

From: [Rita Rodina](#)
To: [Parks-Shaw, Ryana](#); [McCoy, Keema](#); [Bunch, Eric](#); [Iden, Marissa](#); [Willett, Nathan](#); [Melissa Patterson Hazley](#); [Public Testimony](#)
Subject: 4511-4521 Rezoning - Ordinance 240217
Date: Tuesday, February 27, 2024 1:53:38 PM

Hello,

I am a long term homeowner at the Brentwood complex and would also like to address the 4511-4521 rezoning issue. I agree 100% with each point made by my neighbor Roberta Eaton in a letter she submitted (see below). Please consider keeping the current zoning allowing 9 maximum units, which I believe is a much better fit for our beloved neighborhood.

Thank you,

Rita Rodina
4505 Headwood Dr. #9
Kansas City, MO 64111
email: rrodina18@gmail.com

Roberta Eaton's letter:

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