

From: [Christine Baldin](#)
To: [Public Testimony](#)
Subject: 1101 E. 5th St., Kansas City, MO 64106
Date: Thursday, February 12, 2026 9:30:25 AM

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To Whom It May Concern,

I am writing to express my formal opposition to Ordinance 260056 regarding the Columbus Park Testimony hearing scheduled for February 24, 2026.

My name is Christine Baldin, and I am a co-owner of the property located at 1049 E. 5th St., Kansas City, MO 64106. It is my understanding that the owner of the property located at 1101 E. 5th St., Kansas City, MO 64106 (the "Property at Issue") has applied to rezone that location from UR to B2. As my property is located within 185 feet of the Property at Issue, I am submitting this testimony pursuant to Kansas City Municipal Ordinance Section 88-515-09.C.

I strongly oppose rezoning the Property at Issue to B2. I am concerned that this change will negatively impact the quality of life for Columbus Park residents and lead to a decrease in property values. The letters and statements previously submitted by the Columbus Park Neighborhood Association are consistent with my sentiments regarding this matter.

Thank you for your time and for considering this testimony.

Best regards,

Christine Baldin