

Docket #7

CD-CPC-2024-00168

Location: Citywide

Summary: The proposed process will provide a predictable process for reviewing requests to demolish buildings by establishing an appropriate waiting period during which the City and the Applicant can propose and consider alternatives to the demolition of a building of historical, architectural, cultural or urban design value to the City. It will provide an opportunity for the public to comment on the issues regarding the demolition of a particular building with the goal of minimizing the number and extent of building demolitions where no immediate re-use of the site is planned.

CD-CPC-2024-00168

EXEMPT DEMOLITION DELAYS

- Properties listed on Kansas City Register (They will follow the COFA Process)
- Buildings less than 50 years old
- Accessory buildings less than 200 square feet
- Buildings determined not eligible for historic listing in the last 4 years
- Dangerous buildings as establish in Chapter 56

The city planning and development director may refer any demolition permit application to the historic preservation commission for review for any reason.

CD-CPC-2024-00168

STAFF REVIEW WITH NOTICE

The city planning and development director is hereby authorized to approve the demolition permit applications for buildings without review by the historic preservation commission at a regular meeting if staff determines the property is not eligible for listing on the National Register of Historic Places and if no member of the historic preservation commission objects, in writing by email, to the city planning and development director's administrative approval within seven calendar days of notification.

Notice sent to

- Historic preservation commission
- Posted to the city's website
- Registered neighborhood association
- Citizens who requested alerts in Citizen Connect

CD-CPC-2024-00168

COMMISSION REVIEW

- i. The historic preservation commission must hold a public hearing on the proposed demolition within 45 days of receipt of the application and must make a finding that:
 1. that the structure is listed on the National Register of Historic Places and retains historic integrity; or
 2. that the structure is eligible for listing on the Kansas City or National Register of Historic Places based on the U.S. Department of Interior's National Register of Historic Places criteria, including the historic, cultural, aesthetic, or architectural significance of the building, structure, site, object, or district; or
 3. that the structure is not eligible for listing on the Kansas City or National Registers based on the above criteria.

If the commission does not make a recommendation within 45 days, the demolition permit application is deemed approved and may be issued.

If the property is found to be listed or eligible for listing on either the Kansas City or National Register of Historic Places, then no demolition permit shall be issued for a period of 45 days following the date of the decision of the commission.

KC Spirit Playbook Alignment

The proposal meets the Historic Preservation Community Supported Action to strengthen and streamline the historic preservation ordinance.

Action #8: Create a demolition delay review as part of historic preservation ordinance and a deconstruction requirement

CD-CPD-2024-00168

Historic Preservation Commission
Recommendation: Approval

City Plan Commission Recommendation:
Approval

Staff Recommendation:
Approval