



## City Plan Commission

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

### Communications Received After 6/21/2022 CPC Meeting

<b>Name</b>	<b>Stance</b>	<b>Format of Receival</b>
Carl Schwendinger-Schreck	Opposition	Email
Laura Burkhalter	Opposition	Email
Lynne Chinu	Opposition	Email
Michael Sandbothe	Opposition	Email
Susan Weis	Opposition	Email
Aaron Fightmaster	Opposition	Email
Laurie Chipman	Opposition	Email

Dear Ms. Ahnna Nanoski  
Department of Planning and Development  
City of Kansas City, Missouri  
414 E. 12th Street  
15th Floor, City Hall  
Kansas City, MO 64106

Re: Opposition to CD-CPC-2022-00048

Dear Ms. Nanoski,

I am a resident of Midtown writing to share my opposition to the variance request of the Main Corridor Overlay District (“MCO”) by the owners of the McDonald’s at 3255 Main. I rely heavily on bicycle and transit infrastructure, and sincerely hope that over the next couple years Midtown Kansas City will become a safer and more convenient place to get around by bike, bus, train, or on foot.

McDonald’s (and the franchise owner) is asking for a variance in order to build a dual lane drive-thru. I believe that this drive-thru would make it more difficult and less safe to walk along Main Street, which directly conflicts with the city’s goal of becoming safer for pedestrians. Furthermore, the location of this drive-thru would near a future streetcar stop, jeopardizing the construction of the city’s only rail transit corridor. I believe that the CPC should follow the MCO guidelines – encouraging smart and safe develop will benefit the city much more in the long run than helping McDonald’s to maximize their profits.

In a recent public meeting, residents asked for a design that served pedestrians as well as drivers by increasing patio seating, reducing the amount of paved parking, and including a walk-up window. All these suggestions were declined by the applicant. McDonald’s is not interested in compromising with the community. At this point, we should not compromise, either.

Simply put, our expectation is that the property owner should design their project within the parameters of MCO, or not at all.

Sincerely,

Carl Schwendinger-Schreck  
903 E 42 St  
Kansas City, MO 64110  
June 20, 2022

4134 Locust Street  
Kansas City, MO 64110  
June 20, 2022

Ms. Ahnna Nanoski  
Department of Planning and Development  
City of Kansas City, Missouri  
414 E. 12<sup>th</sup> Street  
15th Floor, City Hall  
Kansas City, MO 64106

Re: Opposition to CD-CPC-2022-00048

Dear Ms. Nanoski,

I am a resident of Midtown writing to share my sincere **opposition** to the variance request of the Main Corridor Overlay District (“MCOD”) by the owners of the McDonald’s at 3255 Main. My neighbors and I have worked diligently over the last several years to foster a community that is more focused on convenient and dependable public transit, improved pedestrian and cycling infrastructure. These goals are coming to fruition through changes in zoning and the funding and implementation of bike, pedestrian, and rail infrastructure alongside the existing provisions for drivers.

McDonald’s (and the franchise owner) is asking for a variance in order to build a dual lane drive-thru. In doing so, they, an international mega corporation, who pays their employees low wages, no healthcare or paid time off and unreliable schedules, is asking our community to accept that:

- McDonald’s doesn’t have to follow the rules that the community set in place.
- McDonald’s isn’t obliged to care about the kind of community its customers are working to create.
- the convenience of a drive-thru lane and their increased profits is more important than the increased fossil fuel pollution created by idling cars.

In a community meeting, residents asked for a design that served pedestrians as well as drivers by increasing patio seating, reducing the amount of paved parking, and including a walk-up window. **All these suggestions were declined by the applicant.** McDonald’s is not interested in compromising with the community. At this point, we should not compromise, either.

Simply put, our expectation is that the property owner design their project within the parameters of MCO, or not at all.

Sincerely,



Laura Burkhalter

CC: Joseph Rexwinkle

**From:** Lynn timer Chiu <lynnie.chiu@gmail.com>  
**Sent:** Tuesday, June 21, 2022 10:45 AM  
**To:** Nanoski, Ahnna; planning  
**Subject:** Opposition to CD-CPC-2022-00048

**EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.**

3335 Baltimore Ave  
Kansas City, MO 64111  
June 21, 2022

Ms. Ahnna Nanoski  
Department of Planning and Development  
City of Kansas City, Missouri  
414 E. 12<sup>th</sup> Street  
15th Floor, City Hall  
Kansas City, MO 64106

Re: Opposition to CD-CPC-2022-00048

Dear Ms. Nanoski,

I am a resident of Midtown writing to share my sincere **opposition** to the variance request of the Main Corridor Overlay District (“MCO D”) by the owners of the McDonald’s at 3255 Main. My neighbors and I have worked diligently over the last several years to foster a community that is more focused on convenient and dependable public transit, improved pedestrian and cycling infrastructure. These goals are coming to fruition through changes in zoning and the funding and implementation of bike, pedestrian, and rail infrastructure alongside the existing provisions for drivers.

