

Hearing Testimony to **City Plan Commission re: CD-CPC-2024-00134**

I am the resident property owner located at 11630 Campbell Street, one of the 4 residents directly within the boundaries of the project area who has not sold to the developer. While I will remain in my home, it is definitely troubling to me to face the prospect of being surrounded by the proposed unit design and density of the project, construction disruptions and the impacts to the landscape, traffic, infrastructure, and management of the units as apartments vs. condominiums and secrecy regarding the identity of the owners/financial backers of this project.

I will speak to each of these concerns separately.

In reference to the design, we were informed at the informational session Tuesday, Oct. 29 at the Center Planning and Development Council that the site plan and units fulfilled the direction given to the local architects by the owners. It would be surprising to me if the owners had personal knowledge of the area and the typical wood framed ranch or split-level style of homes in this area of South Kansas City and the target population for potential homebuyers. The fully brick exteriors of the 3-story quadraplexes and 2 story duplexes have a city look to them, which might be more associated with River Front or Warehouse district lofts for young people. Red Bridge and adjacent subdivisions from the Kansas/Missouri state line east to Troost and south of 103rd Street were developed in the mid to late 1960's or early 70's with original owners now looking to downsize, perhaps wanting to stay near the area where they have lived so long. These people, now in their seventies, do not want to climb 3 stories throughout the day to go from one area of their home to another. A floor plan with a garage and bedroom on the first level, a tiny kitchen and a living room on the second level and two bedrooms on the third, might work for roommates or young singles without children, but could pose a problem for families whose young children or teenagers would be separated by two stories from the parents. There are no upstairs windows on the front of the homes, which seems inconvenient, and would normally be seen as dormers in a colonial style home. I feel that the design of the units appears to be driven by maximum density for the development rather than convenience or desirability.

My next concern is the disruption of services – water, electric, and gas and traffic flow and the damage to the environment. The normal contour of most the area goes downhill from southwest to northeast. The grading plan indicates that two 7.4 and 10.5 foot high retaining walls to the west of the center street will essentially divide the project into two nearly flattened levels, creating a cliff on the east side of the project and a wall on the west side, which seems dangerous to those on the east and daunting to those on the west. The plan involves removing all the numerous existing trees. These trees essentially provide a canopy for the entire area, creating shade, biodiversity, wildlife sanctuary, and carbon sequestration. The developers may be following the regulation to replace existing trees with an equal planting of new (non-native) trees to match the total circumference of the old ones, but it would be decades before the new trees will come close to replacing the benefits of the old ones.

The developers have submitted a 109-page traffic study which consists mostly of charts and graphs that I don't understand, but concludes somehow that there will be little effect to traffic on Holmes. Anyone who lives here or drives Holmes knows that traffic is already an issue through the stretch from 115 to Martin City, which is a two lane road. The developers have created a "turn lane" in the two-lane section of Holmes between 116th Terrance and the "Y" intersection of 117th, and 117th Terrace and Holmes, by painting turn arrows in the center of Holmes, without widening it to accommodate an extra turn lane. Not only is the downhill stretch of this road with several entrances and exits already dangerous, but so are the type of vehicles that use the road. Huge rock filled dump trucks, and other oversized trucks, as well as emergency vehicles are frequently on the road. Where do drivers go when emergency vehicles need to pass the traffic and how will dump trucks stop suddenly for turning drivers?

Will the units actually sell as condominiums and who will own and manage the units that have not been purchased? If a certain percentage of units are rentals, will potential buyers be able to get conventional financing? Will there be security provided?

My last concern is the secrecy of the owners funding the project. We were not able to get an answer at the previous meetings week to what the initials SL CR LLC (Limited Liability Corporation) stand for and where they are headquartered? Is this something that the City could and should find out?

I have some suggestions/recommendations for the Planning Commission and the Developers.

My most important request is that Campbell be left alone from my property down to the 5 properties adjacent to me towards the north, to maintain the setbacks and integrity of Campbell as a suburban residential street. The 5 existing houses could be resold to a remodeler who could then flip them to new owners, The developers could shorten up the back yards for their development to the west if they need to . As their site plan now indicates, the duplexes and “cape cod” style single residences will be built closer to the street and access will be from an alley behind these buildings, creating a strange look of buildings with backs facing Campbell. If the existing residences were kept, there would be no need for most of that alley, as these homes would continue to face and access Campbell Street.

My next recommendation would be for the city to consider approving the proposed development of the boarded up and abandoned properties on Holmes and 115th Street, and leave the land behind the properties behind Campbell as a natural green space. I would then recommend that the city swap that land with a more suitable tract of property owned by the city that the owner/developers could build on. One suggestion might be the old Jewish Community Center/abandoned charter school at 82nd and Holmes. This property sits as a deteriorating, vandalized, eyesore along Holmes and would be a much more appropriate setting for the kinds of units they are proposing. I would also like to see a more natural contour of the land rather than the leveling and terraced west to east look of the site with the 7.4 and 10.5 foot high retaining walls.

