

**Statement of Concerns from Plaza Westport Neighborhood Residents
Proposed Rezoning of 4438-4450 Washington
Case No. CD-CPC-2024-00095**





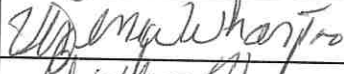





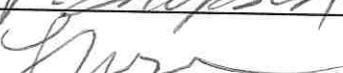



As residents of the Plaza Westport Neighborhood, we are concerned about the increased density and height of the proposed rezoning of four tax parcels (4438-4450 Washington) which will negatively impact the quality of life of the residents of the core of single-family homes along Pennsylvania, and other residents including existing multi-family structures in that vicinity. There is inadequate infrastructure, including a street grid designed for single family homes that is already deficient in handling existing traffic. The height disparity between the single-family homes along Pennsylvania, immediately to the west, and the potential heights in the proposed zoning district, will cause an invasion of privacy and a massing that will dwarf the existing homes, most of which have been in existence for nearly 100 years. Those homes are a part of the historic fabric of the Plaza Westport Neighborhood. We support redevelopment, but at a height and density that better respects the Plaza Westport Neighborhood.

ADDRESS	PRINTED NAME	SIGNATURE
4447 Pennsylvania	Christina Bovee	
4451 PENNSYLVANIA	JOE WIKTOREK	BUYER
4455 Pennsylvania	Oskar Polack	
4459 Pennsylvania	Roman Kacchaluba	
4467 Pennsylvania	Benjamin Higginbotham	
4437 Pennsylvan.	Michael Wozniak	
4448 PENNSYLVANIA	MARCEWIE COX	
4501 Jefferson	Kimberly Lavayer	
4510 Jefferson	Tanya Kelley	
4536 Jefferson	Dillon Shupe	
4530 Jefferson	Matthew Fuoco	
4508 Pennsylvania	Brian Eckart	
4440 Pennsylvania	Sean Kelly	
4440 Pennsylvania	Megan Kelly	
4445 Pennsylvania	Raquel Cranley	

August 2024

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ADDRESS	PRINTED NAME	SIGNATURE
4455 Pennsylvania	Terri Pollack	
#443 PA	ROSS ALVARADO	
3637 Pennsylvania	Lisa Parkes	
608 W 44th St	Chris Doughty	
611 W 44th St	Virginia Wharton	
708 Corbin Ter	Annela Heed	
728 Corbin Ter	Nick Spira	
737 Cochran Ter	Scott Bayant	
4427 Summit St	Emily Beaman	
4426 Summit St	Paul Erickson	
702 W 45th St	Lance Washington	
704 Corbin Ter	Mason Schram	
3136 Flora	Thomas Hogan	
609 W 44th	Brett Carmical	

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ADDRESS	PRINTED NAME	SIGNATURE
Broadway 46 415 W 46 th St #8	Charlotte Brewster	
717 Corbin Terr	Khoa V Ito	
717 Corbin Terr	Aanh Tran	
4527 Washington	Michelle Correll	
4529 Washington	Michelle Correll	
4531 Washington	Michelle Correll	
4506 Mill Creek Pkwy	Lee Giacalone	
4508 Mill Creek Pkwy #2nd	Jeremy Rush	
4508 Mill Creek Pkwy 25	LISA Scoots LMS Realty	
4432 Mill Creek Pkwy 35	LISA Scoots LMS Realty	
4434 Mill Creek Pkwy 31	LISA Scoots LMS Realty	
4459 JEFFERSON ST	Rachel Fletcher	
4427 Jefferson St	August Garvey	
4451 Pennsylvania	Dwight Potts	

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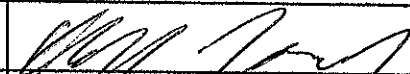





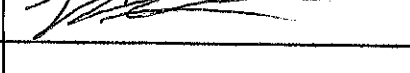
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There are several significant concerns with this development:

