



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

02/06/2024

Project Name
BLOCK Real Estate Apartment Rezoning

Docket #2

Request
CD-CPC-2023-00173
Rezoning

Applicant
Doug Stone
Lewis Rice
1010 Walnut St, Unit 500
Kansas City, MO 64106

Owner
Ken Block
Block Real Estate
4622 Pennsylvania Ave
Kansas City, MO

Location ~ 4511 Summit St
Area About .3 acres
Zoning R-1.5
Council District 6
County Jackson
School District KCMO 110

Surrounding Land Uses
North: Residential Uses, zoned R-1.5
South: Residential Uses, zoned R-0.75
East: Residential Uses, zoned R-1.5
West: Residential Uses, zoned R-1.5

Major Street Plan
Summit St is not identified on the City's Major Street Plan.

Land Use Plan
The Midtown/Plaza Area Plan recommends Residential High Density for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 11/26/2024. Scheduling deviations from 2024 Cycle 1.1 have occurred.

- CPC review was delayed for additional time to discuss the case with neighboring properties and associations.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Plaza Westport Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 12/19/23. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

A total of four lots, two vacant and two with detached dwelling units, occupy the subject site. Multi-unit structures surround the north, east, and south sides of the site with townhomes to the west.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval for rezoning the subject site to R-0.75 to accommodate the development of a 16-unit apartment complex.

CONTROLLING + RELATED CASES

None.

PROFESSIONAL STAFF RECOMMENDATION

Docket #2 Recommendation
Approval

PLAN REVIEW

The applicant is seeking to rezone the subject site from R-1.5 (Residential) to R-0.75 (Residential) to allow for a 16-unit apartment complex to be developed.

	Lot Size, min. lot area per unit (sq ft)	Subject Site (sq ft)	Proposal (16 units, .3 acres)	Density
R-1.5	1,500 per unit	13,378.5	24,000 sq ft	X
R-0.75	750 per unit	13,378.5	12,000 sq ft	P

PLAN ANALYSIS

Residential Lot and Building (88-110), Use- Specific (88-300), and Development Standards (88-400)

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110)	N/A	N/A	N/A
Accessory or Use- Specific Standards (88-305 – 385)	N/A	N/A	N/A
Boulevard and Parkway Standards (88-323)	N/A	N/A	N/A
Parkland Dedication (88-408)	N/A	N/A	N/A
Parking and Loading Standards (88-420)	N/A	N/A	N/A
Tree Preservation and Protection (88-424)	N/A	N/A	N/A
Landscape and Screening Standards (88-425)	N/A	N/A	N/A
Outdoor Lighting Standards (88-430)	N/A	N/A	N/A
Sign Standards (88-445)	N/A	N/A	N/A
Pedestrian Standards (88-450)	N/A	N/A	N/A

SPECIFIC REVIEW CRITERIA**Zoning and Development Code Map Amendments, Rezoning (88-515-08)**

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

- A.** Conformance with adopted plans and planning policies;
 - *Per the Midtown/Plaza Area Plan, the Residential High Land Use designation corresponds with the R-1.5 zoning district and is for "single-family, townhome, two-unit houses, multi-unit houses, multiplexes, and multi-unit buildings up to 29 units per acre."*
 - *The R-0.75 does not correspond with a land use designation in the Midtown/Plaza Area Plan. AN*
- B.** Zoning and use of nearby property;
 - *North (directly adjacent): 6-unit apartment complex, zoned R-1.5*
 - *East (directly adjacent): Condominium, 47 units, zoned R-1.5*

- *South (directly adjacent): 67-unit apartment complex, zoned R-0.75*
 - *West: Townhomes (~16 units), 3 detached dwelling units, and a 10-unit apartment building on Summit St between W 45th and W 46th St. AN*
- C.** Physical character of the area in which the subject property is located;
The Country Club Plaza, which is an outdoor retail/dining center with personal service/medical uses, is south of the subject site. This activity center attracts a lot of high-density residential and lodging uses to the area. AN
- D.** Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
The public facilities and services needed for residential development are accessible at the subject site. Public facility and service adequacy for the 16-unit proposal will be assessed during the building permit review. AN
- E.** Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;
Residential uses are permitted at the subject site under the existing R-1.5 zoning district. There are no differences in use/entitlement requirements between the R-1.5 and R-0.75 zoning districts. AN
- F.** Length of time the subject property has remained vacant as zoned;
In 2018 all four lots were occupied by detached dwelling units. By 2022, two of the detached dwelling units were demolished, with the remaining detached dwelling units slated for demolition to accommodate a proposed 16-unit apartment building. AN
- G.** The extent to which approving the rezoning will detrimentally affect nearby properties; and
There are a lot of high-density apartment complexes north of the Country Club Plaza. The addition of a 16-unit apartment complex at the subject will not detrimentally affect the nearby properties. AN
- H.** The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
The property owner can build 9 units if the rezoning is not granted. AN

ATTACHMENTS

1. Conditions Report [N/A]
2. Applicants Submittal [N/A]
3. Public Engagement Materials
4. Additional documents, if applicable.
 - a. Written Public Testimony.

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL** as stated in the conditions report.

Respectfully Submitted,

Ahna Nanoski, AICP
Lead Planner

Doug Stone
816-472-2539
dstone@lewisricekc.com

December 8, 2023

**TO ALL PARTIES ON THE
ATTACHED DISTRIBUTION LIST:**

PUBLIC MEETING NOTICE

Please join our client, 45 Summit, LLC, for a meeting regarding its application for approval of a Rezoning from R-1.5 to R-0.75 (Case Number CD-CPC-2023-00173) to allow for 16 residential units at 4511-4521 Summit Street, Kansas City, Missouri 64111. The meeting will be conducted virtually as set out below.

Meeting Date & Time: December 19, 2023 at 4:00 pm

Meeting Location/Link:

<https://us02web.zoom.us/j/89088618326?pwd=UUlpRlZtalNjZk5WOW5BT1lVNmZQ1UT09>

Meeting ID: 890 8861 8326 Passcode: 388535

Project Description: Development of a 16 unit (+/-) residential building.