I am nearing the deadline for submitting comments, so I will stop now and send this, but I intend to also attend the Hearing Wednesday morning, November 6.

Thank you for your consideration of my comments.

Debbie Anderson
11630 Campbell, KCMO 64131

Chambi, Larisa

From: Deborah Anderson <anderson4921@att.net>
Sent: Thursday, October 31, 2024 4:33 PM
To: Public Engagement
Subject: City Plan Commission re: CD-CPC-2024-00134

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

These comments are coming from Katherine Harding property owner and resident at 803 East 117th Street who is sitting at my computer.

From Katherine:

I do not like the idea of having a street come out of the project directly across from my driveway. Because of all of the traffic we already have coming from the Minor Ridge (Flats) apartments, it will create more traffic congestion than already exists which is now a problem.

Many of the renters at Minor Ridge apartments drive at excessive speeds down 117th street and it is very dangerous to walk down 117th street already because there is only a gully on each side of the road.

I am disappointed that my view across 117th street will now be quadraplexes and duplexes instead of homes and pasture.

Sincerely,
Katherine Harding
kahardingkc@gmail.com

Chambi, Larisa

From: Katherine Harding <kahardingkc@gmail.com>
Sent: Thursday, October 31, 2024 5:08 PM
To: Public Engagement

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

I am a 83 year old person living in my home for 60 years. I don't see how I will be able to safely get off my driveway onto 117th street with a street that comes out onto 117th directly across from my drive way. The traffic from the apartments east on 117 th is quite heavy often and many speeders going both ways on 117th. It is too dangerous for me to walk on my street anymore as my doctor has told me I should be doing. I have Lived here for 60 years. It used to be safe to walk the neighborhood even raise my children now I cannot even safely have grandkids over. The added traffic caused by two streets adding more traffic onto 117th seems unreasonable.

Katherine harding, property owner

Chambi, Larisa

From: Katherine Harding <kahardingkc@gmail.com>
Sent: Thursday, October 31, 2024 6:18 PM
To: Public Engagement
Subject: Against project proposal 115th to 117th

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

I live directly across the street from the proposed new street that connects onto 117th. Think no consideration has been given to me or how I will be able to exit my driveway. There's a lot of traffic down 117th daily from the 250 apartment units just east of Troost who exit to Holmes as there is NO exit to go east from there as it is a dead end. I am an 83 year old who has lived in my house 60 years I do not have finances to relocate. This will put a hardship on me.

Chambi, Larisa

From: Paola Capra <paola.m.capra@icloud.com>
Sent: Thursday, October 31, 2024 2:39 PM
To: Cronander, Susan; Chambi, Larisa
Cc: Paola Capra
Subject: Plan amendment case CD-CPC-2024-00133/ Homeowner Concerns for Nov 6ht Hearing
Attachments: favicon.ico

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

My name is Paola Capra, and I live in Campbell St & 115th (11509 Campbell St, KCMO 64131). I want to express what I want to see from this development since I am not agreed what I have heard during the two last meeting online and in person:

1- The stormwater detention on Campbell which is the large one. I have been asking during the meetings what the larger stormwater detention in Campbell St will look like and what the maintenance plan is, and I heard that they don't have any plans. The only thing I have heard from the engineer and architect is that it will be covered with grass or there will be cut; to me, that is not enough or acceptable. I disagree that that will be my only view every time that I am outside my house. I need to see something more specific and well-designed. I want to see a landscaping design that includes rocks, ornamental plants with low maintenance, and evergreen trees, all surrounded by proper safety fences as well as signs to let people know that there are not gathering allow during day and night. This will not only enhance the aesthetics but also ensure safety, especially at night when it's crucial to prevent any gathering.

2- There is a space between the first unit (individual or duplex) and the stormwater on Campbell that also are in front of my house (11509 Campbell) that the engineer agreed to plant trees or shrubs to block the entrees in order to prevent that people cross to this passage. I want to confirm in this meeting that they stated that they will do it. Please plant evergreen trees/ or combination with maple trees or something like similar. Please do not place any dump trash container around the stormwater and passage.

3-In addition, I have been expressing my concerns for safety and delinquency prevention due to the Campbell St where this passage and the larger stormwater detention will be very dark at night. The engineer and the architect have been expressing that they don't have any plans for street lights since existing lights exist. However, I expressed that my street was designed to have houses facing each other, and that was helping to provide enough light from the front door lights. Still, now that will change since the master plan for this development of Campbell st will be in the rear part of the individual units (what we will see is the backyards of the dwellings with a line of shrubs/trees, which it is hard to figure out since I have been asking what type of shrubs or trees and they won't answer that questions). I expressed that I want them to put some type of landscaping lights in order to provide light and avoid delinquency for the entire block on Campbell, from the individual houses to the entire stormwater detention. This is crucial for our safety and peace of mind.

