

Neighborhood Planning and Development Committee
City of Kansas City Missouri
414 E. 12th Street, 15th Floor
Kansas City, MO 64106
Via Electronic Mail to public.testimony@kcmo.org
Courtesy Copy to City Planning Staff: ahnna.nanoski@kcmo.org

Re: Rezoning of 4438-4450 Washington, CD-CPC-2024-0095 Ordinance No. 240814

Dear Committee Members:

The Union Hill Neighborhood Association joins with the Plaza Westport Neighborhood to oppose the rezoning of 4438-4450 Washington, from R-1.5 to R-.75. As another Midtown neighborhood, we are chiefly concerned about the precedent that would be set if the City chooses to override the existing adopted Midtown Plaza Area Plan that was approved by the City Council by Resolution No. 150899, adopted January 7, 2016.

This zone change request, as we understand it, will directly violate the Plaza Bowl concept in the Midtown Plaza Area Plan which limits the height restrictions for this specific address to its current Zoning District R-1.5. The Union Hill Neighborhood is dismayed that the city would override the Area Plan and yield toward the developer request. This sets a precedent for other developer zoning change requests throughout Kansas City, and it is one that we do not support.

Moreover, the Area Plan was put into place to 'preserve surrounding neighborhoods' and to 'maintain community character'. The proposed zoning change will result in increased density and height of the proposed rezoning of four tax parcels (4438-4450 Washington) and will negatively impact the quality of life of the residents of the core of single-family homes along Pennsylvania and other residents. The height disparity between the existing single-family and the potential heights in the proposed zoning district will dwarf the existing homes, most of which have been in existence for nearly 100 years. Approving this proposed zoning change clearly does not support the preservation of surrounding neighborhoods and their character.

Relatedly, a part of the resolution to reduce risk for Midtown neighborhoods is for a text amendment to Section 88-518-02.A. As currently written, that Section results in no binding plan being considered alongside the rezoning application for multi-family complexes of 20 units or smaller. We join Plaza Westport Neighborhood Association in seeking to amend such section to require a project plan for structures that have more than six units, rather than the currently applicable 20 units. This modification would significantly reduce the "bait and switch" risk to neighborhoods and the undermining of the public engagement process. That language change could be as simple as:

88-518-02-A. Project plan review and approval is required for any development containing more than ~~20~~6 dwelling units, but less than the 50 residential units requiring development plan review and approval per 88-517.

Sincerely,

Stacy Garrett, President

Union Hill Neighborhood Association Board