CITY PLAN COMMISSION STAFF REPORT

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

08/21/2024

Project Name
BLOCK Real Estate Apartment Rezoning

Docket #1

Request
CD-CPC-2024-00095
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	~ 4438 Washington 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-1.5
East: Residential Uses, zoned MPD
West: Residential Uses, zoned R-6

Major Street Plan
Washington 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

Staff Review → City Plan Commission → City Council

PROJECT TIMELINE
The application for the subject request was filed on 06/30/2024. Scheduling deviations from 2024 Cycle 8.1 have occurred.

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 7/25/24. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS
A total of four lots, vacant, occupy the subject site. Multi-unit structures surround the site to the north and east, with townhomes to the south.

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval to rezone the subject site to R-0.75 to accommodate the development of a 20-unit apartment complex.

CONTROLLING + RELATED CASES
240217 APPROVED
Rezoning an area of about .3 acres generally located at 4511 – 4521 Summit Street from District R-1.5 to District R-0.75 to accommodate a proposed apartment complex on the subject site.

PROFESSIONAL STAFF RECOMMENDATION
Docket #1 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 20-unit apartment complex to be developed.

	Lot Size, min. lot area per unit (sq ft)	Subject Site (sq ft)	Proposal (20 units, .3 acres)	Density
R-1.5	1,500 per unit	16,902.11	30,000 sq ft	X
R-0.75	750 per unit	16,902.11	15,000 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, Rezonings (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): 8-unit apartment complex, zoned R-1.5
- East (directly adjacent): 18-unit apartment complex, zoned MPD

- South (directly adjacent): 10-unit townhome, zoned R-1.5
- West (directly adjacent): Detached dwelling units, zoned R-6 (~5). *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 20-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 2020, all of the detached dwelling units were demolished. *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 20-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 11 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. Email Correspondence (attached)
    b. Written Public Testimony (CompassKC).

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,

Ahnna Nanoski, AICP
Planning Supervisor

LEWIS RICE 1010 Walnut – Suite 500 Kansas City, Missouri 64106 t: 816-421-2500 f: 816-472-2500

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

July 17, 2024

TO ALL PARTIES ON THE ATTACHED DISTRIBUTION LIST:

PUBLIC MEETING NOTICE

Please join our client, Washington Investors III, LLC ("Washington III"), for a meeting regarding its application for approval of a rezoning from District R-1.5 to District R-0.75 (Case Number CD-CPC-2024-00095) to allow for the development of a 20 unit market rate residential project at 4438-4450 Washington Street, Kansas City, Missouri 64111. The meeting will be conducted virtually as set out below.

Meeting Date & Time: July 29, 2024, at 5:30 pm

Meeting Link:

https://us02web.zoom.us/j/87069747148?pwd=rlukW46TcFCWH9Oqp8Us80Qk7JAyE9.1

Meeting ID: 870 6974 7148 Passcode: 578982

Project Description: A proposed rezoning to allow for development of twenty (20) market rate residential units on an undeveloped infill site at 4438-4450 Washington Street. The project would include 26 on-site parking spaces in a partially subterranean garage with access only from Washington, and have a mix of seven 1-bedroom units and thirteen 2-bedroom units in three levels above the garage.

If you have any questions, please contact:

Name: William Block
Phone: (816) 412-5805
Email: wblock@blockllc.com

You are receiving this notice in accordance with city code that requires a public meeting with neighbors 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:dss
cc: Plaza Westport Neighborhood Association

