



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

October 16, 2024

**Project Name**  
1004 West 18<sup>th</sup> Street Rezoning

**Docket #11.1 & 11.2**

**Request**  
CD-CPC-2024-00119  
Rezoning Without Plan  
CD-CPC-2024-00131  
Area Plan Amendment

**Applicant**  
Samuel De Jong  
BNIM

**Owner**  
Westside Housing Organization

Location            1004 W 18<sup>th</sup> St  
Area                 About 0.15 Acres  
Zoning              R-2.5  
Council District    4th  
County              Jackson  
School District    Kansas City

**Surrounding Land Uses**  
**North:** Residential zoned R-2.5  
**South:** Residential, zoned R-1.5  
**East:** Commercial, zoned R-2.5  
**West:** Residential, zoned UR

**KC Spirit Playbook Alignment**  
CD-CPC-2024-00131: *Likely aligns.*

**Land Use Plan**  
The Greater Downtown Area Plan recommends Future Residential Low Density for this location. The applicant seeks to amend the Plan to Downtown Residential. See Criteria A.

**Major Street Plan**  
West 18<sup>th</sup> Street is not identified on the City's Major Street Plan. However, this property abuts West Pennway, which is identified as an Established Parkway.

## APPROVAL PROCESS



## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning without plan from district R-2.5 to R-1.5 and an area plan amendment to the Greater Downtown Area Plan future land use from Residential Low Density to Downtown Residential on about 0.15 acres generally located at the northeast corner of West 18<sup>th</sup> Street and West Pennway.

## PROJECT TIMELINE

The application for the subject request was filed on 8/23/2024. No Scheduling deviations from 2024 Cycle 10.2 have occurred.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Westside Neighborhood Association, Northend Neighborhood Association and Westside Planning Committee area.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on September 19, 2024. A summary of the meeting is attached to the staff report, see Attachment #3.

## EXISTING CONDITIONS

The subject site is currently an undeveloped residentially zoned lot. There is a mix of grasses and mature trees. There are no curb-cuts on site, the site is accessed through the alley located off West Pennway. There is no regulated stream on site.

## CONTROLLING + RELATED CASES

None

## PROFESSIONAL STAFF RECOMMENDATION

Docket #11.1 Approval

Docket # 11.2 Approval

**Vicinity Map**



**PLAN REVIEW**

The applicant is proposing to rezone the subject property from district R-2.5 (Residential) to district R-1.5 (Residential). The applicant has requested the rezoning to allow for the construction of a multi-unit building on the property. District R-2.5 allows for a multi-unit house with the approval of a special use permit. Staff recommended following the special use permit entitlement process, however the applicant decided to move forward with the rezoning. The R-1.5 zoning district allows for a multi-unit building.

The Greater Downtown Area Plan recommends residential low density at this site which corresponds with R-5, R-6, R-7.5 and R-10 zoning districts. Because the requested zoning district is not consistent with the area plan, staff required that the applicant also apply for an area plan amendment to the Greater Downtown Area Plan.

## 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;**

The rezoning request does not align with the Greater Downtown Area Plan recommendation of residential low density; however, the proposed R-1.5 zoning will be complementary to the adjacent residential neighborhood. The applicant applied for an area plan amendment to bring the land use designations into conformance with the area plan.

The Long Range Planning division stated, *“The rezoning and area plan amendment of 1004 W 18<sup>th</sup> is likely to be in line with the Greater Downtown Area Plan. Broadly, the GDAP calls for increasing housing density across the greater downtown to double downtown population. Neighborhood visions within the plan include “promote dense, mixed use neighborhoods to create ‘eyes on the street’ and sense of safety” (p 28) and “ensuring a diverse range of housing options and creating attractive and desirable neighborhoods” (p 130). Additionally, West Pennway is a “corridor street” that supports “denser development and greater, more diverse, transportation loads” (p 100). The R-1.5 zoning and Downtown Residential land match properties south of 18<sup>th</sup> Street.”* – (Luke Ranker)

**B. Zoning and use of nearby property;**

Uses to the north are primarily single-family homes zoned R-2.5. To the south is a mix of multi-family housing development, zoned R-1.5, consistent with this request. To the west is a multi-family residential development, zoned UR (Urban Redevelopment). To the east is the Greenwood Social Club which is an entertainment venue.

**C. Physical character of the area in which the subject property is located;**

The physical character of the area is relatively flat with a large amount of green space. The typical lot sizes to the north and directly east, range from around 5,000 to 10,000 square feet. To south and east, larger lots range in size from two to four acres.

**D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;**

Public facilities and services are adequate to serve the site.

**E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;**

The subject property is undeveloped and it is suitable to the existing zone it is restricted to.

**F. Length of time the subject property has remained vacant as zoned;**

The amount of time the property has been vacant is unknown.

**G. The extent to which approving the rezoning will detrimentally affect nearby properties; and**

The rezoning will not be a detriment if the proposed structure is designed properly. The applicant will need to work with City Staff to ensure concerns regarding design, density, and parking are addressed appropriately at the time of permitting.

**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.**

A denial of the application would not be a hardship for the applicant. The applicant can choose to develop a housing type that is allowed in the R-2.5 zoning district.

**ATTACHMENTS**

1. Applicants Submittal
2. Public Engagement Materials
3. Public Testimony Materials

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **Approval for the Rezoning** and **Area Plan Amendment** as stated in the conditions report.

