



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250871

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

Approving a local landmark designation for the proposed Kansas City Register of Historic Places (H/O Overlay) generally bounded by West 35th Street to the north, Pennsylvania to the east, Valentine Road to the south, and Summit Street to the west.

Discussion

The applicant is requesting a local landmark designation for the proposed Norman School Historic District to the Kansas City Register of Historic Places (H/O Overlay). City staff has separated the applicant submittal from the CPC staff packet to ease the review of the documents. All documents have been clearly labeled in the attachments.

The overlay map can be found in the CPC staff report (page 2) attached to this ordinance request, the area is generally bounded by West 35th Street (North), Valentine Road (South), Summit Street (West), and Pennsylvania Avenue (East).

The application was submitted by the Valentine Neighborhood Association to identify sites and areas within the Kansas City, Missouri area that are historic and/or have stylistic or thematic significance. The area was annexed in 1897 and has various examples of prominent architectural styles of the time including: Kansas City Shirtwaist, Tudor Revival, American Foursquare, Prairie, Dutch Colonial, and Craftsman Bungalow. The proposed site is locally significant under Criterion C - architecture.

The City Plan Commission heard the application on August 20, 2025. Public testimony in support and opposition were presented during the hearing. The testimony in support voiced concerns over potential development in the area and retention of the historic character of the area. Testimony in opposition voiced concerns over increasing property taxes, use of the Historic Overlay designation, and increased difficulties due to added restrictions under the Historic Overlay. The CPC voted 2-3 to recommend denial of the application. The Historic Preservation Commission recommended approval on June 27, 2025.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
No funding source applicable to this case. This is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the area in question as a historic district.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
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 a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a Kansas City Register of Historic Places (H/O Overlay) ordinance authorizing the designation of the area as historic.

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)

No account string to verify.

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

CH-PRES-2025-00002 - To consider the nomination to the Kansas City Register of Historic Places (H/O Overlay) generally bounded by West 35th Street to the north, Pennsylvania Avenue to the east, Valentine Road to the south, and Summit Street to the west, which was approved.

Service Level Impacts

Not applicable as this is a zoning ordinance authorizing the designation of the area in question to the Kansas City Register of Historic Places (H/O).

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes the designation of the area in question to the Kansas City Register of Historic Places (H/O Overlay) which 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 August 11, 2025.

3. How does this legislation contribute to a sustainable Kansas City?
This ordinance will halt additional parcels from becoming vacant within the proposed Kansas City Register of Historic Places (H/O Overlay).

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 is a Kansas City Register of Historic Places (H/O Overlay) that will 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)