

**ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.**

Patricia R. Jensen
pjensen@rousepc.com
816.502.4723

March 19, 2026

VIA HAND DELIVERY

Kyle Elliott, Acting Director
City Planning & Development
414 East 12th Street, 15th Floor
Kansas City, MO 64106

VIA HAND DELIVERY

Ms. Marilyn Sanders, City Clerk
City Hall, 25th Floor
414 E. 12th Street
Kansas City, MO 64106

**Re: Petition of Protest for Ordinance No. 260283
CPC Case No. CD-CPC-2026-00003**

Dear Kyle & Marilyn:

Please find enclosed an executed and certified Petition of Protest signed by the President of Kansas City University, the sole property owner owning property located within the property legally described on Ordinance No. 260283. This Petition of Protest is filed pursuant to Section 88-515-09 of the Zoning and Development Code of Kansas City, Missouri. As KCU is the sole property owner, this Petition is executed by 100% of the owners of property lying within the land area included within Ordinance No. 260283. The Ordinance was introduced on first reading to the City Council on March 12, 2026, and will be considered by the Neighborhood, Planning and Development Committee on Tuesday, March 24, 2026.

If you have any questions or need additional information, please let me know prior to the NPD Committee hearing on March 24, 2026.

Very truly yours,



Patricia R. Jensen

PRJ:kab
Enclosure

cc: Sarah Baxter, Assistant City Attorney (via e-mail sarah.baxter@kcmo.org)
Sara Copeland, Development Management Division, City Planning & Development
(via e-mail sara.copeland@kcmo.org)
James C. Bowers, Jr., Esq. (via e-mail jbowers@rousepc.com)

Attorneys at Law || 801 W 47th Street, Suite 500 || Kansas City, MO 64112 || rousepc.com

PETITION OF PROTEST OF ZONING CHANGE

(Page 1 of 1 pages)

Date: March 17, 2026

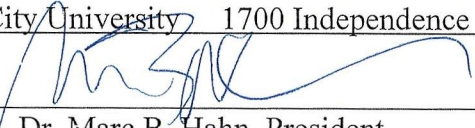
Re: Ordinance No. 260283

CPC Case No. CD-CPC-2026-00003

The undersigned hereby invoke the provisions of Section 88-515-09-B.2 (Zoning and Development Code) of the Code of Ordinances of the City of Kansas City, Missouri, and do hereby register protest under these provisions against the proposed zoning change of the following described property by zoning and creating the Leonard Smith Hall Historic Overlay Zoning District over these properties.

The undersigned hereby certify that we are owners of real estate property lying within the area to be rezoned with the Leonard Smith Hall Historic Overlay District as described in the attached ordinance (and the area of which is described in the attached ordinance which is attached hereto and incorporated herein by reference).

NAME	STREET ADDRESS	LOT NO.	SUBDIVISION
Kansas City University	1700 Independence Avenue	See Attached Legal	KCMO Parcel

Signed: 
Dr. Marc B. Hahn, President

ELLEN M CESPEDES
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 19351603
My Commission Expires Dec 1, 2027

(Note: OWNER OF RECORD MUST SIGN to be a valid signature. If property is in joint ownership, both husband and wife must sign. If property is owned by corporation, corporate seal must be affixed and signed by President or Vice-President. If owned by partnership or LLC, authorized representative must sign.)

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

On this 17 day of March, 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Dr. Marc B. Hahn, President, of Kansas City University, a Missouri non-profit corporation, who executed the within instrument on behalf of said non-profit corporation and he duly acknowledged the execution of the same to be the act and deed of said non-profit corporation.

In testimony whereof I have hereto set my hand and affixed by official seal in said County and State the day and year last written above.


Notary Public

My Commission Expires:

December 1, 2027



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File #:	260283	Version: 1	Name:	
Type:	Ordinance		Status:	Referred
File created:	3/6/2026		In control:	Neighborhood Planning and Development Committee
On agenda:	3/24/2026		Final action:	
Title:	Sponsor: Director of City Planning and Development Department Rezoning an area of about .16 acres generally located on the north side of Independence Boulevard just west of the intersection of Highland Avenue from District MPD/ICO to District MPD/ICO/HO in order to designate Leonard Smith Hall at 1700 Independence Boulevard as a local landmark on the Kansas City Register of Historic Places. (CD-CPC-2026-00003)			
Sponsors:	Director of City Planning & Development			
Attachments:	1. Docket Memo Smith Hall , 2. 01 CD-CPC-2026-00003 1700IndependenceBlvd SR , 3. CPC Disposition Letter , 4. CPC PPT , 5. Additional Public Testimony , 6. Catherine Satterwhite Public Testimony 260283 , 7. Kate Barsotti - Public Testimony SUPPORT ordinance 260283			

[History \(1\)](#) [Text](#)

ORDINANCE NO. 260283

title

Sponsor: Director of City Planning and Development Department

Rezoning an area of about .16 acres generally located on the north side of Independence Boulevard just west of the intersection of Highland Avenue from District MPD/ICO to District MPD/ICO/HO in order to designate Leonard Smith Hall at 1700 Independence Boulevard as a local landmark on the Kansas City Register of Historic Places. (CD-CPC-2026-00003)

body

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-1530, rezoning an area of approximately .16 acres generally located at 1700 Independence Boulevard from Master Planned Development/Independence Corridor Overlay (MPD/ICO) to (MPD/ICO/Historic Overlay), said section to read as follows:

Section 88-20A-1530, That an area legally described as:

A 20,305 sq ft lot: Beg at 375' w of se cor of Lot 20, Block 1, Dykington Place, th n 147', th 77' w, th sw 95' th s 97', th e returning to pob.

Legal

is hereby rezoned from Master Planned Development/Independence Corridor Overlay (MPD/ICO) to MPD/ICO/HO (MPD/ICO/Historic Overlay), all as shown outlined on a map marked Section 88-20A-1530, 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 Leonard Smith Hall was built in 1927 and designed by the firm of Hoit, Price and Barnes and is a good example of the Colonial Revival/Georgian Revival Style of architecture and also has historical value for its association with Children's Mercy.

Section C. That the Historic Preservation Commission recommended approval of the designation of Leonard Smith Hall at 1700 Independence Boulevard to the Kansas City Register of Historic Places (H/O Overlay) at its meeting on December 19, 2025.

Section D. That the City Plan Commission recommended denial of the inclusion of the property on the Kansas City Register of Historic Places (H/O Overlay) at its meeting on March 4, 2026.

Section E. That the City Council considered the factors set forth in Section 88-580-01-F of the Zoning and Development Code in making its decision, including the criteria used in determining eligibility for listing on the U.S. Department of Interior's National Register of Historic Places, and specifically Criterion A, as the property was associated with events that have made a significant contribution to the broad patterns of the City's history in the area of healthcare for its association with Children's Mercy; and Criterion C in the area of architecture, as the property is a good example of the Colonial Revival/Georgian Revival Style.

Section F. 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.

end

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

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



Do you need interpretation? We can help! OLA@kcmo.org 816-513-1030