Respectfully Submitted,



Justin Smith  
Planner



1004 West 18<sup>th</sup> Street Rezoning Exhibit





August 23, 2024

1004 W 18<sup>th</sup> St.  
Kansas City, MO 64108

**Legal Description**

**From Parcel Viewer:**

ALL OF S 20 FT OF LOT 67 & ALOF LOT 68 LY W OF A LI DRN 55.46 FT W OF &  
PARL TO E LI SD LOT BLK 3 JARBOES ADD

**From Survey:**

The South 20.00 feet of Lot 67 and all of Lot 68, West of the East 55.46 feet, Block 3,  
less that part in road right of way, JARBOE'S ADDITION, A Subdivision in Kansas  
City, Jackson County, Missouri

Kansas City

Des Moines

San Diego

2460 PERSHING RD  
SUITE 100  
KANSAS CITY  
MO 64108  
816 783 1500  
BNIM.COM



# CITY PLANNING & DEVELOPMENT

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## Public Meeting Summary Form

Project Case #

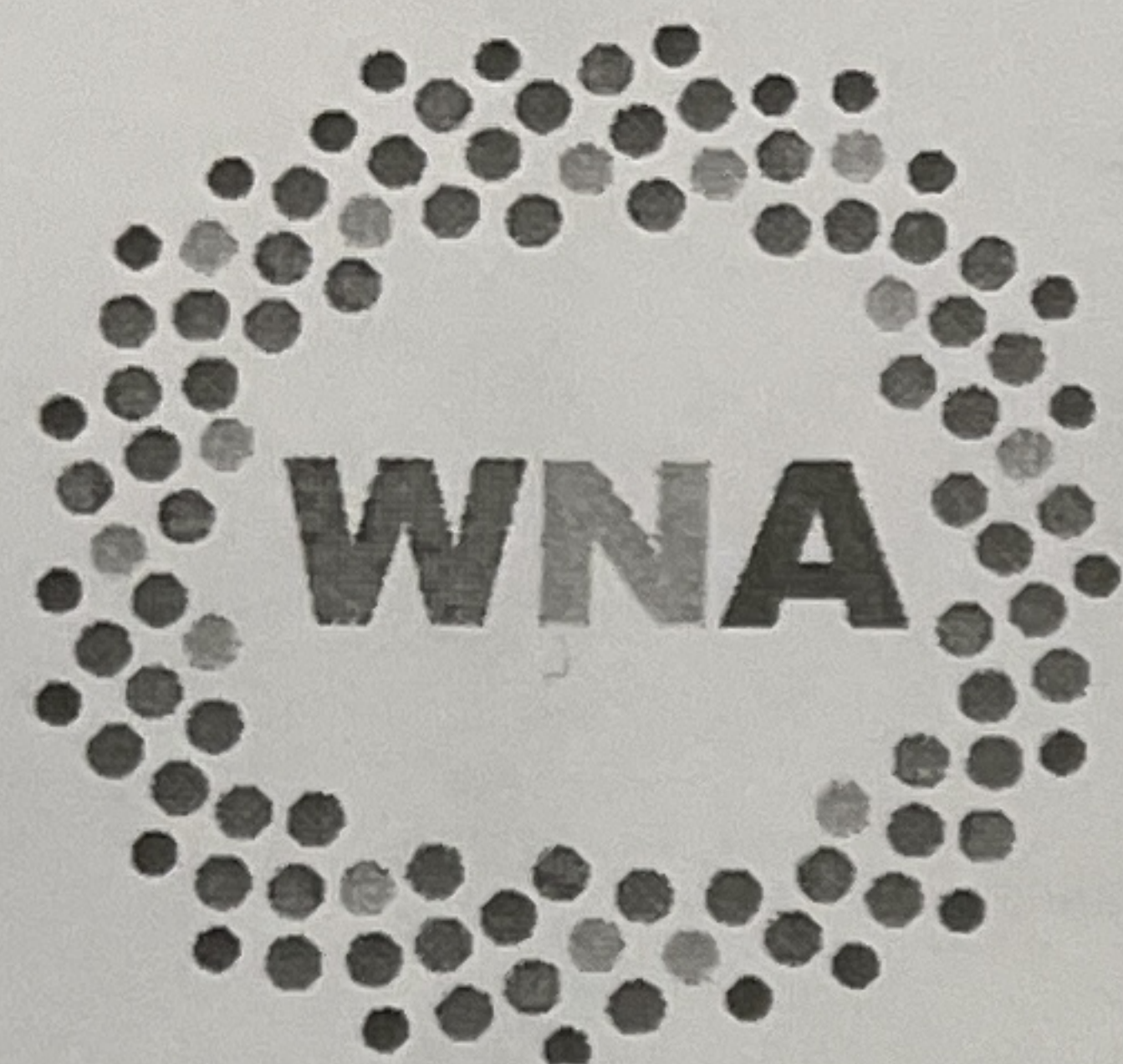
Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

