



Waldo Tower Neighborhood Association
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September 16, 2019

Neighborhood, Planning, & Development Committee
Cm. Lee Barnes, Jr., Chair
City of Kansas City, Missouri
414 E 12th Street, 22nd Floor
Kansas City, MO 64106

RE: Ordinance #190506 In-fill Development and Non-Conforming Lots

Dear Councilman Barnes and Committee,

We oppose the proposed text amendment (Ordinance #190506) to the Code of Ordinances 88-610-03-C which removes essential protections for homeowners with homes residing on lot lines in non-conforming lots.

As you evaluate the proposed amendment, we encourage you to consider these points:

1. The consolidated lots provision exists in many other cities, but Kansas City is unique in that it allows consolidated lots to be broken back out. This should allow landowners the provision they need to do the infill development that the city planning department is seeking, without changing the ordinance.
2. By removing 88-610-03-C, and specifically Sections 2a and 2b, you are effectively removing the protections of anyone who has a zero-lot-line house because the current code would then allow a house to be built within 2 ½ feet of that house. These protections should not be removed.
3. This amendment seems to be affecting a lot more homeowners than the planning department had intended which begs to reason that more conversations should be had about how to adjust the entire charter to work with this rather than taking out one cog in the wheel and waiting to see what breaks as a result.

We urge you to oppose the proposed text amendment and, instead, prioritize a study on how we as a city can plan better development that won't drive gentrification of our vulnerable neighborhoods.

In Waldo, for a hypothetical example, a 3-story house can be built according to current zoning. If two houses were built in place of one that had been bought and torn down, and those houses were 3 stories tall (looming over the neighborhood houses) with 3,000 square feet of living space each, the property values would skyrocket on that street, which then drives up property taxes.

We need all our planning committees to come together to see how one thing affects the other when we create policy.

Sincerely,

Eric Gunderson, President
Waldo Tower Neighborhood Association
WaldoTowerNeighborhood.org

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