

200448 & 250449



Date 6 / 10 / 25

Agenda item # 04 + 05

NAME (Please print) LANRENCE GOLOBUAT

STREET ADDRESS 5804 E 52nd Ter

CITY self STATE Mo ZIP CODE 64113

EMAIL ADDRESS L6ddardn@aol.com ORGANIZATION REPRESENTED Mrs. Paula Fesermyer

I wish to address the Council: ☒ Yes ☐ No

☐ In favor ☒ Opposed ☐ Other

Comments: _____

Thank you for your interest and participation in city government.
Please contact the City Clerk with any questions, **816-513-6401** or clerk@kcmo.org



**LAWRENCE GOLDBLATT, Registered Architect,
ARCHITECTURE PLANNING DEVELOPMENT**

5804 East 52nd Terrace, Kansas City, Missouri 64129 ph 816.756.3633 fax: 877.354.1420
e: LGOLDARCH@aol.com

10 May, 2025 1:30 pm CITY COUNCIL SUBCOMMITTEE HEARING

1. STANDING:

1.1 I along with my partner own property in R 7-5 abutting a Council designated MPD (to conform to R 1-5).

2. REMEDY:

2.1 Send back to the CPC, for answers to be provided to our questions raised but not answered 7 May, 2025. Alternatively, continue off the Docket or dismiss.

2.2 The City Manager and staff must be recused from an engagement with this HALO Village project.

3. REASONING:

3.1 The Council enacted MPD without easement or permission to do so includes a portion of our property for the MPD to be legal, however, no consent was sought to occupy our property by the Applicant. The Zoning designation is defective.

3.2 No Judicial ruling has been rendered that this HALO Village is not "Spot Zoning", which Missouri Courts generally have outlawed.

3.3 The White Avenue R.O.W. has been disturbed by grading for the Halo Village project, which has been constructed. The request for Vacation is untimely in that the HALO Village has been constructed over and abutting the White Avenue without the ROW first being vacated.

3.4 Granting the Vacation of White Avenue after the project has been issued a Certificate of Occupancy has not been found to be in conformance with the Rezoning Ordinance.

- 3.7 There is some question whether the HALO representative had legal authority to purchase the property from the Offield Estate.
- 3.8 There is question whether the purchase including this White ROW ultimately benefits a third Party, not the recipient of the charitable funds, in two ways.
- 3.9 There is some question whether the HALO construction work has not damaged the Offield Estate.
- 3.10 The Offield Estate, without Permit, was improperly used as construction staging area and dump for debris and soil from HAL Village construction work.
- 3.11 The HALO Village purchaser has not produced an environmental Phase 1 or Phase 2 explaining how the dumped tires on the Estate and other debris is not unlawful.
- 3.12 The MPD zoning designation is defaulted. The public access is over a private road, which has been constructed without permit, bond, insurance, and violates State law regarding required remonstrance from affected Property Owners.
- 3.13 The staff has recovered these facts, known about them, and decided to not respond. The staff engaged in this flawed rezoning include both the former and the current City managers

/s/
Lawrence Goldblatt, adjoining property ownership,
Registered Architectural

**LAWRENCE GOLDBLATT, Registered Architect,
ARCHITECTURE PLANNING DEVELOPMENT**

5804 East 52nd Terrace, Kansas City, Missouri 64 129 ph 8 16. 7 56 3 63 3 fax: 8 77. 3 54 1 420
e: LGOLDARCH@aol.com

10 May, 2025 1:30 pm CITY COUNCIL SUBCOMMITTEE HEARING

1. STANDING:

1.1 I along with my partner own property in R 7-5 abutting a Council designated MPD (to conform to R 1-5).

2. REMEDY:

2.1 Send back to the CPC, for answers to be provided to our questions raised but not answered 7 May, 2025. Alternatively, continue off the Docket or dismiss.

2.2 The City Manager and staff must be recused from an engagement with this HALO Village project.

3. REASONING:

3.1 The Council enacted MPD without easement or permission to do so includes a portion of our property for the MPD to be legal, however, no consent was sought to occupy our property by the Applicant. The Zoning designation is defective.

3.2 No Judicial ruling has been rendered that this HALO Village is not “Spot Zoning”, which Missouri Courts generally have outlawed.

3.3 The White Avenue R.O.W. has been disturbed by grading for the Halo Village project, which has been constructed. The request for Vacation is untimely in that the HALO Village has been constructed over and abutting the White Avenue without the ROW first being vacated.

3.4 Granting the Vacation of White Avenue after the project has been issued a Certificate of Occupancy has not been found to be in conformance with the Rezoning Ordinance.

- 3.7 There is some question whether the HALO representative had legal authority to purchase the property from the Offield Estate.
- 3.8 There is question whether the purchase including this White ROW ultimately benefits a third Party, not the recipient of the charitable funds, in two ways.
- 3.9 There is some question whether the HALO construction work has not damaged the Offield Estate.
- 3.10 The Offield Estate, without Permit, was improperly used as construction staging area and dump for debris and soil from HAL Village construction work.
- 3.11 The HALO Village purchaser has not produced an environmental Phase 1 or Phase 2 explaining how the dumped tires on the Estate and other debris is not unlawful.
- 3.12 The MPD zoning designation is defaulted. The public access is over a private road, which has been constructed without permit, bond, insurance, and violates State law regarding required remonstrance from affected Property Owners.
- 3.13 The staff has recovered these facts, known about them, and decided to not respond. The staff engaged in this flawed rezoning include both the former and the current City managers

_____/s/_____
Lawrence Goldblatt, adjoining property ownership,
Registered Architectural