If you have any questions, please contact:

Name: Douglas Stone

Phone: (816) 421-2500

Email: dstone@lewisricekc.com

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at www.kcmo.gov/publicengagement.

If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at www.Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Doug Stone

Douglas S. Stone

DSS:taw

LEWIS RICE

PUBLIC MEETING NOTICE

Case Number CD-CPC-2023-00173

RECIPIENT LIST FOR NOTICE

Plaza Westport Neighborhood
Association, PO Box 10243
Kansas City, MO 64171

4505 Madison LLC
4310 Madison Ave Ste 110
Kansas City, MO 64111

46 Jefferson Condominium
Association
7171 W 95th Street Ste 220
Overland Park, KS 66212

46 Summit LLC
4310 Madison Ave Ste L103
Kansas City, MO 64111

46th & Madison LLC
120 South Central Ave
Clayton, MO 63105

Mini R & Sabu Abraham
16605 Rosewood St
Stilwell, KS 66085

Pranay & Khatod Simran M
Agarwal
4530 Jefferson St Unit 4-a
Kansas City, MO 64111

Carson Andreoli
4565 Madison Ave
Kansas City, MO 64111

Atlante Enterprise LLC
341 SE Chelsea Ln
Lee's Summit, MO 64063

Robert F Audley
4511 Headwood #10
Kansas City, MO 64111

Digant Bachani
4540 Jefferson St
Kansas City, MO 64111

Michael Steven Barkley
4500 Jefferson St Unit 101
Kansas City, MO 64111

Larry W Barlish
4511 Headwood Dr Ste 12
Kansas City, MO 64111

Ami Beck
4515 Headwood Dr Ste 1
Kansas City, MO 64111

Michael J Bellari
716 W 45th St
Kansas City, MO 64111

Jonathan E & Allison K
Benevides
4536 Jefferson St Unit 8B
Kansas City, MO 64111

Dalton D Berentsen
4557 Madison Ave
Kansas City, MO 64111

Andrew & Emanuel Sonia
Birner
4450 Summit St
Kansas City, MO 64111

Joseph L Black
4515 Headwood Dr #14
Kansas City, MO 64111

Shelly Blomstrom
706 W 46th St Unit 706
Kansas City, MO 64111

Gary Bodenhausen
729 W 44th Ter
Kansas City, MO 64111

Joshua Jay Boehm
4452 Summit St
Kansas City, MO 64111

Brentwood Condominiums
4512 Baltimore
Kansas City, MO 64111

Audrey Burdick
4505 Headwood Dr # 8
Kansas City, MO 64111

Marilyn I Carino
4555 Madison Ave
Kansas City, MO 64112

Carter Development Company
LLC
3000 W 117th St
Leawood, KS 66211

Angela Marie Case & Andrew
Kyle Milian
4530 Jefferson St Unit 1-a
Kansas City, MO 64111