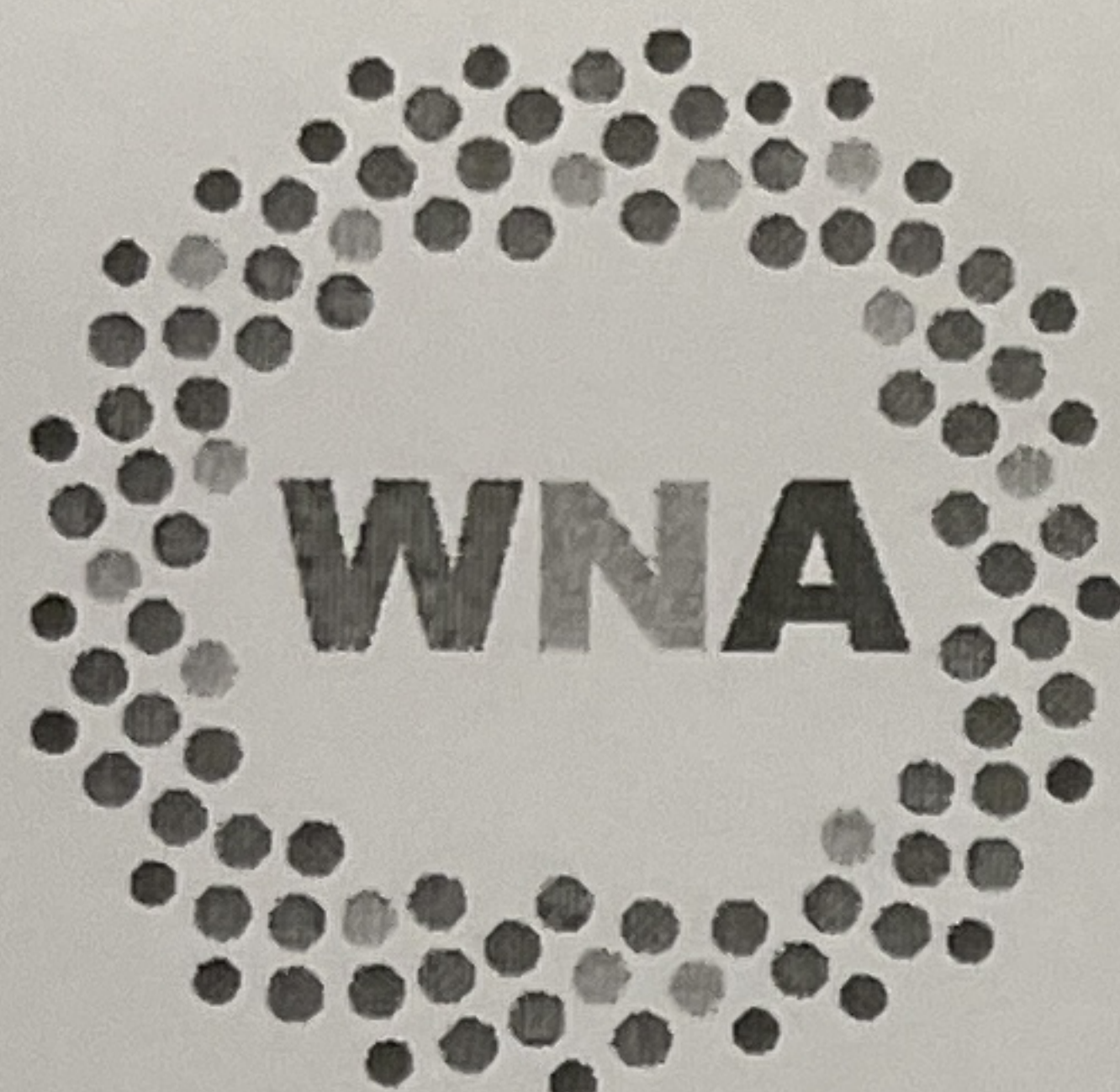




WESTSIDE NEIGHBORHOOD ASSOCIATION

First Name	Last Name	Address	Email Address
Mitzi	Klukvin	1735 Bellevue	mklukvin@mac.com
Antonio	Gomez	1653 Summit	antnio@Jillredheaddesign.com
Maria	Quintero	1723 Bellevue Ave	—
Mark	Horne	1642 Jefferson	mhorne311@gmail.com
Erika	Galeas	919 W. 24th ST	egaleas@westsidehousing.org
Mike	Trujillo	1000th 25th St 64109	miketrujillo@theartsdept.com
Atticus	Sloan	1000 W 25th St 64109	atticus-sloan@gmail.com
Robert	Beachy	1720 Bellevue Ave	bobbybeachy@gmail.com
Lucas	Orozco	2710 Madison	roz102700@gmail.com
MARY	Kopp	1601 Jefferson	marykopp55@gmail.com

