
Ordinance number 260056

From Margie Valentin <sev012003@yahoo.com>

Date Mon 4/20/2026 9:19 AM

To Public Testimony <Public.Testimony@kcmo.org>; Rea, Crispin <Crispin.Rea@kcmo.org>; Willett, Nathan <Nathan.Willett@kcmo.org>; Bunch, Eric <Eric.Bunch@kcmo.org>; Parks-Shaw, Ryana <Ryana.Parks-Shaw@kcmo.org>; Melissa Patterson Hazley <mphazley@umkc.edu>

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Sponsor: Director of Planning and Development Department

Rezoning an area of about 0.2 acres generally located at the southeast corner of Troost Avenue and East 5th Street from UR to District B2-2 to allow for an entertainment venue. (CD-CPC-2025-00160)

Good Morning.

Please deny the rezoning for this property at 5th and Troost. It is currently zoned UR and received a 10 year tax abatement. It was approved for use as a photography studio only.

CPC denied rezoning because Mr. Nichols was not honest about past and current uses as an event space. He would not answer direct questions about the frequency of events or the number of people and denied problems such as police calls and nuisances, including fireworks and excessive noise. We do not know if it has been inspected or insured for safety, dumpster, sprinkler system, etc.

Event spaces do not limit or control alcohol consumption. Neighbors have seen people intoxicated (passed out) in the adjoining alley.

There were, for sure, 2 events this weekend, both Friday, April 17, 2026, and Saturday, April 18, 2026, evenings.

He clearly doesn't care that (A) he's been denied by both the BZA and CPC and (B) City Council hasn't made a final verdict on this, as his case hasn't cleared committee yet nor has it been voted on by full council. As of now, he's still zoned UR and is not allowed to be hosting any events, regardless of size. It's a continuation of the pattern he's demonstrated over the years that regardless of what his zoning permits, he's going to do what he wants.

If his request is granted, he would be rewarded for not following the instruction of the BZA, the City Codes and also not following the process of neighborhood hearings as he was granted multiple continuances.

Thank you for your time.

Margaret A. Valenti

Treasurer, Columbus Park Community Council
On behalf of Columbus Park Community Council

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