LEWIS RICE

PUBLIC MEETING NOTICE
July 17, 2024
Case Number CD-CPC-2024-00095

RECIPIENT LIST FOR NOTICE

Allen L. Simon 4516 Pennsylvania Kansas City, MO 64111	4514 Pennsylvania LLC 12715 Woodson St Overland Park, KS 66209	Michael R. Unger 4437 Pennsylvania Ave Kansas City, MO 64111
Gary E. & Rebecca J. Shirley 4434 Pennsylvania Kansas City, MO 64111	Aaron G. March -Trustee 4438 Pennsylvania Kansas City, MO 64111	Ryan P Thurlow Karen A. Thurlow 4510 Broadway, Unit 2A Kansas City, MO 64111
Ross Alvarado -Trustee 4443 Pennsylvania Kansas City, MO 64111	KCPP Real Estate Partnership LLC 4440 Broadway Blvd Kansas City, MO 64111	Terri Kay & Oskar Pollack 4455 Pennsylvania Ave Kansas City, MO 64111
John C. Duvenci 1514 E Perry St. Republic, MO 65738	Jeffrey S. & Laura G. Martin 2211 W. 51st St. Mission, KS 66205	Pi Plaza Pair LLC 8826 Santa Fe Dr., Ste. 300 Overland Park, KS 66212
Smea LLC 5331 Mission Woods Rd Mission Woods, KS 66205	Washington Jw LLC 4520 Main St., Ste. 1000 Kansas City, MO 64111	Daniel J. Doughty 4456 Pennsylvania Ave. Kansas City, MO 64111
Johannes Swanepoel 4506 Broadway Blvd., Unit 1A Kansas City, MO 64111	Nicka Khalilova Venkatesh Muthusamy 4985 W. 131st Pl. Leawood, KS 66209	Gary & Sandra Greener 4510 Broadway, Unit 1A Kansas City, MO 64111
Christina Boveri 1819 Wyandotte Kansas City, MO 64108	Constance P. Stewart 4508 Broadway, Unit 2N Kansas City, MO 64111	Martin G. Sturgeon 4502 Broadway, Unit 1A Kansas City, MO 64111
Penn Apartments LLC 10850 Wilshire Blvd., Ste. 1000 Los Angeles, CA 90024	Brian Eckert 4508 Pennsylvania Ave. Kansas City, MO 64111	Mark S. Sr & Tina J. Blanck 639 W 57th Terrace Kansas City, MO 64113
Christim LLC 410 W 49th Terrace Kansas City, MO 64112	Plaza Townhomes LLC 4520 Madison Ave., Ste. 300 Kansas City, MO 64111	Anthony Hines 4508 Broadway, Unit 1B Kansas City, MO 64111
Philip & Katherine L. Levota 4504 Broadway, Unit 1N Kansas City, MO 64111	Genevieve Joson-Katchaluba 4459 Pennsylvania Ave. Kansas City, MO 64111	Sean P. Kelly Kelly Megan Murray 4440 Pennsylvania Ave Kansas City, MO 64111

LEWIS RICE

PUBLIC MEETING NOTICE
July 17, 2024
Case Number CD-CPC-2024-00095

Vahid & Ashley Assadpour 110 Pointe Dr. Kansas City, MO 64116	Russell R. Correll -Trustee 4527 Washington St. Kansas City, MO 64111	Andrew Gutierrez 4436 Pennsylvania Ave. Kansas City, MO 64111
Alexander Karkhoff 4465 Pennsylvania Ave. Kansas City, MO 64111	Wood Partners LLC 12204 Buena Vista St Leawood, KS 66209	Dwight A. Potts Lori A Chapman 14514 W 49th St Shawnee, KS 66216
Christopher & Rachel Allen 4504 Broadway St., Unit 2N Kansas City, MO 64111	NV Broadway Mob LLC P.O. Box 71970 Phoenix, AZ 85050	4445 Washington LLC 5956 Sherry Ln., Ste. 1500 Dallas, TX 75225
Brownstones On Broadway Owners Assn 3401 College Blvd., Ste 250 Leawood, KS 66211	46 Pennsylvania LLC 12721 Metcalf Ave., Ste. 200 Overland Park, KS 66213	Keith Nguyen 4500 Broadway, Unit 1B Kansas City, MO 64111
KCMO - Public Works 414 E. 12th St. Kansas City, MO 64106	Washington Multifanily Investors Spe LLC 4622 Pennsylvania Ave., Ste. 700 Kansas City, MO 64112	

Meeting Sign-In Sheet

Project Name and Address

4450 Washington Rezoning; CD-CPC-2024-00095

Name	Address	Phone	Email
See Attached List			

There were approximately ten neighborhood attendees. Those attending were requested to place their names and addresses into the Chat box. Not every attendee did this, and some attendees were identified on screen by something other than a name. Those who provided their information are listed below.

Robert Martin 4646 Broadway
Matt Fuoco 4530 Jefferson Street
Christina Roth 4600 Summit
Amelia McIntyre 4545 Wornall
Christina Boveri 4447 Pennsylvania
Michael Unger 4437 Pennsylvania
Paige Fowler 4646 Broadway

Developer representatives were
Will Block (Developer)
Rachel Dumsky (NSPJ Architects)
Tim Homburg (NSPJ Architects)
Doug Stone (Lewis Rice)

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2024-00095

Meeting Date: July 29, 2024

Meeting Location: Via Zoom

Meeting Time (include start and end time): 5:30 pm - 6:35 pm

Additional Comments (optional): There were technical difficulties with the Zoom host's sound which were resolved within approximately 15 minutes. Attendees remained on the line and were unfortunately inconvenienced while the matter was resolved. The meeting proceeded without further technical difficulties through to its conclusion

Re: CD-CPC-2024-00095 re 4438-4450 Washington

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

Fri 7/19/2024 10:00 AM

To:Mike Unger <michaelungerpe@yahoo.com>
Cc:Christina Boveri <christina.boveri@gmail.com>

Mike,

See my responses in red. Additionally, since these are good questions for the general public to understand the case, I will be attaching this email chain to CD-CPC-2024-00095 in CompassKC.

