PWNA
PLAZA WESTPORT NEIGHBORHOOD ASSOCIATION

September 4, 2025

Neighborhood Planning and Development Committee
Mayor Pro Tem Ryana Parks-Shaw, Chairperson
4th District Councilmember Eric Bunch, Vice Chairperson
1st District Councilmember Nathan Willett, Committee Member
3rd District At Large Councilmember, Melissa Patterson-Hazley, Committee Member

Supplemental Copy to City Clerk at public.testimony@kcmo.org
Courtesy Copy to Ahnna Nanoski and Sara Copeland, City Planning and Development Staff

Re: **Ordinance No. 250639**

Dear Mayor Pro Tem and Committee Members:

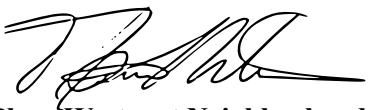
Plaza Westport Neighborhood Association (PWNA) is asking the Neighborhood Planning and Development Committee to consider a Committee Substitute for Ordinance No. 250639. This is consistent with the City Planning staff's recommended alternative revised text amendment. And this alternative was considered and recommended by the City Plan Commission (CPC) when it heard Case No. CD-CPC-2025-1027.

The PWNA recommends Committee Substitute for Ordinance No. 250639 for 3 reasons:

- keep the "Seville West" site within the defined "Country Club Plaza" of Zoning Code Section 88-810-395, but update the height for the subject parcel as codified in the Zoning Code Section 88-120-04-B, including Table 120-2;
- retain the prohibition of nuisance uses that would otherwise be permitted if the Seville West site was taken out of the Zoning Code defined area of the Country Club Plaza; and
- amend where office uses are allowed to give added flexibility to adapt the Plaza to current demand and needs.

PWNA remains concerned about the proposed alternative height amended from 130 feet to 275 feet at the Seville West site that may encourage more requests to add height. PWNA worked hard, alongside others, to obtain the height safeguards in Ordinance No. 190100, and believes that those heights set for the Plaza Bowl Overlay District should remain in place to provide a reliable basis for future development and investment by both commercial and residential uses. Our main concern is for the architectural significance and heritage of the Country Club Plaza.

Sincerely,



Plaza Westport Neighborhood Association
By Robert K. Martin, President. Plazawestport.association@gmail.com

Cc: Andrea Bough, 6th District At-Large Councilmember
Johnathan Duncan, 6th District Councilmember

From:	Amelia McIntyre
To:	Public Testimony; West, Daliah; Parks-Shaw, Ryana; Bunch, Eric; Willett, Nathan; Melissa Patterson Hazley; Clerk
Cc:	Bough, Andrea; Duncan, Johnathan; Foster, Katrina; Santner, John; Robert Martin; Nanoski, Ahnna; Copeland, Sara
Subject:	Public Testimony on Ordinance No. 250639 before NPD Committee
Date:	Saturday, September 6, 2025 11:12:34 AM
Attachments:	PWNA Testimony to NPD Committee on Ordinance No 250639 9-9-2025.pdf

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On behalf of the Plaza Westport Neighborhood Association, attached is the public testimony on behalf of such City-registered neighborhood for the public record of **Ordinance No. 250639**. It is scheduled to be heard on this coming **Tuesday, September 9**, before the Neighborhood Planning and Development Committee.

Thank you in advance for timely making sure that this public testimony is a part of the public record for **Ordinance No. 250639**.

Amelia McIntyre, Member of and on behalf of Plaza Westport NA