



Neighborhood Advisory Council

City of Kansas City, Missouri

January 9, 2024

Neighborhood Planning & Development Committee
Office of the Mayor
Office of the City Manager
414 E 12th Street
Kansas City, Missouri 64106

RE: Ordinance 231047

Dear Chairwoman Parks-Shaw, Vice-Chair Bunch, and Committee Members,

The Neighborhood Advisory Council (KCNAC) was alerted to the Chapter 88 amendments proposed in ordinance 231047 by the board and staff of Historic Kansas City. The content in text amendments is often broad and the ability to anticipate and track them is challenging. We appreciate the vigilance of Historic Kansas City and share concerns of unintended and/or negative impacts from the proposed changes.

The KCNAC Board of Directors requests that Ordinance 231047 be continued or held to consider input from key stakeholders and neighborhood impacts of the proposed changes.

KCNAC has identified at least 3 areas of concern for neighborhoods and residential communities:

1. Changes to home occupation oversight. While we acknowledge the stated need for compliance with state statute, there has been no effort to inform or prepare neighborhood organizations for the proposed changes. Failing to do so would not afford them time to consider mitigating efforts, blind-siding neighborhood leaders with changes they are unprepared to address.

Additionally, our early research has identified similar changes being considered by other municipalities in Missouri that would also ADD language, providing a stronger code under the 2022 Missouri statute.

2. Lack of clarity around the inclusion of "Communications Services Establishments" in broader zoning districts and the parameters of smaller data center requests. A close look at possible scenarios and unintended consequences would be helpful with this proposed change.
3. Major amendments to a previously approved plan. This is of particular concern to Historic KC, because it appears to loosen the limits and criteria for changes made to development plans and project plans after approval. Project size is key and deserving of further discussion. While this might not impact most residential areas, the potential for large multi-family projects to be changed or the impact of a commercial project adjacent to residential areas should be considered.

Expanding administrative approval, modifying documents/plans that have been through a public review or engagement process, or not revisiting the public engagement process to review changes are each an aspect of the development process KCNAC has routinely given close scrutiny.

The Kansas City Neighborhood Advisory Council Board of Directors agrees with Historic Kansas City in recommending that more time be taken to review and study the proposed changes and implications of the language in Ordinance #231047 with public input. We are prepared to meet with Planning Staff, Council Members, and representatives from the Mayor and City Manager offices to ensure any necessary changes reflect the quality of life priorities of Kansas City residents.

Sincerely,

Tiffany Moore
Chair, Board of Directors
Kansas City Neighborhood Advisory Council

Kansas City Neighborhood Advisory Council Board of Directors

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Cc: Kansas City Department of Planning & Development
City Council, Kansas City, Missouri