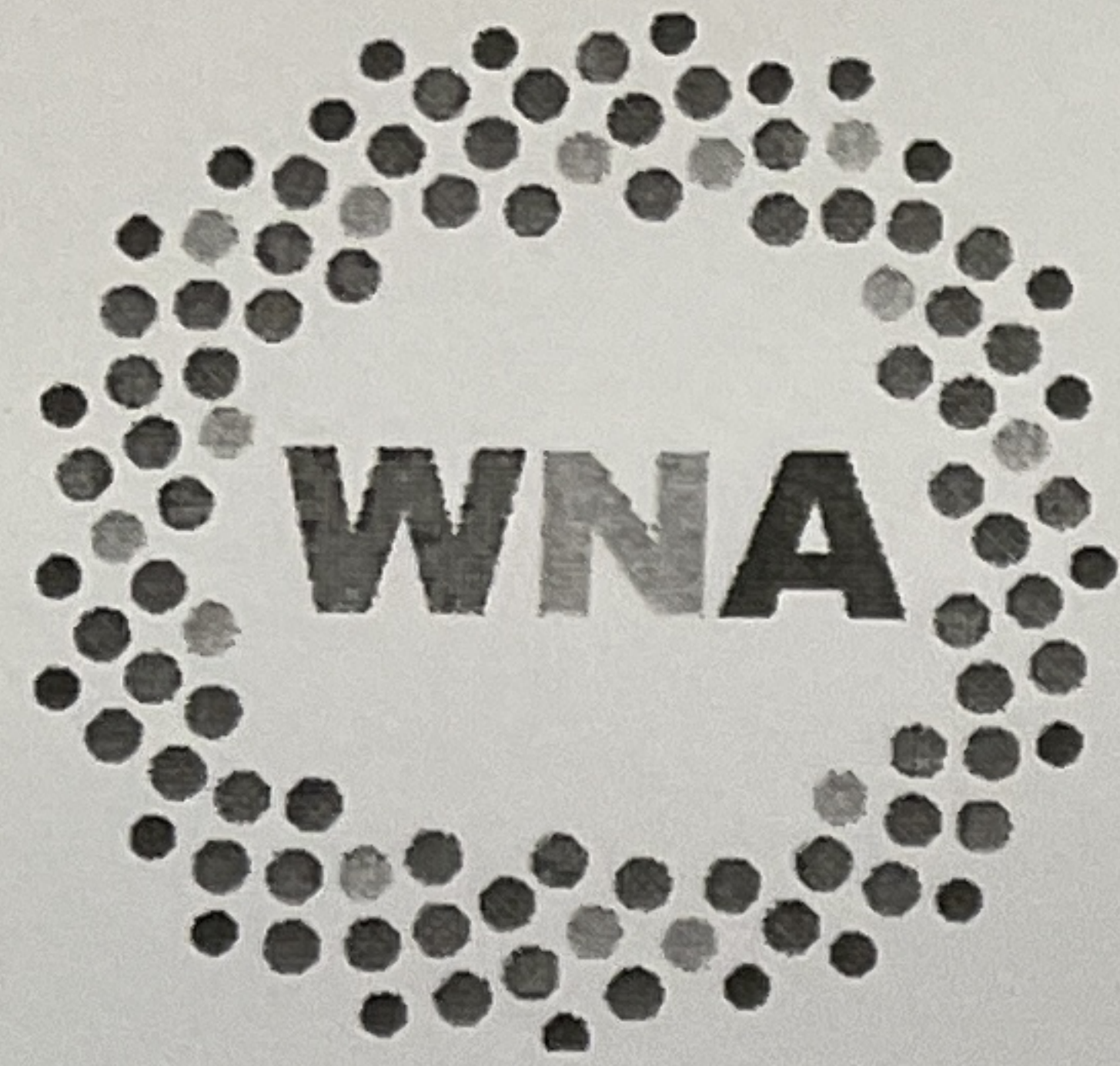




WESTSIDE NEIGHBORHOOD ASSOCIATION

First Name	Last Name	Address	Email Address
Herbert	Muzovic	2325 Monitor Pl	herbertmuzovic@yahoo.com
Steve	Bellis	1633 Summit	—
Laura	Lesniewski	1736 SUMMIT	llesniewski@bnim.com
Luke	Ranker	KCMO City Planning	luke.ranker@kcmo.org
Maria	<del>Estela</del> Lunares	1741 Bellevue	Kansas city mo 64108
Jesus	Sanora	1741 Bellevue	Kansas city mo 64108
Graham	Hess	1710 Washington st	graham@segraceclins.com
TOM	SLOVER	1735 BELLEVUE	tslover7@HOTMAIL.COM
Jessica	McClanahan	2017 Jefferson	JdMcClanahan@GMAIL
CYNTHIA	GARCIA	2808 Summit	





WESTSIDE NEIGHBORHOOD ASSOCIATION

First Name	Last Name	Address	Email Address
Jeff	Kuennen	2105 Bellevue Ave	jeff@theKuennes.com
Diane	Kuennen	11	diane@ "
Jan	Donaldson	1020 W. 24th 1125 W. 77th	janmariedonaldson@gmail.com
Whitney	Kerr	1000 W 25th St.	WhitneyKerr@theWtsDept.com
Eddy	Rovinsky	2848 Summit St 1500 W	
Joe A	Aaker	1742 Bellevue Ave	joeaaker@gmail.com
Knowles	Smith	2100 Bellevue	kjhknowles@icloud.com
Carmen Lopez	Murguía	2606 Tarboe	clopez@westsidehousing.org







Public  
Testimony for  
1004 West  
18<sup>th</sup> Street  
Rezoning



VIA EMAIL

October 10, 2024

Justin Smith, City Planning and Development Department

City Plan Commission

Re: CD-CPC-2024-00119 – Proposed Rezoning of Property at 1004 West 18<sup>th</sup> Street, Kansas City, Missouri

The undersigned are owner occupants of the homes as shown in the attached Exhibit A. We are writing in opposition to the proposed rezoning referenced above.

As the nearest homeowners to the subject parcel, the signatories to this letter would be the most affected by the proposed rezoning and any related effects on parking and traffic congestion, neighborhood character and property values.

