

April 13, 2026

City Plan Commission
City of Kansas City Missouri
414 E. 12th Street, 15th Floor
Kansas City, MO 64106
Via Electronic Mail

Matthew Barnes, Lead Planner
Via Electronic Mail

RE: CD-CPC-2026-00017- Garage Replacement at 4607 Jefferson
Dear Commission Members and Planner Barnes:

Plaza Westport Neighborhood Association (PWNA) is submitting this written testimony in Case No. CD-CPC-2026-00017, for a garage replacement. We appreciate the reinvestment in the replacement of the parking garage to support the apartment complex of which it is a part. Also, the renovation of that apartment complex, now vacant, will restore and make available needed housing to sustain and support the Country Club Plaza, and our Plaza Westport Neighborhood.

We generally support the recommendation of Staff to approve the development plan to construct a replacement parking garage at 4607 Jefferson.

However, we note **two important issues** to consider carefully:

1. the Staff Report refers to two phases of construction of the replacement parking garage, which was not described in the public engagement meeting. The Staff Report states that an alternative compliance parking plan will be needed if the garage is not completed prior to completion of all residential units. The nature of the alternative compliance parking plan is not stated or now known and that is a neighborhood concern. That portion of Plaza Westport Neighborhood is particularly impacted by on-street parking from already existing uses, some of which are the commercial uses along W. 47th from Madison to Pennsylvania, spilling into the surrounding residential area. **We don't want the on-street parking problem to be increased even on an interim basis during completion of construction.** An adequate, convenient, alternative parking plan, so that it is used by apartment residents is important. From a neighborhood perspective, it would be preferable that replacement parking garage is completed prior to the occupancy of the renovated apartments.
2. It is our understanding based on the public engagement meeting that at least one parking space is contemplated per unit, with a parking space assigned to each unit. We have asked that the parking fee be included in rent so that tenants don't elect to use only the already limited on-street parking. That **requirement should be added as a condition.** That condition, at PWNA's request, has been included in the authorizing ordinances of other area apartment development

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plans, and would place this apartment complex on the same footing. The language of that condition could be:

The developer agrees to not separate parking fee from rent, so that each unit is assigned one parking space as a part of the rental of the unit.

Our request is that this condition be added to those conditions as a part of the recommendation by the City Plan Commission.

We have oral assurance that the developer, and its construction company, will share construction logistics impacting street and sidewalk closures, so that information can be shared with neighborhood residents. We want to make sure that residents are aware of closures. The mere grant of a City permit to close (or narrow) a street or sidewalk by the City doesn't mean that steps are taken to make neighborhood residents aware of the closure.

Sincerely,



Plaza Westport Neighborhood Association

Robert K. Martin, President

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