

City Plan Commission
City of Kansas City Missouri
414 E. 12th Street, 15th Floor
Kansas City, MO 64106
Via Electronic Mail To: publicengagement@kcmo.org
Via Electronic Mail To: genevieve.kohn@kcmo.org
RE: Plan Number: CD-CPC-2025-00054

I am writing to express my opposition to the rezoning and area plan amendment as proposed by Hickok Development at 3825 Roanoke Rd.

Time and time again, residents in Midtown feel dismissed or ignored when it comes to decision-making that affects our day-to-day lives. We have invested our time and money here as residents, individual creators, neighbors, and business owners. We are the ones that collectively make Kansas City, Kansas City. There are countless individuals with whom I am personally acquainted who spend many hours volunteering their time toward civic engagement, ensuring our neighborhoods grow in a sustainable and vibrant way for future generations. These endeavors include the previous development of the Midtown Plaza Area Plan.

These aren't the personalities who will run for city council, lead large-public-facing organizations, nor seek public recognition for what they do. They do it because they love their community, and want to see it continue as close-knit, and full of character.

Yet, over and over, development projects from outside entities deviate from these area plans. City officials view the plans as "aspirational at best", and allow for variations to plans that don't fit within the parameters that local residents gave countless hours of input to the city to develop.

This particular project ignores setbacks, height restrictions, and doesn't fit within the character of the community in which it is proposed. Developers should not be able to assume when purchasing property adjacent to historic neighborhoods that they will blow through zoning and development, as has historically been the case. West 39th Street is full of small business owners, local artisans, historic homes, starter bungalows, affordable housing, and newly-constructed apartments. The proposed development doesn't fit within this character in both design and proposed market.

The neighborhood is saturated with "luxury apartments" as it stands. We want more locally-owned businesses with buildings that fit within the scale and massing of our neighborhood. We want a three-story building with two floors of apartments over one floor of businesses, we want townhomes, we want to see affordable spaces for business owners and residents from all walks of life.

This particular property has a built-in buffer with the northern portion of the proposed development zoned residential already. When the developer purchased the land, they should have budgeted to keep the buffer zone as-is and proposed a development fitting within the current Midtown Plaza Area Plan recommendations. A developer's financial feasibility in a project is not the neighbors' issue, nor concern when it comes to our quality of life.

The denial of this application as proposed will, in fact, promote the public health and safety *by preventing*: the encroachment of a large building into neighbors' yards; increased cut-through traffic on both Valentine and West 38th Street; and increased load on our already-overflowing combined sewer system. These are issues we live with every day already, and on paper may seem like they aren't a problem, but when you can't let your kids play outside because there are cars flying down the street to cut through, or people leering from their balconies, it has a detrimental effect on quality of life.

This corner *can* increase housing density by creating any amount of housing above zero, and using every-square inch of lot space is *not* necessary to do so. Not every project needs to maximize profits, and if the developer can't find a way to make this work financially, then perhaps it's time to move onto a different location for a project and sell this land.

Sarah Legg



Homeowner, Business Owner, City Commissioner
909 W 38th St. KCMO