Signatories of this letter have individually contacted representatives of the applicant and have attended a presentation on behalf of applicant at the Westside Neighborhood Association Meeting on September 19, 2024. We have not received satisfactory explanations of how the proposed 8-unit property would work within the relatively small footprint of the parcel and the prevailing character of the neighborhood, nor the extent of additional variances that would be required from other applicable restrictions on the property. In addition, we would note the following:

- While the Westside North neighborhood has many examples of 2-4 unit multifamily properties on residential lots, an 8-unit property on an R-zoned property is out of character with the block, the West Pennway parkway and the surrounding neighborhood.
- Current zoning would require a minimum lot area of 2,500 sf per unit, and even if rezoning occurred, the minimum lot area per unit would be 1,500 sf. The subject parcel is listed in city records as 5,718.6 sf—meaning that even if the subject parcel is upzoned, the proposed property would be significantly more dense than permitted, and the proposed use would be 4 times the R-2.5 zoning density limitation that generally prevails in the neighborhood.
- While we understand that there would be multiple steps in the process of the proposed development to consider necessary variances, we don't think it is appropriate for the City Plan Commission to support a rezoning knowing that the proposed use would be not permitted even under the proposed upzoning.
- Street parking is already congested in the immediate vicinity of the subject parcel due to limited presence of driveways and garages combined with narrow lots. Passage on 18th Street when cars are parked on both sides of the street is limited to one car width only.
- Per the West Pennway Street Redesign Plan also referenced in the Westside Neighborhood Association presentation, it is proposed independently that the Belleview ROW south of 18<sup>th</sup> Street should be vacated and incorporated into the adjoining greenspace. This would force a majority of parking onto the narrow passage of 18<sup>th</sup> Street, and the intersection of 18<sup>th</sup> and West Pennway would become the only bi-directional street with access to the proposed 8-unit development.

- In the Westside Neighborhood Association meeting, it was noted that at least one parking space would (likely) be made available, accessible only through the rear alleyway between Belleview and Jarboe Streets via the West Pennway intersection. Currently, there are 4 homes with dedicated parking only accessible via the alleyway, 3 of which have no other dedicated parking available. Councilman Bunch has proposed that a plan be developed to address resurfacing and maintenance of the deteriorating alleyway, though the alley is only wide enough for one vehicle traffic flow. The overcrowding of nearby streets could increase the use of temporary “hazard” parking for deliveries, etc., to a single 8-unit location, thereby blocking passage for existing residents and creating increased traffic and safety issues where the alley intersects West Pennway within a few feet of 18th Street and across a dedicated bike lane.
- We understand the necessity of flexibility and compromise to allow development of vacant properties, especially with respect to dedicated affordable housing, but we think rezoning and granting of variances is appropriately exercised to allow developments that are consistent with neighborhood character and that would require minimal or technical deviations from the zoning requirements. We don’t believe the City Plan Commission should permit rezoning where the proposed use is so significantly out of line with the zoning requirements that would apply, even assuming rezoning.

Based on the foregoing, the undersigned request that City Planning and Development Department Staff decline to recommend, and that the City Plan Commission reject, the proposed property rezoning referenced above. Further, we request that City Planning and Development Department Staff decline to support any further iterations of the proposed rezoning unless and until the applicant makes more detailed information available to surrounding neighbors, including the proposed site plan and any building renderings, usage of any adjacent parcel and plan for parking.

Thank you for your consideration. The signature page includes contact information for the undersigned if City Planning and Development Department Staff or City Plan Commission representatives have any questions related to this letter.

Regards,

*[Signatures on following page]*

1720 Belleview Avenue – Robert S. Beachy III and  
Valerie S. Beachy

RS Beachy III  
Valerie S Beachy

1728 Belleview Avenue – Victoria and Cuong Jarquio-  
Dang

Victoria Jarquio-Dang  
Cuong Jarquio-Dang





1735 Belleview Avenue – Melissa A. Klukvin and  
Thomas J. Slover



Handwritten signatures in blue ink. The top signature is "Melissa A. Klukvin" and the bottom signature is "Thomas J. Slover". Both signatures are written over horizontal lines.