McDonald’s (and the franchise owner) is asking for a variance in order to build a dual lane drive-thru. In doing so, they, an international mega corporation, who pays their employees low wages, no healthcare or paid time off and unreliable schedules, is asking our community to accept that:

- 
- 
- McDonald’s doesn’t have to follow the rules that the community set in place.
- 
- 
- 
- McDonald’s isn’t obliged to care about the kind of community its customers are working to create.
- 
- 
- 
- The convenience of a drive-thru lane and their increased profits is more important than the increased
- fossil fuel pollution created by idling cars.
-

In a recent public meeting, residents asked for a design that served pedestrians as well as drivers by increasing patio seating, reducing the amount of paved parking, and including a walk-up window. **All these suggestions were declined by the applicant.** McDonald's is not interested in compromising with the community. At this point, we should not compromise, either.

Simply put, our expectation is that the property owner design their project within the parameters of MCOB, or not at all.

Sincerely,  
Lynne Chiu

**From:** Mike Sandbothe  
<sandbothe@yahoo.com>  
**Sent:** Sunday, June 19, 2022 4:28 PM  
**To:** planning  
**Cc:** Nanoski, Ahnna  
**Subject:** Re: Opposition to CD-CPC-2022-00048

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.**

3416 Holmes St.  
Kansas City, MO 64109

June 20, 2022

Ms. Ahnna Nanoski

Department of Planning and Development

City of Kansas City, Missouri

414 E. 12<sup>th</sup> Street

15th Floor, City Hall

Kansas City, MO 64106

Re: Opposition to CD-CPC-2022-00048

Dear Ms. Nanoski,

I am a resident of Midtown writing to share my sincere **opposition** to the variance request of the Main Corridor Overlay District ("MCO") by the owners of the McDonald's at 3255 Main.

After hearing discussion on this from others in the neighborhood, I want to add my personal voice to this letter. Plenty of us live walking distance to this mcdonald's. And since Costco and Home Depot and the street car are all walking distance from this mcdonald's, they should be able to get plenty of business from people walking a short distance. I don't care if they're an "established business". The point of the ordinance is to create change. If they want to rebuild, they can change with the neighborhood. Or they can keep the same building. It's not going to force them out of business. It's just going to prevent a massive and exploitative corporation from maximizing their profits in exactly the way that they prefer.

Framing this like some mom n pop shop is going to be oppressed by this ordinance is farcical.

My neighbors and I have worked diligently over the last several years to foster a community that is more focused on convenient and dependable public transit, improved pedestrian and cycling infrastructure. These goals are coming to fruition through changes in zoning and the funding and implementation of bike, pedestrian, and rail infrastructure alongside the existing provisions for drivers. McDonald's (and the franchise owner) is asking for a variance in order to build a dual lane drive-thru. In doing so, they, an international mega corporation, who pays their employees low wages, no healthcare or paid time off and unreliable schedules, is asking our community to accept that:

- McDonald's doesn't have to follow the rules that the community set in place.

- McDonald's isn't obliged to care about the kind of community its customers are working to create.
- The convenience of a drive-thru lane and their increased profits is more important than the increased fossil fuel pollution created by idling cars.

In a recent public meeting, residents asked for a design that served pedestrians as well as drivers by increasing patio seating, reducing the amount of paved parking, and including a walk-up window. **All these suggestions were declined by the applicant.** McDonald's is not interested in compromising with the community. At this point, we should not compromise, either.

Simply put, our expectation is that the property owner design their project within the parameters of MCOB, or not at all.

Sincerely,  
Michael Sandbothe  
(913)752-7769

Michael Sandbothe  
(913)752-7769

**From:** Nanoski, Ahnna  
**Sent:** Thursday, June 30, 2022 2:44 PM  
**To:** Clements, Jared  
**Subject:** FW: I oppose the variance for McDonald's at 3255 Main

---

**From:** chipdesign <[chipdesignkc@gmail.com](mailto:chipdesignkc@gmail.com)>  
**Sent:** Sunday, June 19, 2022 4:44 PM  
**To:** Nanoski, Ahnna <[Ahnna.Nanoski@kcmo.org](mailto:Ahnna.Nanoski@kcmo.org)>; planning <[planning@kcmo.org](mailto:planning@kcmo.org)>  
**Subject:** I oppose the variance for McDonald's at 3255 Main

**EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.**

4119 Campbell St.  
Kansas City, MO 64110  
June 20, 2022

Ms. Ahnna Nanoski  
Department of Planning and Development  
City of Kansas City, Missouri  
414 E. 12<sup>th</sup> Street  
15th Floor, City Hall  
Kansas City, MO 64106

Re: Opposition to CD-CPC-2022-00048

Dear Ms. Nanoski,

I am a resident of Midtown writing to share my sincere **opposition** to the variance request of the Main Corridor Overlay District ("MCOD") by the owners of the McDonald's at 3255 Main. My neighbors and I have worked diligently over the last several years to foster a community that is more focused on convenient and dependable public transit, improved pedestrian and cycling infrastructure. These goals are coming to fruition through changes in zoning and the funding and implementation of bike, pedestrian, and rail infrastructure alongside the existing provisions for drivers.

