



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260283

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 the designation of Leonard Smith Hall at 1700 Independence Boulevard to the Kansas City Register of Historic Places (H/O Overlay). (CD-CPC-2026-00003)

Discussion

The applicant is requesting Leonard Smith Hall be placed on the Kansas City Register of Historic Places (H/O Overlay).

The overlay map can be found in the CPC Staff Report (pg. 2) attached to this ordinance request, overlay request is specifically for the Leonard Smith Hall building and surrounding courtyard area.

The application was submitted by the Pendleton Heights Neighborhood and Kansas City Bungalow Club after the University of Kansas City requested a demolition review for Leonard Smith Hall by the Historic Preservation Commission on September 26, 2025. The Historic Preservation Commission delayed the demolition by 45 days. The applicants submitted the request for the Historic Overlay during the 45 day period and received a recommendation of Approval from the Historic Preservation Commission on December 19, 2026. The Historic Preservation Commission found that Leonard Smith Hall meets the review criteria set out in the US Department of Interior's National Register of Historic Places under Criterion A and C.

The City Plan Commission heard the request at the March 4, 2026 hearing. Both the applicant and property owner provided testimony along with multiple members of the public. Public testimony received after the publication of the staff report is attached to the ordinance labeled "Additional Public Testimony". The applicant held their required public engagement meeting in compliance with the Zoning and Development Code.

The City Plan Commission voted 4-1 to deny the request.

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)

Click or tap here to enter text.

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, affordable housing, and improve resident wellbeing and cultural diversity.
- Maintain and increase 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.
- Promote healthy residents by ensuring basic sanitation and living needs are met.
- 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

Case No. 14608-MPD-1 – Rezoning an area of approximately 32 acres generally bounded by Missouri Avenue on the north, E. 9th Street on the south, Woodland Avenue and Maple Boulevard on the east and Paseo Boulevard on the west from District R-1.5, R-2.5, R-6, B1-1, B3-2, B4-2 to District MPD, and approving an MPD Development Plan for an educational institution (approved by Ord. 170109 on March 5, 2017).

Service Level Impacts

Not applicable

Staff Recommendation

Historic Preservation Commission – Recommend Approval, City Planning and Development, Historic Preservation Division – Recommend Approval, City Plan Commission – Recommend Denial.

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend

- Do Not Recommend
- Not Applicable

Historic Preservation Commission recommended approval
City Plan Commission recommended denial

Other Impacts

1. What will be the potential health impacts to any affected groups?
None.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance does not require public engagement.
3. How does this legislation contribute to a sustainable Kansas City?
The greenest building is the one that already exists.
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:
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
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)