Christim LLC
2100 Crenshaw Rd
Independence, MO 64055

Alison Chung
4537 Madison Ave
Kansas City, MO 64111

David R Clevenger III
4515 Headwood Dr # 11
Kansas City, MO 64111

Jakob P Cloverdyke
4536 W Jefferson St Unit 5B
Kansas City, MO 64111

Robert H & Carol S Cohon
4511 Headwood Dr Unit 202
Kansas City, MO 64111

Michael Cole
4515 Headwood Dr #2
Kansas City, MO 64111

LEWIS RICE

PUBLIC MEETING NOTICE

Case Number CD-CPC-2023-00173

Kyle Crow
4547 Madison Ave
Kansas City, MO 64111

Thomas J & Carrie E Demaria -
Trustees
9848 Saddletop St
Lenexa, KS 66227

Brettany C Demier
4561 Madison Ave
Kansas City, MO 64111

Bruce T & Kimberly K Derr
730 W 45th St
Kansas City, MO 64111

Thomas King Dewitt
736 W 45th St
Kansas City, MO 64111

Tor A Dixon
4535 Madison Ave
Kansas City, MO 64111

Matthew J Dodge
6321 Walnut St
Kansas City, MO 64113

April & Anthony Donnici -
Trustee
118 N Conistor Ln # 292
Liberty, MO 64068

David Scott Dyer
4522 Summit St Unit B
Kansas City, MO 64111

Roberta Eaton
214 W Marquita St Apt B
San Clemente, CA 92672

Jane Catherine Ehinger Trustee
2727 Southwest Blvd
Kansas City, MO 64108

Evelyn L Erie
4512 Jefferson, unit I-204
Kansas City, MO 64111

Sean Everhart
4511 Headwood Dr Apt 5
Kansas City, MO 64111

Far Ling Ng Living Trust Dated
7/19/1995
9000 Bond St
Overland Park, KS 66214

Fonteinstad 7 LLC
9000 Lees Summit Rd
Kansas City, MO 64139

Charles Franklin
4330 McGee St
Kansas City, MO 64111

Jessica Freund
4530 Jefferson St Unit 3-a
Kansas City, MO 64111

Matthew V Fuoco
PO Box 5992
Kansas City, MO 64171

Khosrow & Faranak Gharibpour
4700 Iron Horse Dr
Leawood, KS 66224

Robert & Maria Gilliland
4508 Jefferson St
Kansas City, MO 64111

Brandon D & Andrea A Graham
4004 Sophora St
Lawrence, KS 66049-7817

John W Gravely
4567 Madison Ave
Kansas City, MO 64111

Cory G Gruss
4511 Headwood # 8
Kansas City, MO 64112

Gregory G & Theresa A Gruss
4512 Jefferson St Ste 6
Kansas City, MO 64111

Logan Haines & Geneva
Harriman
5104 NW Montebella Dr
Riverside, MO 64150

Debra M Harris
4515 Headwood 12
Kansas City, MO 64111

Kelly Hedgpeth
4512 Jefferson St
Kansas City, MO 64111

Chandler F Hight
4515 Headwood Dr #7
Kansas City, MO 64111

Carlos Hollwell
4526 Summit St
Kansas City, MO 64111

Holly Street Investors LLC
117 S Lexington St Ste 100
Harrisonville, MO 64701

Nicole Hopkins
4543 Madison Ave
Kansas City, MO 64111

Debra J Hoskins & Christine E
Hoskins
6432 Verona Rd
Mission Hill, KS 66208

Hsiao Ya Ling & Tsai Yi Yu
4523 Madison Ave Unit 201
Kansas City, MO 64111

James R & Catherine M
Hubbard
4502 Summit St
Kansas City, MO 64111

Joyce Y Hwang
4529 Madison Ave
Kansas City, MO 64111

LEWIS RICE

PUBLIC MEETING NOTICE

Case Number CD-CPC-2023-00173

Hiba Ibad
4541 Madison Ave
Kansas City, MO 64111

James F Henderson Revocable
Trust
732 W 45th St
Kansas City, MO 64111

Herbert W Jester
4521 Summit St
Kansas City, MO 64111

Maria Jimenez Teresa Martinez
4536 Jefferson St Unit 3-b
Kansas City, MO 64111

Kelly Johnson
4510 Summit St
Kansas City, MO 64111

Darryl W Jones II
100 Woodcrest Ln
Coppell, TX 75019

Margaret O & Jeffrey J Jones II
4522 Summit St Unit A
Kansas City, MO 64111

Mark Kaiser & Kevin M Kaiser
4511 Headwood Dr Ste 14
Kansas City, MO 64111

Nathan Kakazu
4536 Jefferson St Unit 2-b
Kansas City, MO 64111

John & Julia Kao Trust
26 Chiswick Cir
Bloomington, IL 61704

Tanya Kelley
4510 Jefferson St
Kansas City, MO 64111

Nathan A Kline
737 W 44th Ter
Kansas City, MO 64111

Sarah Knoll
4512 Jefferson Unit 5
Kansas City, MO 64111

Mark D Lee & Carla Gravino
4505 Headwood Dr # 5
Kansas City, MO 64111

Michael O Leffingwell
4512 Jefferson St #4
Kansas City, MO 64111

Lodging Company Inc
151 S Cedar Niles Rd
Gardner, KS 66030

Lowe Family Holdings LLC
4524 Summit St
Kansas City, MO 64111

Andrew A Mackay
702 W 46th St Unit 702
Kansas City, MO 64111

Ron Malka
4444 Summit St
Kansas City, MO 64111

Jordan William Marshall
4512 Jefferson St Unit 3
Kansas City, MO 64111

Virginia Ann & James Mervin
Mayhill
4563 Madison Ave
Kansas City, MO 64111

Bruce McGillivray
4505 Headwood Dr Ste 3
Kansas City, MO 64111

Charles B Mee
4528 Jefferson St
Kansas City, MO 64111

Brian S Meredith & Rebecca J
Martin
4511 Headwood Dr Unit 9
Kansas City, MO 64111

Oluwaseun Mesele
4512 Jefferson St Unit 7
Kansas City, MO 64111

Stephen La & Sandra Yc
Michael
4508 Summit St
Kansas City, MO 64111

Tim L & Diana E Mooremeier
4500 Summit St
Kansas City, MO 64111

Michael C Moye-Rowley
4505 Headwood Dr Ste 7
Kansas City, MO 64111

John F & Anne E Mulvihill
4511 Headwood Dr Unit 1
Kansas City, MO 64111

Pranjal Nenpane
4530 Jefferson St Unit 7A
Kansas City, MO 64111

NG Far Ling & Richard-
Trustees
9000 Bond St
Overland Park, KS 66214

Mary Louise Nigro
4511 Headwood Dr Ste 3
Kansas City, MO 64111

Ebot Nki
4533 Madison Ave
Kansas City, MO 64111

Ahmad Noory & Luz Maria
Alvarez
4505 Headwood Dr Ste 2
Kansas City, MO 64111

Molly Olson
4545 Madison Ave
Kansas City, MO 64111

Phillip F Osborne
4511 Headwood Drive Unit 2
Kansas City, MO 64111

Palcher Properties KC LLC
211 Orchard
Kansas City, KS 66101

LEWIS RICE

PUBLIC MEETING NOTICE

Case Number CD-CPC-2023-00173

Kendra Peck
641 Devonshire Dr
Prosper, TX 75078

Penn 31 LLC
2100 S Crenshaw Rd
Independence, MO 64057

Pensco Trust Company LLC
Custodian
PO Box 981012
Boston, MA 2298

Qasim A & Amna Pervaiz
8623 N Eastern Ave
Kansas City, MO 64127

PRG 45 Madison LLC
2701 E Luzerne St
Philadelphia, PA 19137

Provident Investments LLC
PO Box 894
Grandview, MO 64030

George William Quatman &
Denise Marlene
4516 Summit St
Kansas City, MO 64111

Andrew Raddant
4448 Summit St
Kansas City, MO 64111

Ramrap Holdings LLC
9711 Sunset Cir
Shawnee Mission, KS 66220

S Krishna & Malathi Reddy
4573 Madison Ave
Kansas City, MO 64112
Camille Reneau
4515 Headwood Dr Unit 3
Kansas City, MO 64111

Jerome Ritchie
4523 Madison Ave Unit 101
Kansas City, MO 64111

Rita Rodina
1300 NW 75th St
Kansas City, MO 64118

Rodney D Adams Trust Dated
8/31/2021
712 W 45th St
Kansas City, MO 64111

Christine Sankpill
4528 Summit St
Kansas City, MO 64111

Brett Scherer
4446 Summit St
Kansas City, MO 64111

Mark & Tricia Schlipman
3420 Clayton Rd
Quincy, IL 62301

Anthony Michael Scola
4585 Madison Ave
Kansas City, MO 64111

Eileen H Sherman
720 W 45th St
Kansas City, MO 64111

Jay C Shimmens
4583 Madison Ave
Kansas City, MO 64111

Sarah L Shipley
4519 Headwood Dr Unit 9
Kansas City, MO 64111

Mark Thomas & Susan Shreeve
Ranstrom-Tr
4200 Kensington Ave
Richmond, VA 23221
Dillon Concard Shupe
4536 Jefferson St Unit 1-b
Kansas City, MO 64111

