
The Warehouse On Broadway

From Phil Zehms <pzehms@plcorp.com>
Date Sat 10/11/2025 6:38 PM
To Public Testimony <Public.Testimony@kcmo.org>
Cc Smith, Justin <Justin.Smith@kcmo.org>

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Good morning,

I'm writing to express my deep concern regarding the proposed rezoning and Special Use Permit for the new concert venue, Warehouse on Broadway. I own a home on Central Street—almost directly behind the venue—and while I support progress and growth for our city, it must be done in a way that does not compromise neighborhood safety or the quality of life for long-term residents.

Safety & Security Concerns

Since this venue opened, there have been a significant and noticeable increase in late-night disturbances and safety issues on our block. My property, a popular, city-approved, short-term rental, because of the quiet 1-way street and walking distance to area restaurants and shops. Now has regular concerns from guests of safety and lack of parking. Most of these complaints occur between 1:00 and 4:00 a.m. They report fighting and loud altercations in the streets and in one case into our yard.

These incidents have forced me to issue refunds for early departure because they don't feel safe.

Before The Warehouse began illegally holding concerts, we simply did not experience these kinds of issues. As mentioned earlier, our proximity to Westport, was a draw because our neighborhood has always been safe, quiet, and family-friendly. That has changed, and the difference is undeniable.

If Warehouse on Broadway continues hosting events for 500+ concertgoers, it is essential that the venue be required to provide a proper security presence not only at the front of the venue but also on Central Street and 39th Terrace, where the impact on residents is most severe.

Parking Problems

Parking is another major issue. Central Street consists primarily of street parking, with few homes having driveways or off-street spaces. Most residents—and their guests—rely entirely on street parking.

The venue reportedly provides parking for only 30 vehicles, despite a requirement for 184. My understanding is that those spaces are exclusively reserved for employees and the band. That means over 150 additional cars spill into our neighborhood, blocking driveways, fire hydrants, and mailboxes, and creating unsafe congestion on residential streets. The vehicles are illegally parking in alleys, and other places in addition to congesting the streets.

If Warehouse on Broadway is to continue hosting events of this size, the city must require them to establish a clear and enforceable parking plan that does not push the burden onto nearby residents.

A Call for Fairness and Action

Our neighborhood is being asked to shoulder the costs—financially, emotionally, and in terms of safety—for a problem we did not create. This is not fair to the residents who live, work, and raise families here.

I urge you to review Sheryl Windsor's email and attached photos, which clearly illustrate the illegal parking, overcrowding, and unsafe conditions we now face. Our once-quiet street has become a thoroughfare for concert traffic and a magnet for late-night disturbances and side shows.

We are not asking for progress to stop—we're asking for balance, accountability, and solutions that protect the integrity of our neighborhood and the safety of everyone in it.

Thank you for your time and for taking our concerns seriously. I hope the council will take action to ensure that residents are not forgotten in the excitement of new development.

Sincerely,
Phil Zehms
Homeowner, Central Street

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