- Homeowners will bear an unreasonable burden from this development: loss of privacy and quality of life; their properties will lose significant value.
- The infrastructure in this area is already inadequate with a street grid designed for single family homes that cannot handle existing traffic and parking.
- This situation is unprecedented. Nowhere else around the Plaza does an R-6 zone immediately abut an R-.75 district with much more intense density and height.
- City officials are ignoring the Midtown Plaza Area Plan and the City's Municipal Code Criteria in order to recommend rezoning.
- Once approved for rezoning, the developer is not bound by the depiction it presented; they could change the construction plan at will, without any need for public engagement.
- Rezoning establishes a new precedent for increased height and density next to other smaller homes.

In existence for nearly 100 years, these bungalows are a part of the historic fabric of the Plaza Westport Neighborhood. We support redevelopment, but at a height and density that better complements the unique character and quality of the Plaza Westport Neighborhood.

ADDRESS	PRINTED NAME	SIGNATURE
702 W 46th St	Andy MacKay	
704 W. 46th St	Julia King	
706 W. 46th St	Kellen Ashford	
706 W 46th St	Sarah Croan	
4536 Jefferson St	Jakob Cleverdyle	
4536 Jefferson St #6	GARY VARNER	
4530 Jefferson St	Pranjal Neupane	

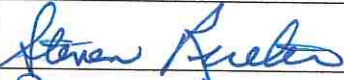





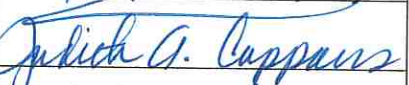



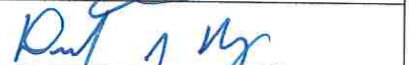



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ADDRESS	PRINTED NAME	SIGNATURE
4545 Wornall Rd #701	Amelia McIntyre	Amelia McIntyre
4545 Wornall Rd #502	LE ANN ZIMMERMAN	LeAnn Zimmerman
4545 Wornall Rd. #KE5	ERNESTINE POPE	Ernestine Pope
4545 Wornall Rd #1001	JULIE A. NASH	Julie A. Nash
4545 Wornall Rd 703	SUSAN COOK	Susan Cook
4545 Wornall Rd 703	Don Cook	Don Cook
4545 Wornall Rd #109	PAMELA BALICK	Pamela Balick
4545 Wornall Rd #207	Elizabeth Alazere	Elizabeth Alazere
4545 Wornall Rd, # L-03	Nancy Miller	Nancy Miller
4545 Wornall Rd, 612	Zelia O. Bell	Zelia O. Bell
4545 Wornall Rd #612	HOWARD BELL	Howard Bell
4545 Wornall Rd #1202	Sam Hare	Sam Hare
4545 Wornall Rd #1202	Kathleen Howe	Kathleen Howe
4545 Wornall Rd #1510	N WILLIAM PHILLIPS	N. William Phillips

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ADDRESS	PRINTED NAME	SIGNATURE
4545 Wornall Rd #1102	Steven Rueter	
4545 Wornall Rd #103	Robin Ryan	
4545 Wornall Rd #101	Molly Williams	
4545 Wornall #502	John Dvorak	
4545 Wornall Rd/1105	Patricia Curtis	
4545 Wornall Rd/1300	Nora Salim	
4545 Wornall Rd #402	JUDITH A. CAPPANUS	
4545 Wornall #112	SALLY SMART	
4545 Wornall #101	Anette Rasmussen	
4545 Wornall #101	Clint Herron	
4545 Wornall #103	DAN RYAN	
4545 Wornall #502	KEN SAYLER	
4545 Wornall 102	Debbie Boyd	
4545 Wornall #502	Mark Ogren	

