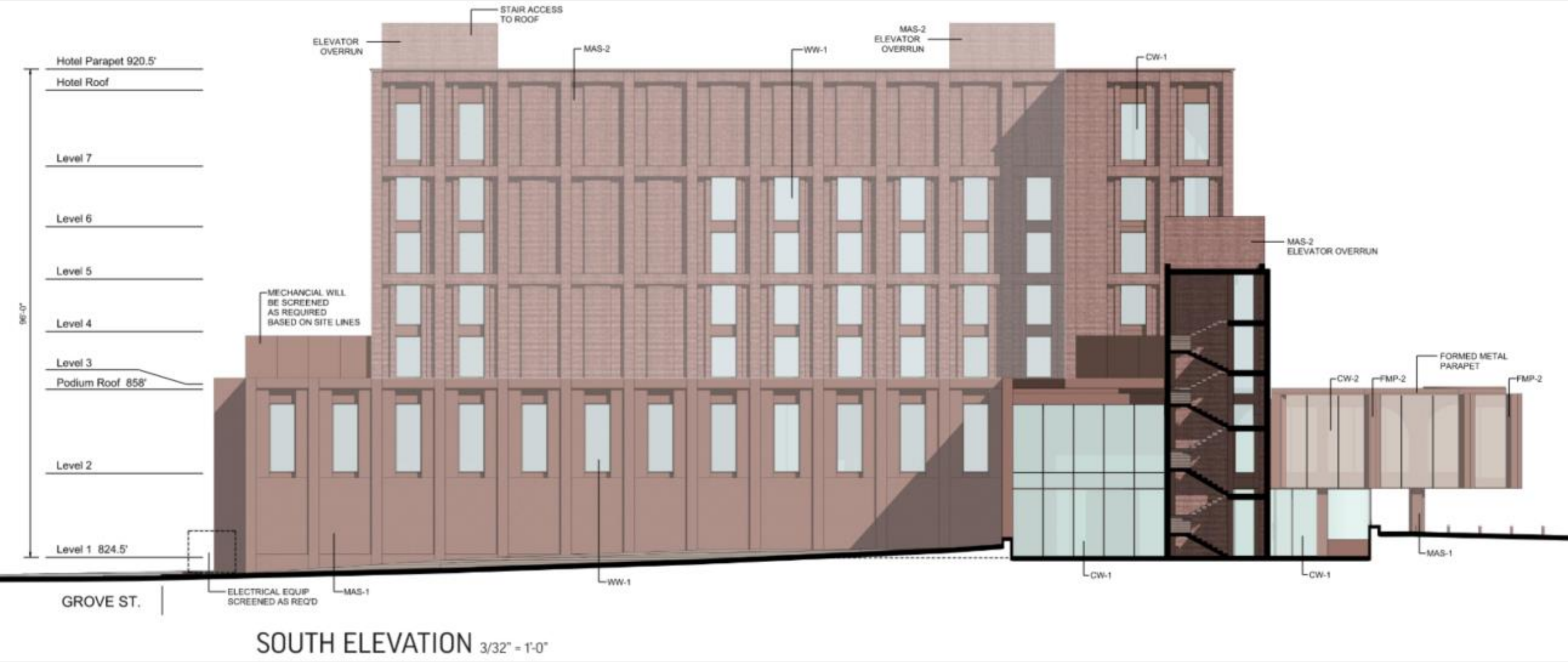
ALTERNATIVE PROPOSED	DESCRIPTION
88-420-16-J. OFF-SITE PARKING	*Parking for the proposed development will be provided in a garage located on the adjacent east lot (Parcel # 280464 & 280463), offering 460 to 480 parking stalls. A shared-use agreement for the garage will be provided by the owner at a later date. Expected parking garage completion date will be June of 2026*



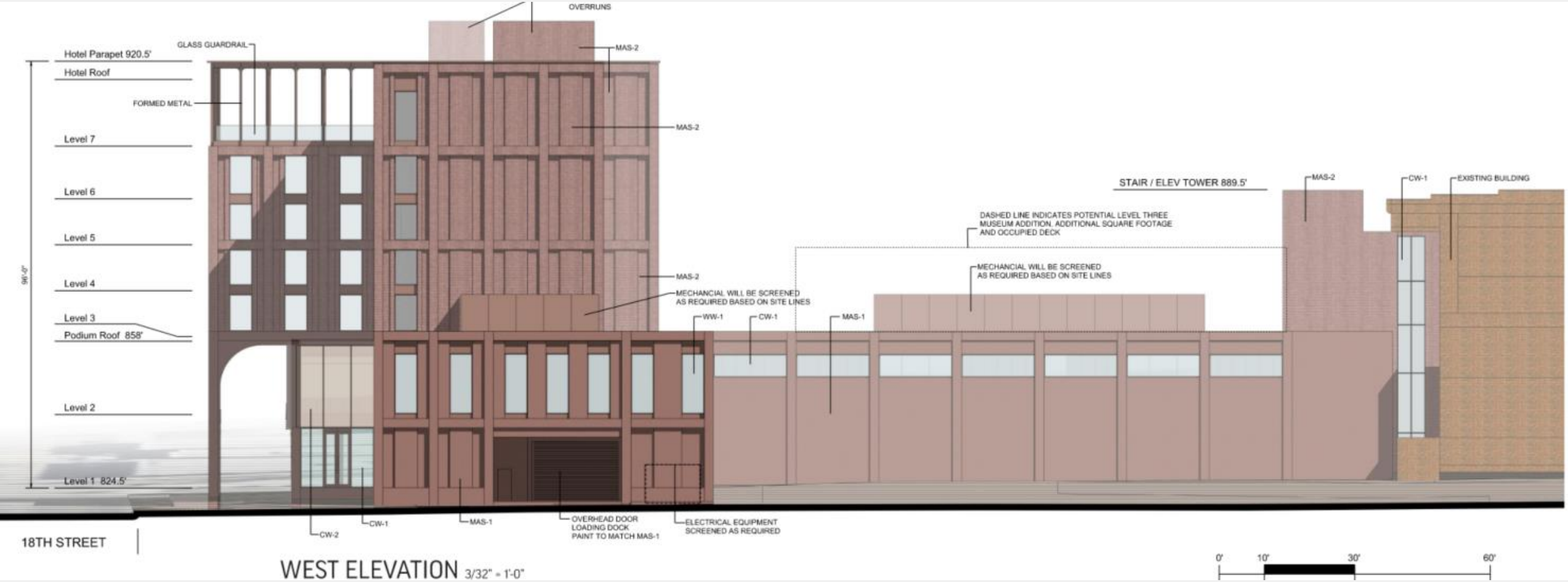
NORTH ELEVATION (18th Street) 3/32" = 1'-0"



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



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



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

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

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

View east on E 18th 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