Sharon Ruth Skaggs &
Elizabeth Ann Burke
220 E Carolwood Dr
Tucson, AZ 85737

Nicole B Smith
4549 Madison Ave
Kansas City, MO 64111

Soyamm LLC
5348 Vegas Dr #784
Las Vegas, NV 89108

Phillip C Stewart
721 W 44th Ter
Kansas City, MO 64111

Strategic Equity LLC
6017 W 142nd St
Overland Park, KS 66223

Stuart Properties Inc
2507 Meadow Lark Ln
Columbia, MO 65201

Benjamin & Amanda Sundling
733 W 44th Ter
Kansas City, MO 64111

Ray Sandy Sutton - Trustee
4519 Headwood Dr Unit 10
Kansas City, MO 64111

Emily L Swindler
4536 Jefferson St Unit 7
Kansas City, MO 64111

Sydney Shelton Swyers
4515 Headwood 15
Kansas City, MO 64111

Susan Marie Tarpley Trustee
4521 Madison Ave Unit 204
Kansas City, MO 64111

Massoud & Shahin Tehrani
Trustees
13701 Meadow Ln
Leawood, KS 66224

The Rochester Ralston 2010
Trust Dated 11/5/2010
35 Shamrock Cir
Santa Rosa, CA 95403

Ross Tiemeyer
708 W 45th St
Kansas City, MO 64111

LEWIS RICE

PUBLIC MEETING NOTICE

Case Number CD-CPC-2023-00173

Jimby Paul C Tongson
4553 Madison Ave
Kansas City, MO 64111

Lana Torczon
4512 Jefferson Unit 1303
Kansas City, MO 64111

Brenda B Tretbar
4512 Jefferson # 12
Kansas City, MO 64111

Dennis W Trusty
4512 Jefferson St 9
Kansas City, MO 64111

Gary R Varner
4536 Jefferson St Unit 6-b
Kansas City, MO 64111

Vesali Living Trust Dated
2/3/2020
4518 Summit St
Kansas City, MO 64111

Sarah Jane Voorhees Trustee
4520 Summit St
Kansas City, MO 64111

Ning Wang
725 W 44th Ter
Kansas City, MO 64111

Lance Washington
704 W 45th St
Kansas City, MO 64111

Timothy Watkins
4577 Madison Ave
Kansas City, MO 64111

Michael L Weaver
4505 Headwood 1
Kansas City, MO 64111

Scott Welch
4579 Madison Ave
Kansas City, MO 64111

Westport Today of Kansas City
LLC
901 E 104th St
Kansas City, MO 64131

Johannes & Jill Westra
2927 W 48th St
Westwood, KS 66205

Laura E Willhite
4511 Headwood Dr 7
Kansas City, MO 64111

James D & M Jane Williams
4505 Headwood 10
Kansas City, MO 64111

Susan Renee Williams
4530 Jefferson St Unit 5A
Kansas City, MO 64111

Christina Huber Wink &
Douglas Mitchell
728 W 45th St
Kansas City, MO 64111

James W & Linda S & Hilary L
Winn
704 W 46th St
Kansas City, MO 64112

Joseph T & Leslie M Woods
4512 Summit St
Kansas City, MO 64111

Alan Zonno
4506 Summit St
Kansas City, MO 64111

Meeting Sign-In Sheet

Project Name and Address

4511-4521 Summit Rezoning; CD-CPC-2023-00173

Name	Address	Phone	Email
Attached List			

Alan Winters, 4512 Summit St.

Sydney Swyers , Apt. 15

Brenda Tretbar. 4512 Jefferson St Apt. 12

Virginia Mayhill, 4563 Madison Ave

ML Nigro: HOA President, Brentwood

Amelia McIntyre, Plaza Westport NA, 4545 Wornall Rd

Jane Ehinger, 4536 Summit St.

Bill Quatman, The Tudors HOA

Sharon Canada Miller - Neighbor at The Tudors

Nadia Amato - HOA Secretary, 4521-23 Madison Ave

Nicole Smith – Neighbor

Jeff Jones

Jessica Kongs, Board Member, 46 Jefferson Condo Association

Matt Fuoco – PWNA

Sarah Shipley

Christina Roth

Phoebe Roberts

Tim Moormeier

Nicole Smith

Robert Martin



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # [REDACTED]

Meeting Date: [REDACTED]

Meeting Location: [REDACTED]

Meeting Time (include start and end time): [REDACTED]

Additional Comments (optional):

January 9, 2024

Re: Proposed Apartment Building 4511-4521 Summit – Case No. CD-CPC-2023-00173

Dear Public Engagement:

I am writing on behalf of The Brentwood Condominium Association. The Brentwood is a 47-unit condominium complex located to the immediate east of the proposed apartment building, across Headwood Drive.

The Brentwood has serious concerns about the rezoning of 4511-4521 Summit. As proposed, four single family lots will be replaced by a sixteen-unit apartment building. The developer seeks to have the apartment building's twenty space parking garage accessed from Headwood Drive. That will require two driveway curb cuts on Headwood Drive, to allow entry into and exit from the parking garage.

The developer's proposal will adversely affect the Brentwood and the 46th & Jefferson townhomes to the south of the Brentwood. The west side of the Brentwood abuts Headwood Drive which is a short, narrow dead-end street south of 45th Street. Presently, Headwood Drive serves as an access road to portions of the Brentwood and portions of the townhomes condominiums, as well as street parking for residents and guests of both condominium complexes.

Our primary concerns are about safety and traffic congestion. As the attached photographs show, the street parking spaces along Headwood Drive are often fully occupied on both sides of the street, allowing only one vehicle at a time to pass through. The introduction of twenty more vehicles using Headwood Drive on a daily basis will overburden that street. There are already instances of Headwood Drive being blocked by moving, trash, and delivery trucks. With the introduction of more vehicles using Headwood Drive, there will be times when emergency vehicles will not be able to access this street, creating a danger to the area residents.