1742 Belleview Avenue – Joseph Aaker and Lauren  
Bakian-Aaker

1743 Belleview Avenue – Sergio and Teresa Espinoza

Teresa Espinoza

Sergio Espinoza

1751 Belleview Avenue – Oscar and Michelle Espinoza

Michelle Espinoza  
OE



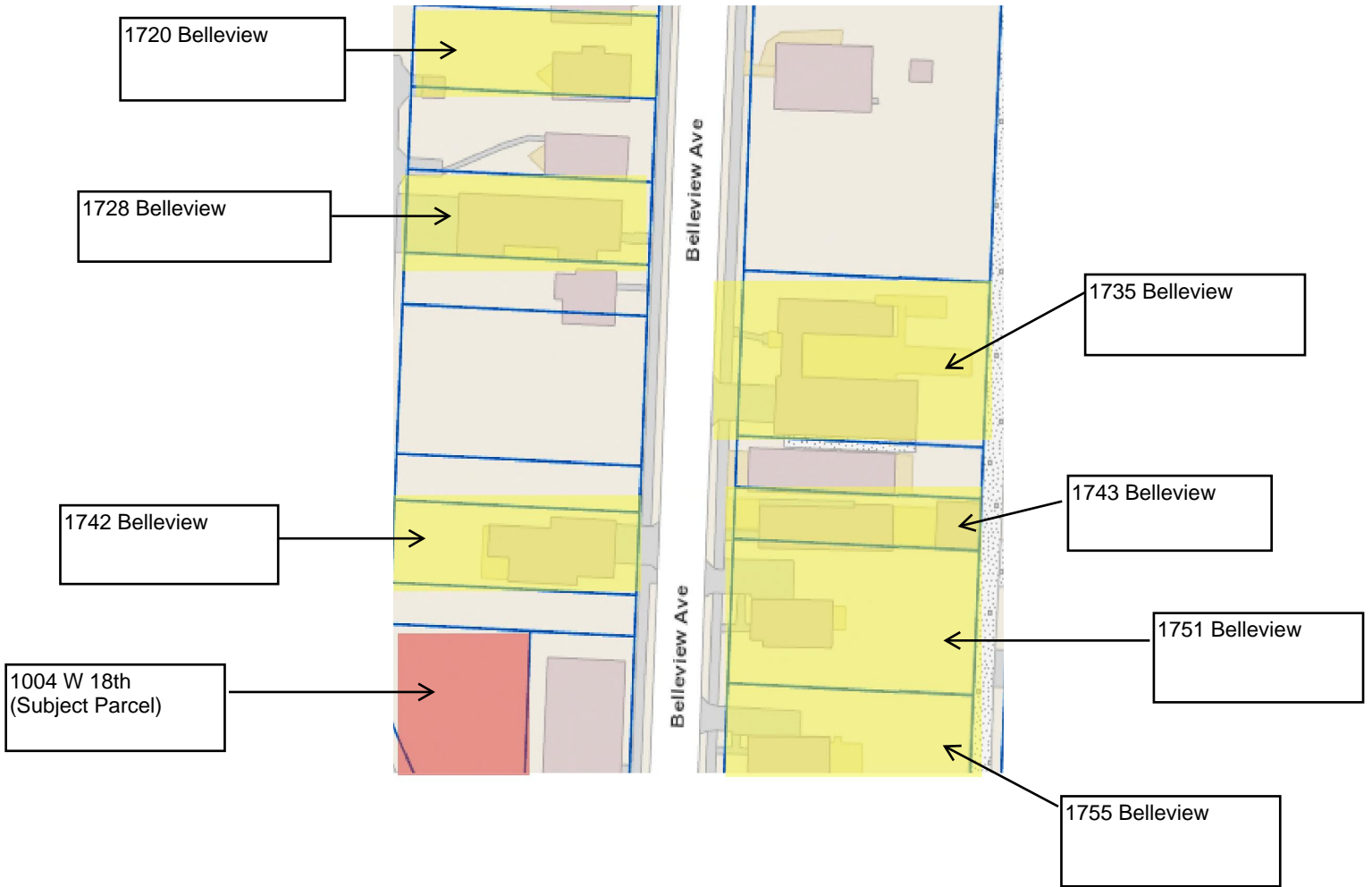
1755 Belleview Avenue – Rafael Martinez

Rafael Martinez

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Exhibit A – Parcel Map

Property Owner Signatory Map





# CITY PLAN COMMISSION

City of Kansas City, Missouri  
 City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

## Communications Received

Name	Stance	Format of Receival
Jeff Krum	Supportive	Letter
Lucas Orozco	Supportive	Email
Miguel Murguia	Supportive	Email
Edwin Sagastume	Supportive	Email
Leah C. Gale	Supportive	Email
Marco Zarate	Supportive	Email
Robert J. Hayden	Supportive	Email
Marlean Hack	Supportive	Email
Jamie Jeffries	Supportive	Letter
Colleen D. Hernandez	Supportive	Letter
Esmeralda Ortiz	Supportive	Email

# 17<sup>TH</sup> & BELLEVIEW, LLC

Post Office Box 411392  
Kansas City, Missouri 64141

(816) 421-4343

1600 Genessee, Suite 800  
Kansas City, Missouri 64102

October 14, 2024

VIA EMAIL

Justin Smith  
City Planning and Development Department  
414 E 12th Street  
Kansas City, MO 64106

Re: CD-CPC-2024-00119 and CD-CPC-2024-00131 - 1004 West 18th Street Rezoning

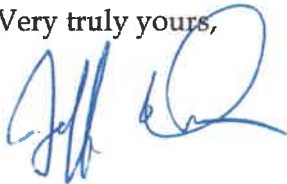
We own and manage two properties near the southeast corner of 17th Street and Belleview Avenue, 919-925 W. 17th and 1707-1709 Belleview. Our multi-tenant buildings are located on the north end of the block of the proposed redevelopment site.

We write in support of the rezoning and redevelopment as proposed by the applicant, for the following reasons:

- The site has been vacant for many, many years
- The area is in need of additional affordable housing units and greater density
- A well-designed 8-unit project should not prove burdensome for the neighborhood
- We believe that BNIM and Westside Housing, in consultation and collaboration with City Staff, will produce a quality design addressing all reasonable concerns

Thank you for your consideration.

Very truly yours,



Jeff Krum, Member

Dear Members of the City Planning Commission,

I am writing to express my support for the proposed rezoning of [1004 West 18th Street, Kansas City](#), by the Westside Housing Organization for the development of an 8-plex. This project represents a critical opportunity to provide much-needed housing options in our neighborhood and throughout the city.

Over recent years, we have seen too many affordable homes lost to gentrification, displacing residents and making it increasingly difficult for people to find housing that meets their needs.

This Westside Housing development is a positive step toward addressing that issue.

During a recent neighborhood meeting, some concerns were raised about off-street parking for future tenants. While parking has always been a concern on the Westside and in similar neighborhoods, I believe Westside Housing has thought through reasonable solutions that can help address these issues, such as:

1. Allowing some street parking directly in front of the property, with the option to limit parking to one side if 18th Street becomes too narrow.
2. Utilizing parking spots planned for the proposed vacated street on Belleview (between 18th and West Pennway), which are part of the approved West Pennway streetscape plan. It offers an option for addressing parking needs.
3. Exploring a potential partnership with the West High development to make use of their unused off-street parking lot spaces, located southeast of the project site.

