



September 23, 2024

Neighborhood Planning and Development Committee
City of Kansas City Missouri
414 E. 12th Street, 15th Floor
Kansas City, MO 64106
Via Electronic Mail to public.testimony@kcmo.org

Re: Need for Zoning Text Amendment to Section 88-518-02-A - Ordinance No. 240814

Dear Committee Members:

Historic Kansas City is concerned about the negative precedent that is set if the City chooses to override the existing adopted Midtown Plaza Area Plan (MPAP) that was approved by the City Council by Resolution No. 150899, adopted January 7, 2016. Development pressure is impacting many Plaza and Midtown neighborhoods that are a part of the historic fabric of our community. The recommended land uses and heights to preserve the Plaza Bowl Concept in the MPAP is a tool that should be relied upon by both current property owners, and those seeking redevelopment. Further, City staff in their evaluation of rezoning applications should honor and embody in their recommendations compliance with the MPAP.

In the context of Ordinance No. 240814, the developer is seeking a rezoning, without a plan. Once the rezoning is approved, the developer isn't obligated to construct what they are depicting. It is the absence of a project plan that makes this rezoning request very problematic. The height disparity between the existing single-family homes and the potential heights in the proposed zoning district will dwarf the existing homes, most of which have been in existence for nearly 100 years.

HKC supports a resolution to reduce risk to Midtown neighborhoods by a text amendment to Section 88-518-02.A. As currently written, that Section results in no binding project plan being considered alongside the rezoning application for multi-family complexes of 20 units or smaller. We join Plaza Westport Neighborhood Association, and other Midtown neighborhoods, in seeking to amend such section to require a project plan for structures that have more than six units, rather than the currently applicable 20 units. This modification would significantly reduce the "bait and switch" risk to neighborhoods and the undermining of the public engagement process. That language change could be as simple as:

88-518-02-A. Project plan review and approval is required for any development containing more than 6 dwelling units, but less than the 50 residential units requiring development plan review and approval per 88-517.

Best regards,

Katheryn Shields
President

Lisa Lassman Briscoe,
Executive Director

cc: ahnna.nanoski@kcmo.org