Another concern relates to the density of the project. Sixteen residential units in the proposed space adds a lot of people and traffic to the neighborhood. It is my understanding that an apartment building can be constructed on the lots under their current zoning, provided the number of units does not exceed nine. Nine units or fewer seems more appropriate for that space.

Our final concern is the loss of street parking. The proposed driveway curb cuts on Headwood Drive will result in the loss of at least four needed parking spaces. Headwood Drive already lost parking when the Carter's apartments were built. It cannot afford to lose any more parking spaces.

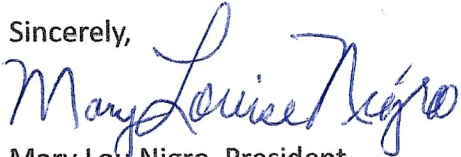
Summit Street on the west side of the proposed apartment building, does not have the same problems as Headwood Drive. Summit Street is a wider, one-way street. It is presently

underutilized in both traffic and parking. Access to the proposed parking garage should be from Summit Street.

Headwood Drive is not an appropriate access point to the parking garage for the proposed new apartment complex. The developer of The Dorsett recognized this and moved its parking garage access from Headwood Drive to Summit Street. The developer of the proposed new apartment building needs to do the same before its development and rezoning can be approved.

Thank you for your time and consideration in this matter. Please let me know if you have questions.

Sincerely,

A handwritten signature in blue ink that reads "Mary Lou Nigro". The signature is written in a cursive, flowing style.

Mary Lou Nigro, President

The Brentwood Condominium Association

4511 Headwood Drive, #3

Kansas City, MO 64111

January 15, 2024

Re: Proposed Apartment Building 4511-4521 Summit – Case No. CD-CPC-2023-00173

Dear Public Engagement:

The Brentwood has some serious concerns about the rezoning of 4511 – 4521 Summit with the addition of two garage entryways on Headwood Drive. The west side of Brentwood is on Headwood Drive, which is a short and dead-end street off 45th Street heading south. Joe Carter's apartment complex at the west corner of 45th Street and Headwood Drive took away parking spaces. which are shown in the pictures taken Tuesday 1/2/24 and Sunday 1/7/24. The Dorset apartment complex needed to be rezoned due to the number of units. Since the parking was already limited on the street, the Dorset agreed to move their parking entrance to Summit with the driveway running along the north side to the back of the building. The increased density of these new developments cause more traffic coming down this narrow street of Headwood Drive. Currently it is difficult to leave the parking garages when cars are parked on both sides of the street close to the entrances. Also, there are times cars are blocked in due to trash, moving and other delivery trucks. An emergency vehicle would not be able to get through during these times which could cause severe consequences.

Now rezoning is requested again from four small single family lots to sixteen unit apartment complex with 20 parking spots in their garage. These houses had driveways with access on Summit. This new complex will increase the density to a neighborhood that it's already becoming over populated. No parking analysis has been performed to my knowledge. What are the possibilities of having a driveway off Summit running along the side to the back of the complex? The Dorset did this to alleviate problems on Headwood Drive. At a minimum they would need to widen Headwood Drive if they insist on putting the two parking entrances on Headwood Drive.

Please let me know if you have any questions. I appreciate your time in this matter.

Sincerely,

Michael Cole

Michael Cole, Vice President
The Brentwood Condominium Association
4515 Headwood Drive #2
Kansas City, Missouri 64111

LARRY BARLES H - OWNER/RESIDENT
4511 HEADWOOD DR. #12
KANSAS CITY, MO 64111

Larry Barles H
An Beck - 4515 #1

Anne Mulvihill 4511 #1

~~Pat Ann~~ #10 4511 #10

Cory Duss #8 4511 Headwood

2/10/24 4515 #3
SIDNEY SWIGERS 4515 #16
Debra Harris 4515 #12







DEAD
END

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**The Tudors Townhomes Owners Association, Inc.
4500 Summit Street
Kansas City, MO 64111**

Re: 45 Summit, LLC Project; Case No.CD-CPC-2023-00173

To the City Plan Commission:

I write on behalf of The Tudors Townhomes Owners Association, Inc., a Missouri nonprofit corporation (the “Tudors”). Our property is located immediately west of the proposed 45 Summit Project, and consists of 16 townhomes in four buildings on top of a parking garage. The entry to our garage is on Summit Street.

We object to the proposed design of the 45 Summit Project and request that the developer find a way to either increase the number of parking stalls in the garage, or reduce the number of bedrooms from 40 to 24. We voiced the following concerns at the Dec. 19, 2023 Public Hearing regarding the developer’s request for Rezoning from R-1.5 to R-0.75 and we want to put those in writing. They are:

Our property has an underground parking garage, similar to what is proposed for 45 Summit. One major difference, however, is that we provide two (2) parking stalls per Unit, and have 6 extra stalls, for a total of 38 stalls in the garage. For 16 Units, this adds up to a ratio of 2.375:1. We find that this is adequate parking and that our Members do not need to park on Summit Street.

45 Summit proposes a ratio of 1.5:1 (24 stalls for its 16 Units). However, the developer plans 8-three bedroom Units and 8-two bedroom Units at 45 Summit. With a total of 40 bedrooms, there is a potential of 40 cars for the 45 Summit residents alone. With only 24 stalls, this will force 16 residents to park on Summit Street. This does not account for any guests or contractors who need to park on Summit Street. We have two concerns about this shortage of garage parking at the 45 Summit Project:

- 1) There has been regular criminal activity on Summit Street and the surrounding streets whenever cars park on the street overnight. We see broken glass on the street weekly, showing that a break-in has occurred overnight. In 2022, an overnight guest (parents of a Tudors resident) had their car stolen from Summit Street in front of the Unit. Another Tudors resident had items stolen from his vehicle, while parked overnight on Summit Street. We have a well-founded concern that increased overnight parking on Summit Street will invite more crime to our neighborhood;
- 2) We do not feel that the 4500 block of Summit Street can support the potential for 16-20 additional cars parked there, day or night. Parking along the east side of Summit will not physically support 16-20 cars, which will result in 45 Summit residents and their guests parking on the west side of Summit, in front of our property. This will limit availability of Tudors residents to host guests or contractors, who park in front of our Units on occasion.