I am confident that, with collaboration and creative thinking, these and other solutions can be implemented to address parking concerns.

Thank you for considering my support of this rezoning application.

Sincerely,

Lucas Orozco

2710 Madison Ave

Kansas City, MO 64108

Letter from Miguel Murguia:

Dear City Planning and Development Department City Plan Commission:

I am writing in support of the proposed rezoning of property at

1004 West 18th Street, Kansas City, Missouri by Westside Housing Organization.

As a resident of the Westside neighborhood, I want to express my strong support for Westside Housing's efforts to develop the vacant parcel and potentially other sites in our area.

I believe that their commitment to quality development, and sustainable strategies will greatly enhance our community. It's encouraging to see a focus on creating spaces that not only meet housing needs but also enrich the character of our neighborhood.

The presence of well-planned developments can revitalize underutilized areas, foster community engagement, and promote a sense of belonging among residents.

Thank you for the opportunity to express my support for Westside Housing Organization.

Thank you,

Miguel Murguia

2117 Madison Ave,

Kansas City, MO 64108

To Whom It May Concern,

I am writing to express my support for Westside Housing's rezoning request to build an 8-plex on a vacant piece of land in our neighborhood. As a tenant, I experience the positive impact Westside Housing has on our community by providing affordable, quality housing.

After numerous community questionnaires, the message is clear: our neighborhood is asking for more affordable housing options. This project is an excellent opportunity to address that need by utilizing a currently underused area, and it complements existing mixed-income housing nearby.

I urge you to approve this request and help continue the growth and inclusivity of our Westside community.

Sincerely,

Edwin Sagastume

516 W 20th St, Kansas City, MO 64108



To Whom it May Concern:

I am sending this email as a resident of the Westside for over 22 years, as well as a small business owner that has commercial property located in the Westside.

Recently I attended a meeting where the Westside Housing project at 18th and West Pennway was presented to the residents for discussion, feedback and concerns /ideas.

To begin, the project is very well designed by BNIM, taking into account the surrounding architecture, houses and buildings. As well, the sizing is appropriate in relation to the lot(s) and in my opinion seems to compliment the

Greenwood Church directly to the east, as well as the multi family units along West Pennway. This also would compliment the streetscape plan forthcoming for West Pennway.

Furthermore BNIM is one of the nations leading firms in sustainable building and architecture and is a founding member of the AIA's Committee on the Environment and the U.S. Green Building Council.

There were some concerns voiced about parking, but due to the lot sizes and housing built in the late 1800's and early 1900's, this is nothing new to the Westside community. There are quite a few new homes that have been able to incorporate garages / off street parking but most of that is due to people having the money and the ability to purchase 2 lots to build upon.

It would seem to me that there is adequate street parking in and around 18th and Belleview and along West Pennway. While there have been discussions about the improvements forthcoming to West Pennway, that is still an unknown design and timeline, but some of that could be utilized. There is also an entire parking lot at the Switzer Lofts to the east that is underutilized and could prove to be a tangible partner in providing the spots for future tenants.

Needless to say there are options and this is something that can be solved albeit fairly easily.

The two best things about the Westside Housing project is utilizing the land that is currently vacant and seems to attract dumping, trash, graffiti and most of all, this would create affordable, attainable housing for people in Kansas City.

The main thing I was most encouraged about is that while lots of developers tout this as one of their goals, Westside Housing has proven over the years to make it a reality and something that countless individuals and families have been able to attain, some of them in homeownership even, but most definitely in safe places to live and thrive.

Adding in the legacy of the local firm of BNIM, this seems like a win-win for all involved and the Westside Community.

It is my sincere hope that this medium sized density partnership then leads to further development of land owned by Westside Housing. I am encouraged by this step forward and as we are all aware of the affordable housing shortage and our climate crisis, it is organizations like these 2 local companies that will create success for our Communities and City for hopefully years to come.

Sincerely,

Leah C. Gale

1639 Madison Ave

KCMO 64108

Dear Members of the City Planning Commission,

I am writing this letter in support of Westside Housing's rezoning request to build an 8-plex in our Westside neighborhood. As a tenant in one of Westside Housing's properties, I have experienced firsthand the positive impact that their housing initiatives have on our community. This new development represents a great opportunity to continue building upon the momentum that has been growing in the Westside neighborhood.

Westside Housing has consistently provided safe, affordable, and quality housing for residents like myself. Their commitment to offering affordable options has made a significant difference to many families. This proposed 8-plex will help address the increasing need for affordable housing and ensure that more individuals and families have the chance to stay in the neighborhood they love.

It is vital for our community to have housing options that are both accessible and sustainable. The new development will not only provide much-needed affordable units but will also contribute to the overall growth and vibrancy of our neighborhood.

I urge you to approve this rezoning request, as it is an essential step in continuing to build a stronger, more inclusive Westside. Thank you for considering this request, and I hope you will see the value this project can bring to our community.

Marco Zarate

1653 Jefferson St.

Apt. B

Kansas City MO 64108

To Whom It May Concern,

I am writing to express my support for Westside Housing's rezoning request to build an 8-plex at 1004 West 18th Street, Kansas City, Missouri, a vacant piece of land in our neighborhood.