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ADDRESS	PRINTED NAME	SIGNATURE
4545 Wornall LE-7	JING TAO	Tao Jing
4545 Wornall #702	Kevin Costello	Kevin Costello
4545 Wornall 702	Carole Decker	Carole Decker
4545 Wornall 204	JAMES HILL	[Signature]
4545 Wornall, 805	JOSEPH BRADBURY	Joseph Bradbury
4545 Wornall Rd #1210	Nancy Meyerdrich Nancy Meyerdrich	Nancy Meyerdrich
"	Mark Meyerdrich	Mark Meyerdrich
4545 Wornall Rd 503	HELEN GOVER	Helen L. Gover
4545 Wornall 1002	Rosalee McNamara	Rosalee McNamara
4545 Wornall 1003	Tim McNamara	Tim McNamara
4545 Wornall #1004	LAURA DUCHANOW	[Signature]
4545 Wornall #1004	MICHAEL W WALKER	[Signature]
4545 Wornall #1111	Carolyn Gentile	Carolyn Gentile
4545 Wornall #1108	Rebecca O'Fueh	Rebecca O'Fueh

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ADDRESS	PRINTED NAME	SIGNATURE
4545 Wornall Road Apt 603	Edith I. Grafing	Edith I. Grafing
4545 Wornall Road apt. 110	Mary Ann Oswald	Mary Ann Oswald
4545 Wornall Rd APT 111	John Guthrie	John Guthrie
4545 WORNALL RD APT 111	JUDITH GUTHRIE	Judith Guthrie
4545 Wornall Rd Apt 200	Roma Lee Taunton	Roma Lee Taunton
4545 WORNALL RD #607	JAN KRANITSKY	J.L. Kranitsky
4545 Wornall Rd #401	Nicholas Labayog	Nicholas Labayog
4545 Wornall Rd. #1110	Sherry Taylor	Sherry Taylor
4545 Wornall Rd. #1110	Tim Taylor	Tim Taylor
4545 WORNALL RD #609	LELAND R. MCGINNESS	Leland McGinness
4545 Wornall rd #409	Andrea Jacob	Andrea Jacob
4545 Wornall 1207	Susan Vakhshori	Susan Vakhshori
4545 Wornall 1208	James Yarmo	James Yarmo

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ADDRESS	PRINTED NAME	SIGNATURE
4545 Wornall #902	Laura Shultz	<i>Laura Shultz</i>
4545 Wornall #901-900 -80	SWARNAMBAL PETETE	<i>Swarnambal Petete</i>
4545 Wornall #405-406	NICOLE GUENTHER	<i>Nicole Guenther</i>
4545 Wornall Rd #611	STEPHEN C PETERS	<i>Stephen C Peters</i>
4545 Wornall #809	Nancy Love	<i>Nancy Love</i>
4545 Wornall #307	Therese Dewey	<i>Therese Dewey</i>
4521 Wornall #410	Robert Gutierrez	<i>Robert Gutierrez</i>
4545 Wornall Rd #811	Melodee Blabbaum	<i>Melodee Blabbaum</i>
4545 Wornall Rd #303	Alinda Murphy	<i>Alinda Murphy</i>
4521 Wornall #311	Kevin Collison	<i>Kevin Collison</i>

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ADDRESS	PRINTED NAME	SIGNATURE
4511 HEADWOOD #3	MARY LOU NIGRO	Mary Lou Nigro
4519 Headwood #9	SARAH LOUISE SHIPLEY	Sarah Louise Shipley
4515 Headwood #5	Ana C Franklin	Ana C Franklin
4515 Headwood #6	Darryl Jones	Darryl Jones
4511 Headwood Dr #6	Leah Cohen	Leah Cohen
4512 Jefferson	Lynn Toranzo	Lynn Toranzo
4505 Headwood #8	Audrey Burdick	Audrey Burdick
4511 Headwood #10	ANDREW ROBERT	Andrew Robert
4511 Headwood DR #7	Anne Mulvihill	Anne Mulvihill
4511 Headwood DR #8	Cory Guss	Cory Guss
4511 Headwood Dr #9	Rebecca Martin	Rebecca Martin
4511 HEADWOOD DR #12	LARRY BARLISH	Larry Barlish
4511 HEADWOOD #7	LAURA WILLHITE	Laura Willhite
4515 Headwood #12	Debra Hart	Debra Hart

