

Date: July 30, 2024

To: City Plan Commission

From: Christina Boveri 4447 Pennsylvania Avenue

RE: **PLEASE REJECT REZONING 4438-4450 WASHINGTON, CD-CPC-2024-00095**

Hello, my name is Christina Boveri and I live directly behind this proposed development. I am also a residential real estate broker with 25 years' experience. I bought my single-family home for privacy which has already been violated by the 4434 Washington development. I can no longer just sit on my back patio without the residents of this development staring down on me from their balconies or windows. We have not only been inundated with development on each end of our street but now developers are encroaching into our own private space. You do not see this happening in South Plaza, West Plaza, West Side or any neighborhood in Midtown where a developer is trying to rezone to R-0.75 right next to and R-6 with no alley or street in between (the height of our bungalows is 17-18 feet). There will be several pictures throughout this letter to convey my concerns. I only hope you can put yourself personally in my shoes as if this was your HOME and how you would feel.

Please note some of the discrepancies I have found that go directly against the Midtown/Plaza Area Plan which as you know was and extensive process. This adoption had surveys from 497 residents and 228 area businesses not to mention close to 50 individuals on the steering committee and plaza workgroup committee. MPAP notes below which apply to 88-515-08 Review Criteria that is used in making a decision on a proposed zoning amendment.

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REINFORCE AND EMBRACE AN URBAN DEVELOPMENT PATTERN: (for example, single family neighborhood of 5,000 square lots zoned R-5 allow Semi -Attached, Townhomes, and Two-unit House building types) In effort to preserve the character of the area. And encourage residential infill with comparable scale and character.

RESPECT APPROPRIATE, ESTABLISHED LAND USES AND PREVENT ENCROACHMENT:



Maintain the character and quality of life of area neighborhoods

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RESPECT THE SCALE AND CHARACTER OF ADJACENT DEVELOPMENT



I do not see how this is respecting our 17-18 ft bungalow alongside Pennsylvania Street. Not to mention the townhomes on Washington to the South are 23.7 feet.

Pg. 30 Recommended Land Use height limit of 45 feet, the 4434 Washington project is already in violation of the current code as the height is 53.7 feet. Remember we are directly behind this development.

Pg. 39 Maintain predominant form. The predominant form is the single-family homes
Zoning and Use of nearby properties: Single family homes and Townhomes

Physical Character of Area are all bungalows behind the proposed development and Townhomes across the Street and to the South of the proposed project.

Whether public facilities and services will be adequate to serve the development.

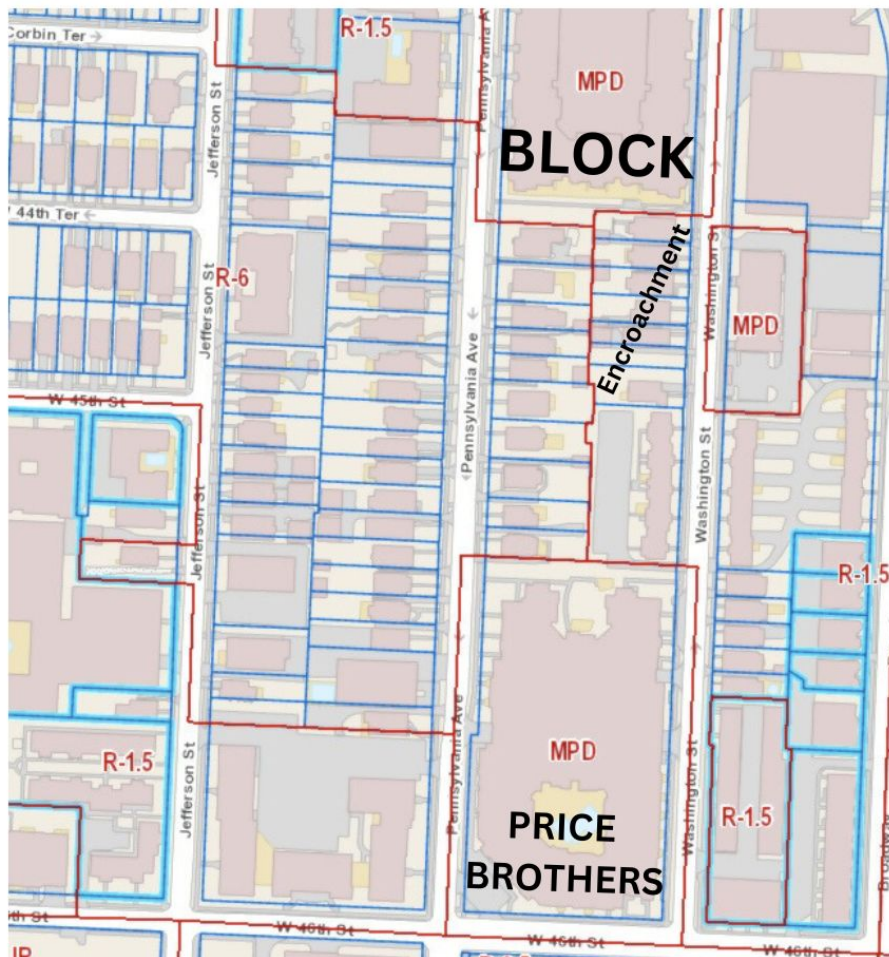
We already have a parking problem with 44 Washington (at 4400 Washington) and 46 Penn (at 46th and Pennsylvania) on each end of the street.



The extent to which approving the rezoning will detrimentally affect nearby properties;

This development will drastically devalue our homes on Pennsylvania as I know from experience the effect on a home's value next to an apartment building compared to next to another single-family home.

I urge the City to do what is right here. I have been a big cheerleader for KC over the years and understand the importance of density and growth for our city. The issue is there are appropriate places for this and other places where it is not appropriate as it affects people and their homes, their privacy and the character of the neighborhood for which they bought in. There are thousands of apartments currently under construction and proposed projects throughout our city. There is plenty of density happening and currently our apartment buildings are not full. **The larger scale projects should remain on major thoroughfares and not in residential neighborhoods. Please preserve our single family homes.**



I appreciate your time and consideration to NOT allow this to be rezoned. Please think about the homeowner when making this decision and the many aspects that do not respect the Midtown / Plaza Area Plan. Thank you.

Christina Boveri