

From: [Clarke, Andrew](#)
To: [Clerk](#)
Subject: Ord. No. 230741 - Public Testimony
Date: Friday, January 26, 2024 3:49:16 PM
Attachments: [image002.png](#)

Hello,

Can you please add this email as public testimony for Ord. No. 230741?

Thank you!

Andy



Andrew (Andy) Clarke, AICP

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From: Brenda Haddad <bhaddad@kittleproperties.com>

Sent: Friday, January 26, 2024 2:43 PM

To: Clarke, Andrew <Andrew.Clarke@kcmo.org>

Subject: KCMO Planning Department

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To the members of the KCMO City Council:

I would like to add my perspective of the experience I had with the Planning & Zoning Department over the past 2 years. We are currently beginning construction of a \$55 million dollar multi-family development in the Hickman-Mills area and have been through the entire process of planning, rezoning, platting and, finally, entitlements. When I first pulled up the zoning application requirements, I was at first over-whelmed. It does require astute and detailed planning. However, as a company that has built in many large cities over eighteen states, it turned out to be one of the most productive and organized processes that we have experienced. With the quantity and quality of communication from the Planning Department, we were able to forestall the many “surprises” that we often face in other cities, and by doing so, we were able to budget accordingly. This meant we were able to budget for more than a million dollars of infrastructure improvements to the streets, sidewalks, lights and stormwater issues that had plagued our neighborhood for many years.

The planning and zoning process that is currently in place made for a much smoother entitlement process. Because of the communication of expectations set up front by your staff, we were able to

submit full plans for review and receive permits within a few months. As an example, we do quite a bit of work in Austin, TX, where this process takes more than a year. This is often due to lack of communication between the city's own departments. As I said earlier, it is daunting to see the requirements up front, but those requirements will ultimately still need to be met. Unfortunately, developers are so used to the surprises coming on the backside, that we are often more surprised by the front-end approach. However, it does mean better business decisions can be made. Rushing through the planning process, without a clear picture of the requirements, means developments are sometimes left unfinished in such turbulent economic times. Only knowledge and communication can combat those outcomes, and the KCMO Planning Department has done a wonderful job of providing both.

I now often brag about Kansas City to other developers. Due to our very positive experience of this up-front process, we have changed our business model and are hiring an in-house civil engineer to encourage other cities into providing these requirements during the planning stages so we can budget accordingly. For those who might complain about this process, I would like to point out that the requirements don't go away, they simply get pushed to the back end, surprising developers, general contractors, investors and lenders. Kudos to the City and your Planning Department on a job very well done.

Thank-you,

Brenda Haddad | Development Director

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