The Tudors provides adequate off-street parking for our Units (with a ratio of 2.375:1). The apartment complexes to the immediate north and south of the 45 Summit Project seem to provide adequate off-street parking as well. There is currently very little on-street parking along Summit Street. However, the proposed density of 45 Summit will result in increased on-street parking, congestion and crime. For these reasons, we object to the proposed design of 45 Summit and request that the developer find a way to either increase the number of parking stalls in the garage, or reduce the number of bedrooms from 40 to 24. Thank you.

Sincerely,
The Tudors Townhomes Owners Association, Inc.



G. William Quatman, Secretary and Director

**CD-CPC-2023-00173**

Doug Stone <dstone@lewisricekc.com>

Wed 1/31/2024 1:15 PM

To: Nanoski, Ahnna <Ahnna.Nanoski@kcmo.org>

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Ahnna, please see the below correspondence from Ms. Mayhill regarding the above. As you can see, she authorized me sending this to you.

Doug

Doug Stone

Lewis Rice LLC

(816) 472-2539

From: Virginia Mayhill <maygin58@hotmail.com>

Sent: Monday, January 29, 2024 6:49 AM

To: Doug Stone <dstone@lewisricekc.com>

Subject: [External] Re: Project Update Meeting this Monday at 6:30

That would be ok.

Sent from my iPad

On Jan 28, 2024, at 11:07 PM, Doug Stone <dstone@lewisricekc.com> wrote:

Thank you for your note, Ms. Mayhill. Would you be OK with me sharing that with the City? I'm sure there will be some notes based on the meeting. I'll send you something.

Doug

Doug Stone

Lewis Rice LLC

(816) 472-2539

From: Virginia Mayhill <maygin58@hotmail.com>

Sent: Saturday, January 27, 2024 4:46 PM

To: Doug Stone <dstone@lewisricekc.com>

Subject: [External] Re: Project Update Meeting this Monday at 6:30

Since the meeting has been moved, I will not be able to attend. I appreciate the attachments sent and the diligence in addressing the concerns raised. You obviously made some small but effective adjustments and provided real data to allay traffic concerns.

From observations during the 1.5 years living here, the traffic study seems on point. Summit Ave is not congested and has availability for potential guest parking if needed.

Maybe others will have concerns still, but your renderings and plans are, in my opinion, an improvement to the existing situation of the lots in question.

Change can be difficult, but sometimes change is an improvement...and it's inevitable. My hope is that we continue to see improvements in this area because that will contribute to the discussions of improving the plaza area. It is important to make this a desirable residential area to keep this KC iconic gem alive.

Will there be any notes from meeting?

Hope you get some positive feedback.

Virginia

Sent from my iPad

On Jan 27, 2024, at 2:49 PM, Doug Stone <dstone@lewisricekc.com> wrote:

Good afternoon, everyone. Something has come up on our end that requires us to move our follow-up meeting now set for 6:30 pm this Monday January 29. After discussions with PWNA leadership (and thanks to them for their flexibility), we are rescheduling to 9:00 am Tuesday January 30. I will send a revised invitation for a zoom meeting at that new time.

Doug

From: Douglas Stone <dstone@lewisricekc.com>

Date: Friday, January 26, 2024 at 2:48 PM

To: Robert Martin <rkmartinkc@gmail.com>, Matt Fuoco <matt_fuoco@yahoo.com>, "Jess.freund@gmail.com" <Jess.freund@gmail.com>, "btretbar@gmail.com" <btretbar@gmail.com>, "t.moormeier@gmail.com" <t.moormeier@gmail.com>, "jeffj4434@aol.com" <jeffj4434@aol.com>, "phoebe.michels@gmail.com" <phoebe.michels@gmail.com>, "maygin58@hotmail.com" <maygin58@hotmail.com>, "engool3@yahoo.com.au" <engool3@yahoo.com.au>, 'Amelia McIntyre' <mcintyre.amelia@gmail.com>, "swyerssydney@gmail.com" <swyerssydney@gmail.com>, Bill Quatman <gwquat@gmail.com>, Amanda Rismiller <amanda.rismiller@gmail.com>, Tim M <t.moormeier@gmail.com>, "mlnigro0530@gmail.com" <mlnigro0530@gmail.com>

Cc: William Block <wblock@blockllc.com>, Justin Thompson <jthompson@blockllc.com>, Rachel Pierce <rpierce@nspjarch.com>, Tim Homburg <thomburg@nspjarch.com>, Greg Watson <gwatson@mcclurevision.com>, Tom Smith <tom.smith@mcclurevision.com>

Subject: RE: Project Update Meeting this Monday at 6:30

Good afternoon everyone. Per my email earlier today, I am sending Google Drive links below to (1) a Memo from Will Block, (2) updated site plans, and (3) a Traffic Study mentioned in Mr. Block's Memo.

Matt, per your note to me, I have added MaryLou from Brentwood, who was not on the earlier email.

I will be sending a Zoom invite to all of you for 6:30 Monday 1/29. Let me know if you have any difficulty accessing the files.

