



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241070

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Amending Chapter 88, the Zoning and Development Code, by enacting a new section to be known as Section 88-586, Demolition Review, and amending any other necessary sections of Chapter 88.

Discussion

The proposed Demolition Review 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. Below is a summary of the three processes for reviewing demolitions.

EXEMPT FROM DEMOLITION REVIEW

- Properties listed on Kansas City Register (They will follow the historic review 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

STAFF REVIEW WITH NOTICE

Staff may approve demolitions for properties deemed not eligible for listing on the National Register of Historic Places with a seven (7) day notice sent to the Historic Preservation Commission, the registered neighborhood association and Citizen Connect contacts. If a member of the historic preservation commission objects in writing by email within seven calendar days of notification, then the case will be forwarded to the next commission meeting. If no commission member objects in 7 days, the demolition will be approved.

COMMISSION REVIEW

- The historic preservation commission must hold a public hearing on the proposed demolition within 45 days of receipt of the application.

- They will make a determination if the property is eligible for listing on the Kansas City or National Register of Historic Places.
- 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.

Staff Recommendation: Approval

Historic Preservation Commission Recommendation: Approval

City Plan Commission Recommendation: Approval

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable.
3. How does the legislation affect the current fiscal year?
Not applicable.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable.

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)

This ordinance has no direct fiscal impact.

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 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

No prior legislation.

Service Level Impacts

No impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This text amendment is not expected to have health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from the City Plan Commission. The applicant held a public engagement meeting on November 12, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
The proposal meets the Historic Preservation Community Supported of the Kansas City Spirit Playbook 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

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

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:

This text amendment does not require CREO review.

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)