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There are several significant concerns with this development:

- Homeowners will bear an unreasonable burden from this development: loss of privacy and quality of life; their properties will lose significant value.
- The infrastructure in this area is already inadequate with a street grid designed for single family homes that cannot handle existing traffic and parking.
- This situation is unprecedented. Nowhere else around the Plaza does an R-6 zone immediately abut an R-.75 district with much more intense density and height.
- City officials are ignoring the Midtown Plaza Area Plan and the City's Municipal Code Criteria in order to recommend rezoning.
- Once approved for rezoning, the developer is not bound by the depiction it presented; they could change the construction plan at will, without any need for public engagement.
- Rezoning establishes a new precedent for increased height and density next to other smaller homes in this and other neighborhoods.

In existence for nearly 100 years, these bungalows are a part of the historic fabric of the Plaza Westport Neighborhood. We support redevelopment, but at a height and density that better complements the unique character and quality of the Plaza Westport Neighborhood.

ADDRESS	PRINTED NAME	SIGNATURE
4401 Genessee	Julie A Tenenbaum	Julie A Tenenbaum
4401 GENESSEE	KRISTOPHER M KRINER	Kristopher M Kriner

September 2024

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ADDRESS	PRINTED NAME	SIGNATURE
4411 West 46 th St Apt 1003 KC, MO 64112	ROBERT RYMER	<i>Robert Rymer</i>
	MARILYN RYMER	<i>Marilyn Rymer</i>

September 2024

Please Sign and Return to the PWNA by September 8

plazawestport.association@gmail.com

(You can also print, sign, scan, and then email)

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ADDRESS	PRINTED NAME	SIGNATURE
300 W. 45 th Ter #203	ROBERT HOTZ	<i>[Signature]</i>
300 W. 45 th Ter #101	Carol E. Bachhuber	<i>[Signature]</i>

September 2024

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ADDRESS	PRINTED NAME	SIGNATURE
4646 Broadway #10	Carol Thrane	<i>Carol L. Thrane</i>
433 Ward Pkwy #2E	Lorraine Martin	<i>Lorraine B Martin</i>
4646 Broadway #10	Robert Martin	<i>Robert Martin</i>

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ADDRESS	PRINTED NAME	SIGNATURE
4646 Broadway	Annelies Stuedelin	<i>Annelies Stuedelin</i>
4646 Broadway	Sontheiso	<i>Sontheiso</i>
4646 Broadway	Michelle Mahoney	<i>Michelle Mahoney</i>
4646 Broadway	(CAROL) CARRY - Peter Powell	<i>Peter Powell</i>
4646 Broadway SN KMO 64112	Tobias Leuthardt	<i>Tobias Leuthardt</i>
4646 BROADWAY	KURT KWARSTEIN	<i>Kurt Kwarstein</i>
4646 Broadway K MO	Zoe Vantzos	<i>Zoe Vantzos</i>

4646 Broadway 3S	Diane Power	Diane Power
4646 Broadway	John Power	John Power

September 2024

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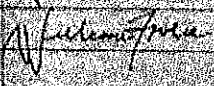
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- This situation is unprecedented. Nowhere else around the Plaza does an R-6 zone immediately abut an R-75 district with much more intense density and height.
- City officials are ignoring the Midtown Plaza Area Plan and the City's Municipal Code Criteria in order to recommend rezoning.
- Once approved for rezoning, the developer is not bound by the depiction it presented; they could change the construction plan at will, without any need for public engagement.
- Rezoning establishes a new precedent for increased height and density next to other smaller homes.

In existence for nearly 100 years, these bungalows are a part of the historic fabric of the Plaza Westport Neighborhood. We support redevelopment, but at a height and density that better complements the unique character and quality of the Plaza Westport Neighborhood.