Best regards
Doug Stone

https://drive.google.com/file/d/17WUSLOSv-QIARHejo0GaMZBhEAxfV16v/view?usp=drive_link
https://drive.google.com/file/d/1_KIZDBV_vUBAZA0ExR-PJLLKWSBB6i0f/view?usp=drive_link
https://drive.google.com/file/d/1GepriNactkNL2IJwkaWfISXxH9H68J5z/view?usp=drive_link

Doug Stone
Lewis Rice LLC
(816) 472-2539

From: Doug Stone <dstone@lewisricekc.com>
Sent: Friday, January 26, 2024 11:23 AM
To: Robert Martin <rkmartinkc@gmail.com>; Matt Fuoco <matt_fuoco@yahoo.com>; Jess.freund@gmail.com; btretbar@gmail.com; t.moormeier@gmail.com; jeffj4434@aol.com; phoebe.michels@gmail.com; maygin58@hotmail.com; engool3@yahoo.com.au; t.moormeier@gmail.com; 'Amelia McIntyre' <mcintyre.amelia@gmail.com>; swyerssydney@gmail.com; Bill Quatman <gwquat@gmail.com>; Amanda Rismiller <amanda.rismiller@gmail.com>; Tim M <t.moormeier@gmail.com>
Cc: William Block <wblock@blockllc.com>; Justin Thompson <jthompson@blockllc.com>; Rachel Pierce <rpierce@nspjarch.com>; Tim Homburg <thomburg@nspjarch.com>; Greg Watson <gwatson@mcclurevision.com>; Tom Smith <tom.smith@mcclurevision.com>
Subject: Project Update Meeting this Monday at 6:30

Good morning everyone. I want to let you know that we will be sending a package out later today with some revisions to our plan based upon the feedback we received when we met in mid-December. After checking with PWNA, we are setting a zoom meeting for next Monday 1/29 at 6:30. I will send an invite later today when I send the package out but wanted to give you a heads up in the meantime. The project is set to be heard by the Plan Commission on 2/6.

Best regards
Doug

From: Douglas Stone <dstone@lewisricekc.com>
Date: Wednesday, December 20, 2023 at 2:34 PM
To: Robert Martin <rkmartinkc@gmail.com>, Matt Fuoco <matt_fuoco@yahoo.com>, "Jess.freund@gmail.com" <Jess.freund@gmail.com>, "btretbar@gmail.com" <btretbar@gmail.com>, "t.moormeier@gmail.com" <t.moormeier@gmail.com>, "jeffj4434@aol.com" <jeffj4434@aol.com>, "phoebe.michels@gmail.com" <phoebe.michels@gmail.com>, "swyerssydney@gmail.com" <swyerssydney@gmail.com>, "Jess.freund@gmail.com" <Jess.freund@gmail.com>, "maygin58@hotmail.com" <maygin58@hotmail.com>, "engool3@yahoo.com.au"

<engool3@yahoo.com.au>, "t.moormeier@gmail.com"
<t.moormeier@gmail.com>, 'Amelia McIntyre' <mcintyre.amelia@gmail.com>
Cc: Douglas Stone <dstone@lewisricekc.com>, William Block
<wblock@blockllc.com>, Justin Thompson <jthompson@blockllc.com>, Rachel
Pierce <rpierce@nspjarch.com>, Tim Homburg <thomburg@nspjarch.com>,
Greg Watson <gwatson@mcclosurevision.com>, Tom Smith
<tom.smith@mcclosurevision.com>

Subject: Block Real Estate - 4511-21 Summit

Good afternoon, everyone. Thank you for your participation on the Zoom meeting the other day. I am attaching the plan set from the meeting. I believe I have captured all the email addresses placed in the chat, but please feel free to forward further.

We've discussed on our end, and we will be requesting that the hearing be continued from the January 2 date to the next Plan Commission date, January 16. We are considering the comments received and will get back with you. Best wishes for a joyous and meaningful holiday season
Doug Stone

Douglas S. Stone
Member

LEWISRICE

1010 Walnut, Suite 500 | Kansas City, Missouri 64106
Direct: 816-472-2539 | Main: 816-421-2500 | Cell: 816-914-8655
| dstone@lewisricekc.com

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Regarding: CD-CPC-2023-00173 Rezoning of 4511-4521 Summit

roberta eaton <rjeatonkc@yahoo.com>

Thu 2/1/2024 3:16 PM

To:Public Engagement <publicengagement@kcmo.org>;Nanoski, Ahnna <Ahnna.Nanoski@kcmo.org>

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

I am a long term homeowner at the Brentwood complex and would like to address this issue.

I believe this is the last opportunity to keep any semblance of our residential, family environment which has been the purpose and intent of the existing zoning of this neighborhood, The rebuilding of the properties to the north by St Lukes' to create family homes, testifies to what is needed and wanted in the area.

So, it is very frustrating that we are fighting a zoning change for the sole reason that "a change is needed to accommodate the sale price of the land and the investment of the developer for it to be as profitable as they want it to be". That does not seem right.

For them, it is a business transaction only. For us, it is a matter of how we will forever be living. They are asking all of the hundreds of current residents to pay for it with a decline in our neighborhood environment and in our property value and how we live in our homes.

As a small homeowners' association, we haven't much power or financial resources. But when as "just a homeowner" can one expect to be heard and not overwhelmed by the weight of developers who are savvy with the system? It is obvious that should they be granted a variance they will build to the maximum, not to a minimum and our chance of significantly changing any plans at that point is even more difficult.

The question is, why can't the location be developed within the current zoning allowance? Current property owners have purchased with this zoning in place. Why has the developer's problem with the land value, the site restrictions and the zoning become a problem that can only be solved with our sacrifice of our lifestyle.

If held to the current zoning, many of the issues of the design with the current homeowners could be resolved. Lower occupancy would lower traffic congestion and on street parking problems. The smaller complex could be designed with an approach from Summitt with the existing drive locations and perhaps the architect would be able to level the land, to alleviate the problem with the site "slope" which is a current "challenge" for this site. Maybe Headwood Drive could have some green space instead of just paving.

However, if the zoning change is allowed, the design will go forward. I do not believe this area is so desperate for housing that these last lots in the neighborhood must be maxed out to accommodate the few more. Couldn't developers make less but be welcomed into the area? Can't homeowners expect strong consideration for the way the life in the area will change? Please consider allowing us to maintain a neighborhood as we know it.