1. The presentation posted in COMPASS shows a height of 39.9 feet, but the beginning point of that measurement is the top of the garage level. Our question: is that an accurate depiction of the actual height of the proposed building? Why is it not measured from the average grade at ground level?

2. Why wasn't the developer required as a part of your review to clarify this measurement of height? Residents are concerned the measurement of height on the presentation is misleading. In response to #1 and #2, CD-CPC-2024-00095 is a rezoning without a plan, so per code, they are not required to submit detailed plans because the new development must meet the Zoning and Development Code. The applicant submitted their building plans as an additional document, not reviewed for code compliance because the case at hand is just the rezoning.

3. Do you understand that developer is relying upon the Infill Residential Development Standards, and if so, how?

As residentially zoned lots that were annexed into the City prior to March 1, 1954, they are subject to the infill residential standards.

4. Is it possible to retain the current R-1.5 zoning, so that the height is capped at 45 feet, but allow a variance without a rezoning for some increased density? The plan presented in COMPASS has 3 stories, 39'-9" and has 20 units. It is my understanding that this is the quantity of units being requested by the developer, then wouldn't it be easier to give him a variance in the density? For some abutting owners, the most significant issue is the potential height under R-0.75, which could be a maximum of 60 feet (if Infill Residential Development Standards are not applied). Variances are not an appropriate application for the proposed project because in order to receive a variance, the applicant must prove a hardship. A hardship is a physical constraint that prevents someone from meeting the code, not why they want to vary from the code.

Let me know if you have additional questions.

Ahnna Nanoski, AICP

Planning Supervisor

City Planning and Development

Development Management Division

City of Kansas City, Mo.

Phone: (816) 513-8816

Email: ahnna.nanoski@kcmo.org

City Hall, 15th Floor

414 E. 12th Street, Kansas City, Missouri 64106

KCMO.gov

From: Mike Unger <michaelungerpe@yahoo.com>
Sent: Monday, July 15, 2024 3:43 PM
To: Nanoski, Ahnna <Ahnna.Nanoski@kcmo.org>
Cc: Christina Boveri <christina.boveri@gmail.com>
Subject: CD-CPC-2024-00095 re 4438-4450 Washington

I am an owner of my single-family home on the east side of Pennsylvania, abutting the proposed rezoning at 4438 to 4450 Washington. Plaza Westport NA has offered a time for a public engagement meeting to the developer's attorney, Doug Stone, on July 29. Residents have some questions that need answers from City staff prior to such public engagement meeting. Hopefully, you can answer those questions, as follows:

1. The presentation posted in COMPASS shows a height of 39.9 feet, but the beginning point of that measurement is the top of the garage level. Our question: is that an accurate depiction of the actual height of the proposed building? Why is it not measured from the average grade at ground level?
2. Why wasn't the developer required as a part of your review to clarify this measurement of height? Residents are concerned the measurement of height on the presentation is misleading.
3. Do you understand that developer is relying upon the Infill Residential Development Standards, and if so, how?
4. Is it possible to retain the current R-1.5 zoning, so that the height is capped at 45 feet, but allow a variance without a rezoning for some increased density? The plan presented in COMPASS has 3 stories, 39'-9" and has 20 units. It is my understanding that this is the quantity of units being requested by the developer, then wouldn't it be easier to give him a variance in the density? For some abutting owners, the most significant issue is the potential height under R-0.75, which could be a maximum of 60 feet (if Infill Residential Development Standards are not applied).

Thank you for your time. Concerned neighbors would like to set up a meeting with you. What would be convenient ahead of the likely July 29 public engagement?

CD-CPC-2024-00095 re 4438-4450 Washington

Amelia McIntyre <mcintyre.amelia@gmail.com>

Mon 7/15/2024 9:26 AM

To:Williams, Gerald <Gerald.Williams@kcmo.org>;Cronander, Susan <Susan.Cronander@kcmo.org>
Cc:Robert Martin <rkmartinkc@gmail.com>;Nanoski, Ahnna <Ahnna.Nanoski@kcmo.org>

2 attachments (3 MB)

4438-4450 Washington Comparison Tables Contrasting R-1.5 and R-.75.docx; MPAP Pages Pertinent to 4450 Washington.pdf;

Plaza Westport NA has been contacted by Developer Attorney Doug Stone for a public engagement meeting that has not yet been set with respect to a proposed rezoning for four lots assigned the addresses of 4438-4450 Washington. Two dates were offered, one has passed, and the next one is July 29. While reviewing the COMPASS file on this rezoning application, we noted that Susan, as the staff member from Long Range Planning, approved the proposed rezoning from R-1.5 to R-.75, without comment or explanation. The information on the Neighborhood and Area Plan Info under the More Info tab in COMPASS is blank.

