MIDTOWN NEIGHBORHOOD ALLIANCE

December 12, 2025

RE: CD-CPC-2025-00143: Text amendments – Section 88-420, Parking & Loading

Dear KCMO City Staff, Directors, and Councilmembers,

The Midtown Neighborhood Alliance is a group of leaders, representing Midtown neighborhood associations, who work together on mutual concerns. Through various engagement activities and meetings, parking and development patterns were identified as top priorities for our community. It has come to our attention through recent public engagement meetings as well as concerns aired by community members that City Staff have prepared a series of amendments to parking requirements for all future developments within the city. While many of the proposed revisions appear as long-overdue improvements to our zoning code such as the implementation of parking maximums, one revision stands out as concerning which we strongly oppose:

> *88-420-03 A, Parking Ratios: Properties located within the designated Urban Core area - generally bound by the Missouri River to the north, 85th Street to the south, State Line Road to the west, and the Blue River to the east - are exempt from minimum off-street parking requirements.*

Overflow parking is a major concern for both residents and business operators alike in some of our more densely programmed areas such as Armour Boulevard, Country Club Plaza, and KU Med. Many of our historic buildings were developed without parking and continue to operate in a similar manner today due to urban site constraints, making on-street parking more challenging to come by. Allowing developers and their investors to independently determine their parking requirements for all future developments, instead of through thoughtful and appropriate city regulations, is not the solution for Midtown. We are already experiencing daily how these practices have negative impacts on our community as developments have been approved that significantly underprovided off-street parking, despite neighborhood concerns being shared with developers, planning staff and the City Plan Commission.

We strongly feel that maintaining minimum parking requirements in the “Urban Core” area will not only encourage thoughtful design responses but also stimulate creative solutions such as shared parking agreements that we’ve already seen successfully applied at many historic reuse and urban redevelopment projects.

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We thank you for your consideration,

Hyde Park Neighborhood Association
Plaza Westport Neighborhood Association
Volker Neighborhood Association
Rockhill Homes Association
Valentine Neighborhood Association
Coleman Highlands Neighborhood Association
Old Hyde Park Historic District
Southmoreland Neighborhood Association