McDonald's (and the franchise owner) is asking for a variance in order to build a dual lane drive-thru. In doing so, they, an international mega corporation, who pays their employees low wages, no healthcare or paid time off and unreliable schedules, is asking our community to accept that:

- 
- 
- McDonald's doesn't have to follow the rules that the community set in place.
- 
- 
- 
- McDonald's isn't obliged to care about the kind of community its customers are working to create.



- 
- 
- 
- The convenience of a drive-thru lane and their increased profits is more
- important than the increased fossil fuel pollution created by idling cars.
- 

In a recent public meeting, residents asked for a design that served pedestrians as well as drivers by increasing patio seating, reducing the amount of paved parking, and including a walk-up window. **All these suggestions were declined by the applicant.** McDonald's is not interested in compromising with the community. At this point, we should not compromise, either.

Simply put, our expectation is that the property owner design their project within the parameters of MCOD, or not at all.

Sincerely,

Laurie Chipman

CC: Joseph Rexwinkle

**From:** Nanoski, Ahnna  
**Sent:** Thursday, June 30, 2022 2:44 PM  
**To:** Clements, Jared  
**Subject:** FW: DENY this variance request!!  
!!!

---

**From:** Aaron Fightmaster <[aaronfightmaster@gmail.com](mailto:aaronfightmaster@gmail.com)>  
**Sent:** Wednesday, June 22, 2022 10:48 AM  
**To:** planning <[planning@kcmo.org](mailto:planning@kcmo.org)>; Nanoski, Ahnna <[Ahnna.Nanoski@kcmo.org](mailto:Ahnna.Nanoski@kcmo.org)>; Bunch, Eric <[Eric.Bunch@kcmo.org](mailto:Eric.Bunch@kcmo.org)>  
**Subject:** DENY this variance request!!

**EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.**

3741 Central Street  
Kansas City MO 64111  
June 22, 2022

Ms. Ahnna Nanoski  
Department of Planning and Development  
City of Kansas City, Missouri  
414 E. 12<sup>th</sup> Street  
15th Floor, City Hall  
Kansas City, MO 64106

Re: Opposition to CD-CPC-2022-00048

Dear Ms. Nanoski,

I am a **NEW** resident of Midtown writing to share my ***EXTREME*** opposition to the variance request of the Main Corridor Overlay District (“MCO”) by the owners of the McDonald’s at 3255 Main.

My new home, ***which I have fought to be able to afford, is located adjacent to the property in question***. I find it extremely unfortunate that the city would even consider changes to the overlay to accommodate a low density restaurant that notoriously increases the amount of blight and unwanted traffic to a residential area. I plan to not only invest, but actively participate in my new community, which is not something that the owners of this McDonald’s have any interest in doing.

My new neighbors have worked diligently over the last several years to foster a community that is more focused on convenient and dependable public transit, improved pedestrian and cycling infrastructure. These goals are coming to fruition through changes in zoning and the funding and implementation of bike, pedestrian, and rail infrastructure alongside the existing provisions for drivers.

McDonald's (and the franchise owner) is asking for a variance in order to build a dual lane drive-thru. In doing so, they, an international mega corporation, who pays their employees low wages, no healthcare or paid time off and unreliable schedules, is asking our community to accept that:

- 
- 
- McDonald's doesn't have to follow the rules that the community set in place.
- 
- 
- 
- McDonald's isn't obliged to care about the kind of community its customers are working to create.
- 
- 
- 
- The convenience of a drive-thru lane and their increased profits is more important than the increased
- fossil fuel pollution created by idling cars.
- 

In a recent public meeting, residents asked for a design that served pedestrians as well as drivers by increasing patio seating, reducing the amount of paved parking, and including a walk-up window. **All these suggestions were declined by the applicant.** McDonald's is not interested in compromising with the community. At this point, we should not compromise, either.

Simply put, our expectation is that the property owner design their project within the parameters of MCO, or not at all.

Sincerely,  
Aaron P Fightmaster

**From:** Nanoski, Ahnna  
**Sent:** Thursday, June 30, 2022 2:47 PM  
**To:** Clements, Jared  
**Subject:** FW: McDonald's variance

---

**From:** Susan Weis <[susanweis@chewnings.net](mailto:susanweis@chewnings.net)>  
**Sent:** Saturday, June 18, 2022 9:45 PM  
**To:** planning <[planning@kcmo.org](mailto:planning@kcmo.org)>  
**Cc:** Nanoski, Ahnna <[Ahnna.Nanoski@kcmo.org](mailto:Ahnna.Nanoski@kcmo.org)>  
**Subject:** McDonald's variance

**EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.**

Greetings KCMO city planning department,

As a homeowner in midtown, I agree with your recommendation to DENY the variance request of McDonald's for additional drive-thru lanes at 3255 Main Street.

The McDonald's corporation does nothing to enhance our local community and should not be given special dispensation for their profits.

Thank you for all you do,

Susie Weis  
4151 Warwick Blvd, Kansas City, MO 64111