In advance of PWNA's meeting with the developer, it would help our neighborhood association to understand the basis for your approval, which seems contrary to the Midtown Plaza Area Plan (MPAP).

This area is in the Planning Area D of the St. Luke's Hospital Campus Plaza Westport Neighborhood in the Midtown Plaza Area Plan. I have attached a PDF of the pertinent pages from the MPAP for your consideration and reevaluation of applicability. PWNA's observation is that the proposed height of 60 feet in an R-.75, and the density based on square footage lot area, is inconsistent with the MPAP for this portion of Planning Area D, based on the following:

- In the definitional section on Page 28, Residential High, is defined. Please note that definition is specific that it can include multi-unit buildings *up to 29 units to the acre*, and that classification generally corresponds to the R-1.5 zoning category, which is the *existing* zoning,

- The recommended land use for this area is high density residential. See Pages 42 and 43, the latter has the map.

- The four lots have an aggregate of 16,902.11 square feet based on the information on the City Parcel Viewer. With the ratio of 750 square feet of lot area per unit, then as many as 23 units could be constructed if rezoning is permitted to R-.75. That is in sharp contrast to the 11 units permitted under the existing R-1.5 zoning. A chart is attached of that comparison of the number of units contrasting R-.75 (proposed zoning) and R-1.5 (current zoning).

- Based on the 29 units to the acre in the definition of Residential High of the MPAP then for this .39 acre site a total of 11 units would be the permissible density under the MPAP.

- The Bowl Concept of the MPAP extends to this area. See Page 45. Its recommendation is a maximum of 45 feet, and a maximum of 3 stories. The proposed rezoning to R-.75 would permit an increased maximum height to 60 feet.

- Based on Page 70, this area is depicted as maintaining the predominant form. In this situation, the four prior single-family homes were demolished in 2018. Multi-family construction has occurred to the north and east, but the existing two-story multi-family has been renovated on the south. The predominant form to the west is single family housing that remains. The property to the west is zoned R-6, which has a maximum height of 35 feet causing them to be potentially dwarfed by the multi-family with a total loss of privacy.

Please explain from a Long Range Planning perspective how this proposed rezoning complies with the MPAP. We would like to meet with you to better understand the basis for Long Range Planning's approval of this rezoning application. Is there a day and time that would work for both of you sometime the week of July 22nd?

Amelia McIntyre

4545 Wornall RD, #701

Kansas City, MO 64111

(816) 863-4063

4438 Washington Street

Cronander, Susan <Susan.Cronander@kcmo.org>

Wed 7/24/2024 1:08 PM

To:Amelia McIntyre <mcintyre.amelia@gmail.com>
Cc:Williams, Gerald <Gerald.Williams@kcmo.org>;Nanoski, Ahnna <Ahnna.Nanoski@kcmo.org>

Good Afternoon Amelia,

Long Range Planning has not stated that this application for rezoning is consistent with the Midtown Plaza Area Plan. What Long Range Planning has determined is that an area plan amendment is not needed as we do not want to open the door to a potential request for a higher zoning under a Residential Urban future land use that could allow a zoning that includes a height of up to164 feet.

We are recommending that the future land use stay Residential High, even if R.75 is not an exact fit and mentioned specifically in the Midtown Plaza Area Plan. I wish to point out that the residential zoning of R.75 was created after the Midtown Plaza Area Plan was adopted and was not contemplated in the Area Plan's land use categories.

We will be analyzing the Area Plan and other relevant plans and providing the Long-Range Planning analysis to Development Management. Consistency with the area plan is also one of several other adopted plans, resolutions and ordinances that the City Planning Department reviews to arrive at a staff recommendation to the City Planning Commission.

I hope you find this information helpful.

Sincerely,

Susan C. Cronander

Lead Planner

City Planning and Development Department

Long Range Planning and Preservation Division

City of Kansas City, Mo.