Respectfully,

Roberta Eaton
4511 Headwood Drive
#11

Kansas City, Missouri 64111

rjeatonkc@yahoo.com

1-424-241-4823 Cell #

Date: February 1, 2024
To: City Planning Commission

RE: **4511-4521 Summit rezoning - Case No. CD-CPC-2023-00173**

The Plaza Westport Neighborhood Association board, on behalf of our entire Association, strongly **objects to rezoning the property 4511-21 Summit, CD-CPC-2023-00173**. The Plaza Westport Neighborhood has experienced significant development over the past 20 years, and through the years we have worked constructively with developers on their projects.

We support increased reasonable density, provided that it does not deleteriously affect the neighborhood, especially surrounding properties. We support development that *enhances the neighborhood* and *conforms to existing zoning and regulations*. We contend that existing City standards and regulations were put in place for good reasons, **and without compelling reasons, those standards/regulations should remain in force**. We are concerned that the City standards and regulations are being misapplied or ignored for the sake of increased density.

The PWNA has appreciated the public engagement with the developers of the project in question: 4511-21 Summit, even if it was belated, as the last presentation was just this last Tuesday, January 30.

This site used to have four single family homes, with vehicular entrances from Summit, and now what is proposed is a 16-unit multi-family complex with vehicular access from dead-end Headwood. The property is currently zoned R-1.5 and was that when the developer purchased the four lots. The developer inquired of the City Planning staff about the zoning before the purchase; they knew or should have known the building and lot standard limitations from R-1.5 when they purchased.

In a R-1.5 district the developer could construct nine-unit multi-family project based on the minimum lot area square feet per unit of 1,500, with a maximum height of 45 feet. But instead of applying the building and lot standards of a R-1.5 district to a proposed development, the developer has sought a rezoning to a R-0.75 district to increase the number of units and the height of the overall project. In a R-0.75 district the minimum lot area per square foot per unit is 750, substantially increasing density, and the maximum height is 60 feet.

The property to the west, east, north and southeast is all zoned R-1.5. This rezoning to R-0.75 appears to be "spot zoning" that is not favored under the law. This rezoning is contrary to the City's own review criteria for a rezoning in Municipal Code Section 88-515-08-B as this proposed rezoning does not take into account the zoning and use of nearby property.

We appreciate the project's design and purpose to remove the two remaining single-family homes that have been allowed to deteriorate and redevelop the four-lot site. But what the developer is seeking is a rezoning without a development plan which means that what is shown to this Commission, PWNA, and the surrounding neighbors *is not binding*. They could change the construction site plan without any further public engagement being required by the Municipal Code. This project is below the threshold of the number of units to which development plan or project plan requirements would require public engagement. The developer would only need to seek and obtain approval of a construction site plan from the Director of City Planning as a part of the building permit process.

PWNA would not object to the development project if it stayed within existing zoning district of R-1.5 and the associated building and lot standards. Our objections to rezoning this property are rather simple, straightforward, and compelling:

- *There is NO compelling reason from the developer* for rezoning that satisfies the criteria for rezoning, according to City Code: "88-515-08 REVIEW CRITERIA". Financial gain is NOT a compelling reason for the City to change zoning.
- There are multiple reasons for retaining the current zoning:
 1. The traffic and parking infrastructure related to Summit and Headwood streets are already inadequate. The streets were originally designed for single-family residences. Increased density at that site will be detrimental to the surrounding properties from inadequate infrastructure, including streets that can't reasonably support that density. **These nearby owners have expressed reasonable concerns about the detrimental effects from inadequate infrastructure to support the density of the proposed rezoning sufficient that the review criteria of Section 88-515-8-D isn't met. That should be a basis for denying this rezoning.**
 2. The surrounding residences (eg., the Tudors, the Brentwood and 46 Jefferson condominiums) are against rezoning for increased density at that site because it will deleteriously affect their quality of life and safety. Access of emergency vehicles is already impaired on Headwood. Details of their objections are found in their letters. **The review criteria of Section 88-515-08-G is not satisfied and should be a basis for denying the rezoning.**
 3. The owners of the surrounding condominium residential properties (that are mostly owner-occupied residences) have substantially invested in the neighborhood, based on the reasonable expectations that the City would uphold the zoning in place throughout the neighborhood, which is R-1.5. City staff and the developer cite a single development to the southeast as a rationale to shift to the more intense zoning of R-0.75. But that different developer shifted access to Summit off of Headwood, as a compromise in that *negotiated* redevelopment.
 4. **These owners have expressed reasonable concerns about the gains to their public health, safety and welfare from denying the proposed rezoning sufficient that the review criteria of Section 88-515-8-H can be basis for denying this rezoning**, when weighted against the feasible use of the property to construct a nine-unit multi-family project under the existing zoning of R-1.5.
 5. **This four-lot site can still be used to construct a nine-unit multi-family structure so it has a suitable use under the existing zoning of R-1.5, and therefore, the review criteria**

of **Section 88-515-8-E** does not justify the increased intensity to R-0.75, solely to increase a return to a developer who should have known what was permitted in the existing zoning.

6. **The rezoning does not comply with the guidelines of the Midtown Plaza Area Plan (MPAP). Accordingly, the review criteria of Section 88-515-08-A is not met.** The guidelines of the MPAP that aren't met, include:
- a. The planning recommendation for the east side of Summit was to maintain the predominant form. See Page 49 of MPAP. At the time of passage of the MPAP was single family houses. See also Page 68 of the MPAP for more specific information for Planning Area C, in which this property is located.
 - b. The recommended land use for the east side of Summit was low density residential. See Page 43 of the MPAP. The west side of Summit (where the Tudors are located) in contrast was medium density residential.
 - c. The Bowl Concept as shown on page 45 of MPAP indicates that the maximum height should be 45 feet (or three stories), which is consistent with the existing R-1.5 zoning but not the 60 feet maximum height of the requested R-0.75 zoning.

Existing standards and regulations should be enforced by the City until the criteria in 88-515-08 are met in a comprehensive manner. "Spot zoning" is not a wise and judicious method of urban planning. It jeopardizes the willingness of investors, including homeowners, to purchase property in reliance of existing zoning building and lot standards for compatible development.

With gratitude for your wisdom and careful analysis,



Robert Martin
President, PWNA