



Legislation Details (With Text)

**File #:** 220586      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 7/7/2022      **In control:** Council  
**On agenda:** 7/14/2022      **Final action:** 7/21/2022

**Title:** Rezoning an area of about 0.6 acres generally located at 2620 and 2626 E. 28th Street in the Santa Fe Place Plat between Prospect Avenue to the west and Benton Boulevard to the east from District R-1.5 to District UR, and approving a development plan which also serves as a preliminary plat to allow for the rehabilitation of the former residence of Satchel Paige to be used as a museum and office space. (CD-CPC-2022-00059)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. CD-CPC-2022-00059-Fact Sheet, 2. 4\_CD-CPC-2022-00059\_Staff-Report\_Satchel Paige House (reduced file size), 3. CD-CPC-2022-00059\_SatchelPaigeHouse, 4. CPC Dispo, 5. Authenticated Ordinance 220586

Date	Ver.	Action By	Action	Result
7/21/2022	1	Council	Passed	Pass

ORDINANCE NO. 220586

Rezoning an area of about 0.6 acres generally located at 2620 and 2626 E. 28th Street in the Santa Fe Place Plat between Prospect Avenue to the west and Benton Boulevard to the east from District R-1.5 to District UR, and approving a development plan which also serves as a preliminary plat to allow for the rehabilitation of the former residence of Satchel Paige to be used as a museum and office space. (CD-CPC-2022-00059)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1399, rezoning an area of approximately 0.6 acres generally located at 2620 and 2626 E. 28th Street in the Santa Fe Place Plat between Prospect Avenue to the west and Benton Boulevard to the east from District R-1.5 (Residential 1.5) to District UR (Urban Redevelopment), said section to read as follows:

Section 88-20A-1339. That an area legally described as:

Lot 29: 2626 E. 28th Street / Lots 29 & 30, Blk 2, Santa Fe Place

Lot 31: 2620 E. 28th Street / Lot 31, Blk 2, Santa Fe Place

is hereby rezoned from District R-1.5 (Residential 1.5) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1339, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in

accordance with Section 88-20 thereof.

Section B. That a development plan that also serves as a preliminary plat for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall renovate the building according to the Secretary of the Interior's Standards for Historic Rehabilitation as it is a contributing property to the Santa Fe Place Historic District.
2. The developer shall submit a letter to the Land Development Division from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.
3. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
4. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, by making application under said code for a minor subdivision and submitting and recording a lot consolidation plat or replatting the property in accordance therewith.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to a certificate of occupancy.
7. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.

8. Limit hours of operation to 7 AM - 11:30 PM to avoid nuisance on the surrounding residential properties.
9. A deviation to the accessory structure height requirements in the amount of 10 feet is hereby approved, to allow for a non-vehicular accessory structure of up to 20 feet in a residentially zoned district.
10. A deviation to the accessory structure footprint requirements in the amount of 1700 square feet is hereby approved, to allow a 1900 square foot non-vehicular accessory structure in a residentially zoned district.
11. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
12. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
13. Any significant occupancy type change shall be done in conformance with the applicable building codes which are in effect at the time of the change with a valid certificate of occupancy issued by the City Planning and Development Department. (IFC-2018 § 102.3)
14. All construction shall be in compliance of the applicable building codes which are in effect at the time of construction and shall be built under valid building permits issued by the City Planning and Development Department. (IFC-2018 § 102.4)
15. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
16. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
17. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of Kansas City Water rules and regulations.
18. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.

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

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

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Secretary, City Plan Commission

Approved as to form and legality:

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Sarah Baxter  
Senior Associate City Attorney