Phone: (816) 513-2803

Email: susan.cronander@kcmo.org

City Hall, 16th Floor, Suite 1603

414 E. 12th Street, Kansas City, Missouri 64106

KCMO.gov

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Re: CD-CPC-2024-00095 RE: 4438-4450 Washington

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

Fri 7/19/2024 9:30 AM

To:christina boveri <christina.boveri@gmail.com>
Cc:Michael Unger <m.unger@vuengineer.com>

Christina,

See my responses in red. Additionally, since these are good questions for the general public to know to help understand the case, I will be attaching this email correspondence to CD-CPC-2024-00095 in CompassKC.

1. *My recollection was that the current zoning was put in place to accommodate townhome style construction that was not pursued. That townhome construction was supported by the neighborhood as a means to allow for more affordable housing, yet still respect the neighborhood preference for homeownership. What was the prior zoning designation, and what was the maximum height under such prior zoning designation? My recollection was that it was the equivalent of R-6 (the same as the single-family homes along Pennsylvania, which has a maximum height of 35 feet). However, I would prefer to have that recollection confirmed by staff. 1951 - 1991, the property was zoned R-4, which now the equivalent zoning district is R-1.5. Detached dwelling units are permitted (with other building types) in this zoning district, maximum height of 45 ft.*
2. *Is there any other area in the Plaza or Midtown areas where a R-.75 zoning district abuts up to R-6, with no street or alleyway in between those differently zoned properties? If not, why do staff think that this substantial increase in height and density is an acceptable transition to single-family homes? In this immediate area, there does not appear to be any property in which R-0.75 abuts the R-6 zoning district. You can also review it on Parcel Viewer. The review criteria for a rezoning case can be reviewed at 88-515 of the Zoning and Development Code. Considering the City Council has approved several higher density projects/rezonings in the area, more than height and building type are considered in such an analysis.*
3. *Why won't staff uphold the current zoning, which would still permit an increased density to 11 units, from the four prior single-family homes that were previously present on each of these four lots? All property owners have due process for land development. Regardless of the project or professional recommendation, city staff must process the case (I can't prevent them from petitioning the City Council for a rezoning).*
4. *This development proposal is characterized by the developer as "infill". Please explain why the infill recommendation by Planning Staff is biased toward the most recent high-density developments rather than the single-family units that surround the proposal site on 3 sides and have been the historical structures for that area? Per 88-110-07-C, the infill residential context area is comprised of the structures within 200 ft of the subject site on the same block face. Per code, the structures behind, across the street, or down the block do not contribute to the infill analysis for new development.*

If you have any additional questions let me know.

Ahnna Nanoski, AICP

Planning Supervisor

City Planning and Development

Development Management Division

City of Kansas City, Mo.

Phone: (816) 513-8816

Email: ahnna.nanoski@kcmo.org

City Hall, 15th Floor

414 E. 12th Street, Kansas City, Missouri 64106

KCMO.gov

From: christina boveri <christina.boveri@gmail.com>
Sent: Monday, July 15, 2024 3:54 PM
To: Nanoski, Ahnna <Ahnna.Nanoski@kcmo.org>
Cc: Michael Unger <m.unger@vuengineer.com>
Subject: CD-CPC-2024-00095 RE: 4438-4450 Washington

Hi Ahnna,

I am an owner of my single-family home on the east side of Pennsylvania, abutting the proposed rezoning at 4438 to 4450 Washington. I have some questions that you may be able to answer. It would help to have your responses prior to the public engagement meeting, which has not yet been held. I need to understand your perspective, as the staff member with responsibility for reviewing the rezoning application. My questions are:

5. My recollection was that the current zoning was put in place to accommodate townhome style construction that was not pursued. That townhome construction was supported by the neighborhood as a means to allow for more affordable housing, yet still respect the neighborhood preference for homeownership. *What was the prior zoning designation, and what was the maximum height under such prior zoning designation?* My recollection was that it was the equivalent of R-6 (the same as the single-family homes along Pennsylvania, which has a maximum height of 35 feet). However, I would prefer to have that recollection confirmed by staff.
6. Is there any other area in the Plaza or Midtown areas where a R-.75 zoning district abuts up to R-6, with no street or alleyway in between those differently zoned properties? If not, why do staff think that this substantial increase in height and density is an acceptable transition to single-family homes?
7. Why won't staff uphold the current zoning, which would still permit an increased density to 11 units, from the four prior single-family homes that were previously present on each of these four lots?
8. This development proposal is characterized by the developer as "infill". Please explain why the infill recommendation by Planning Staff is biased toward the most recent high-density developments rather than the single-family units that surround the proposal site on 3 sides and have been the historical structures for that area?

We kindly ask to have a meeting prior to the Public engagement meeting on July 29th. I appreciate your attention to this matter and appreciate your time.

Christina Boveri
4447 Pennsylvania Ave