As a tenant, I have seen the positive impact Westside Housing has on our community by providing affordable, quality housing. This new development will help more families find stable homes in the neighborhood and continue the progress we've seen in the Westside area.

I urge you to approve this request and support the growth of our Westside community.

Sincerely,

Robert J. Hayden

1748 Washington St Apt 108

Kansas City, MO 64108

To Whom It May Concern,

I am writing to express my support for Westside Housing's rezoning request to build an 8-plex on a vacant piece of land in our neighborhood. As a tenant, I experience the positive impact Westside Housing has on our community by providing affordable, quality housing.

After numerous community questionnaires, the message is clear: our neighborhood is asking for more affordable housing options. This project is an excellent opportunity to address that need by utilizing a currently underused area, and it complements existing mixed-income housing nearby.

I urge you to approve this request and help continue the growth and inclusivity of our Westside community.

Sincerely,

Marlean Hack

827 w 29th Street Kansas City Missouri 64108

Jamie Jeffries  
921 W 27th  
KCMO< 64108  
JJ@JJCKC.COM  
10.14.2024

Dear City Planning Commission Members,

I am writing to you as a resident and business owner in the Westside Community for over 25 years. In this letter, I would like to express my strong support for the proposed rezoning of the 18th and West Pennway project, as recommended by the City. This initiative, spearheaded by Westside Housing, presents a valuable opportunity for our community and aligns with our collective goals for sustainable development and affordable housing. First and foremost, I commend Westside Housing for taking the initiative to develop this vacant parcel. Our neighborhood has seen a decline in available, affordable housing in recent years, and this project offers a timely solution to address that gap. Introducing new affordable units is essential for maintaining the diversity and vibrancy of our community.

During the neighborhood meeting, concerns regarding off-street parking for the eight proposed units were raised. While parking has always been a concern in the Westside area, I am confident that thoughtful planning can address these issues. Potential solutions include utilizing available street parking in front of the property, leveraging spaces planned for the proposed vacated street on Belleview as part of the West Pennway streetscape plan, and exploring a partnership with the West High development to utilize their unused off-street parking spaces.

The rezoning would permit greater density on this site, which is appropriate given its proximity to the church building of similar scale and the existing multi-family units along West Pennway, such as Villa Del Sol and West High. This location is ideally suited to accommodate such development, enhancing the area rather than detracting from its character.

Furthermore, I appreciate Westside Housing's commitment to supporting the West Pennway streetscape plan in its design. This alignment with community goals underscores its dedication to improving housing and enhancing the overall aesthetic and functionality of our neighborhood.

Finally, I have confidence in BNIM and Westside Housing's capabilities. Their focus on design excellence and sustainable strategies will undoubtedly lead to a high-quality development that our community can be proud of.

In conclusion, I urge the City Planning Commission to support the rezoning of the 18th and West Pennway project. This initiative will revitalize a vacant parcel and contribute to the

overall well-being of our neighborhood by providing much-needed affordable housing and supporting thoughtful urban development.

Thank you for considering my perspective. I look forward to seeing this project move forward for the benefit of our community.

My Sincere thanks,

Jamie Jeffries

Westside resident and business owner

**Colleen D. Hernandez  
Hernandez Consulting LLC  
2121 Jarboe  
Kansas City, MO 64108**

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To Whom It May Concern

I am a long-time active resident of the Westside. I fully support Westside Housing's plan to redevelop the 18<sup>th</sup> and West Pennway site for several reasons:

- On the Westside we are in dire need of affordable family housing. This development will help address that need.
- Westside Housing has proposed adequate options for dealing with the parking situation.
- I know first-hand of the high standards of design, building, property/asset/tenant management which Westside Housing is known for and has been nationally recognized for.
- Westside Housing works collaboratively with many other groups on the Westside and is supportive of the West Pennway streetscape plan.

For all these reasons, I'm hopeful that the City Plan Commission and the City Council give a favorable review and vote on this project.

Sincerely,

Colleen Hernandez  
Westside Resident  
Posada del Sol Board Chair



Dear Members of the City Planning Commission,

As a life long resident of the Westside neighborhood, I am writing to express my support for the proposed rezoning of 1004 West 18th Street, Kansas City, Missouri by Westside Housing Organization which will enable Westside Housing to develop new affordable housing units on this currently vacant parcel. This project represents a crucial opportunity to address the growing need for affordable housing, not just in our neighborhood but across the city. Over recent years, we have lost too many affordable housing options to gentrification, and it is now encouraging to see an initiative that hopes to counter this trend.

I am confident that Westside Housing will deliver a quality development, as they have consistently demonstrated a commitment to sustainable strategies. Their track record speaks to their dedication to creating thoughtful, well-thought spaces that enhance the community. Moreover, their interest in supporting the West Pennway streetscape plan in their design is a welcome step toward integrating this development with the broader vision for the area. This alignment with the streetscape plan will help create a cohesive, attractive, and functional neighborhood environment.

It is also wonderful to see that Westside Housing is taking the initiative to revitalize a vacant parcel that has long been left untouched. Their willingness to take on this project signals a positive investment in the future of our Westside community. Developing this site for affordable housing units will not only provide much-needed homes but will also help energize the area and bring new life to a currently idle space.

I fully support the rezoning application and urge the City to approve this project so that Westside Housing can move forward.

Thank you for your consideration.

Sincerely,

Esmeralda Ortiz

2602 Madison Ave

Kansas City, MO 64108