



File #: 260301

ORDINANCE NO. 260301

Approving a development plan on about 0.44 acres in District DC-15 generally located at 1044 Main Street and 1031 Baltimore Avenue to allow for the reuse of an historic building by creating ground floor commercial space and 74 residential units. (CD-CPC-2026-00013)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District DC-15 (Downtown Core) generally located at 1044 Main Street and 1031 Baltimore Avenue, and more specifically described as follows:

Smarts Partition No 2 Lots 5 & 6 & all vac alley ly w of & adj also Ashburns Add S 8.33 ft of E 3 ft Lot 9 & E 3 ft of Lots 10 & 11 Blk 18

Ashburns Add W 113.5 ft of Lot 8 9 10 & 11 Blk 18 .

is hereby approved, subject to the following conditions:

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
2. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation.
3. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
4. The building's Fire Department Connections (FDCs) shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).

5. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)
6. All FDCs shall be threaded connections. Storz connections are not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1)
7. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements. (IFC 2018 Sec 914.3)
8. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the FDC. (IFC2018 § 507.5.1.1)
9. The FDC shall not be located so that it obstructs access/egress to the building when in use. (IFC-2018 § 912.2)
10. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
11. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. Fire and life safety systems shall be designed to meet the occupancies.
13. The developer shall provide a note on the plans indicating the use of metal door frames or jamb braces on exterior doors at the time of building plan review.
14. The developer shall provide a note on the plans for residential units to have 180-degree eye viewers, such as peep holes, at the time of building plan review.
15. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.
16. The developer shall ensure that water and fire service lines meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
17. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.



Authenticated as Passed

Quinton Lucas

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

APR 02 2026

Date Passed

Sara Copeland

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter

Sarah Baxter
Senior Associate City Attorney