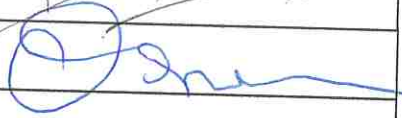
ADDRESS	PRINTED NAME	SIGNATURE
4446 Broadway NW Kennesaw City, GA 30142	Paige Fowler	
4446 Broadway NW Kennesaw City, GA 30142	William Fowler	

From: Clark Achelpohl candkcc@gmail.com
Subject: Re: Action Item: Please Sign "Statement of Concerns"
Date: September 3, 2024 at 5:24 PM
To: plazawestport.association@gmail.com

I support the Statement of concerns.

Richard C Achelpohl
Sent from my iPhone







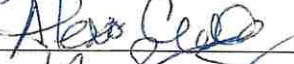




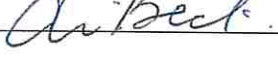


4530 Jefferson #5	Susank. Wadhwa	
4540 Jefferson St	DIGANT BACHANI	
# 705 4545 Wornall	Quar Herrera	

September 2024

**Statement of Concerns from Plaza Westport Neighborhood Residents
Proposed Rezoning of 4438-4450 Washington
Case No. CD-CPC-2024-00095**

As residents of the Plaza Westport Neighborhood, we are concerned about the increased density and height of the proposed rezoning of four tax parcels (4438-4450 Washington) which will negatively impact the quality of life of the residents of the core of single-family homes along Pennsylvania, and other residents including existing multi-family structures in that vicinity. There is inadequate infrastructure, including a street grid designed for single family homes that is already deficient in handling existing traffic. The height disparity between the single-family homes along Pennsylvania, immediately to the west, and the potential heights in the proposed zoning district, will cause an invasion of privacy and a massing that will dwarf the existing homes, most of which have been in existence for nearly 100 years. Those homes are a part of the historic fabric of the Plaza Westport Neighborhood. We support redevelopment, but at a height and density that better respects the Plaza Westport Neighborhood.



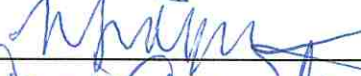
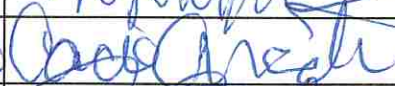

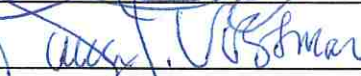

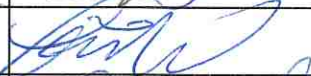

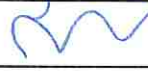
ADDRESS	PRINTED NAME	SIGNATURE
4515 HEADWOOD DR	SIDNEY SWIERS	
4511 Headwood	James Wortham	
4512 Jefferson #6	GREG GRUSS	
4515 Headwood Dr. #14	Doug Bartel	
4512 Jefferson #1	Zach Stegenga	
4512 JEFFERSON #3	Jordan Marshall	
4515 Jefferson #2	Alexis Ceule	
4512 Jefferson #9	Morgan Gahagan	
4505 HEADWOOD #3	Bruce W. McGillivray	
4505 Headwood #4	ERNIE PALSTON	
4505 Headwood #2	Alison Dunlop Summers	
4515 Headwood #1	Ami Beck	

August 2024

None of these are from surrounding neighborhoods on this page only

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ADDRESS	PRINTED NAME	SIGNATURE
10701 E 9 th Ave	Chick Milligan	
7215 Wood Parkway	Whitney Smith	
5424 Walmer	Nora Freymann	
4711 West Terrace St	Cacie Arduino	
401 Holly St, KCMO ⁶⁴¹¹¹	David Banda	
3012 W. 51 st	Dana Vossman	
4444 Samba St	Emmatine Rodriguez	
Industrious	Huy Bui	
3514 Jefferson	Joy Selmer	
1814 New Jersey		Jessie De Lav
4394 Smbreezy Point	Ariana Tolbert	