4-I would like to see more tree preservation plan for the existing trees. I understand that some will have to be cut in order to allow the construction but not all should be cut. I am sure that they will be some that could be saved and they can construct around.

5- Still looks very industrial the development design and individual houses front part and roof are not nice. Please advise to review this and improve the design.

Please forward this email for the hearing on November 6th. I don't know if someone will read this email or if you want me to do it. Please let me know. Here is a link that I found a website with maintenance and design that I was talking about above for the stormwater. Thank you in advance.

4.7 Ponds and Wet Basins –
Development Services
water.phila.gov



Chambi, Larisa

From: Public Engagement
Sent: Monday, November 4, 2024 8:35 AM
To: Chambi, Larisa
Subject: FW: City Plan Commission re: CD-CPC-2024-00134

Follow Up Flag: Follow up
Flag Status: Flagged



Genevieve Kohn, AICP

Lead Planner

City Planning and Development
Development Management Division
City of Kansas City, Mo.

Desk: (816) 513-8808

Email: genevieve.kohn@kcmo.org

City Hall, 15th Floor
414 E. 12th Street, Kansas City, Missouri 64106

KCMO.gov

From: cathy coffman <cccoffman91@gmail.com>
Sent: Saturday, November 2, 2024 1:41 PM
To: Public Engagement <publicengagement@kcmo.org>
Subject: City Plan Commission re: CD-CPC-2024-00134

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Testimony for Nov 6 hearing
Regarding 117th Street improvements

117th Street is currently narrow with ditches. We have a fair bit of traffic (usually speeding) coming back and forth from the existing apartments located at 117th & Troost. The fork intersection at 117th and Holmes is already a challenge with traffic moving 5 different directions. For the safety of everyone, especially walkers and cyclists, it would seem important to review 117th street for improvements especially since we are adding more traffic to it..

Thank you for your time.
Cathy Coffman
Neighbor on 117th St. across from proposed development.

Chambi, Larisa

From: Doug Wyatt <thewyattsinkc@gmail.com>
Sent: Tuesday, November 5, 2024 12:34 PM
To: Chambi, Larisa
Subject: Re: CD-CPC-2024-00134
Attachments: Represent_OK_Barbara-Crews_668-E-116th-Street.pdf; Represent_OK_Doug-and-Pat-Wyatt_661-E-116th-Street.pdf; Represent_OK_Dylan-Brown-and-Allison-Andrews_662-E-116th-Street.pdf; Represent_OK_Kim-Callow_655-E-116th-Street.pdf; Represent_OK_Mike-and-Moira-Seyle_650-E-116th-Street.pdf; Represent_OK_Scott-and-Suzy-Fahrmeier_667-E-116th-Street.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Hi Ms. Chambi,

I have been given authority by most residents (6 of 7) of 116th Street to represent them regarding the above referenced development that will go before the Planning Commission tomorrow morning at 9:00.

Our cul-de-sac is zoned as R-6 (single-family residence). We have some concerns about having to directly face 3-story four-plex (multi-family) structures.

Attached are the "OK to Represent" emails that I have received from my neighbors. If you have an addendum that you present to each Council Members, could you please include this email and the attached emails to it.

Respectfully,

Doug Wyatt
661 E. 116th Street
Kansas City, MO 64131
816-694-3439
thewyattsinkc@gmail.com

Subject: Re: 116th Street Circle - Development Across Holmes Road

From: Barb Crews <barbkccruisin@gmail.com>

Date: 10/30/2024, 4:05 PM

To: Doug Wyatt <thewyattsinkc@gmail.com>, Suzlf.fitness@gmail.com, kccallow31@gmail.com, moirak@sbcglobal.net, hnk1993@yahoo.com, dylanbrowndev@outlook.com

Yes, Doug, you most definitely have my approval to represent me at the Planning Commission to propose a housing buffer between us and the larger 3 story units. Since this is your area of expertise I can think of no one else that would be better than you to do so. In fact, I thank you very much for doing this.
Barb

On Wed, Oct 30, 2024 at 12:37 PM Doug Wyatt <thewyattsinkc@gmail.com> wrote:

Dear Friends of the 116th Street Cul-De-Sac,

Last night Barbara Crews and myself attended the virtual meeting for a large-scale residential development which could be built directly east of Holmes Road (from E. 115th Street to E. 117th Street - Ending at Campbell Street) (See attached).

Of specific interest, to our Cul-De-Sac, is the fact that the developer proposes to build nine 3-story four-plex structures directly along Holmes Road. We are zoned as "Residential-6" which is limited to detached single-family homes (See attached Zoning Map). Property east of Holmes Road is now zoned as "Residential-7.5". To build four-plexes is about a jump of four zoning categories (denser development) (See Attached - Multi-Unit House - R-7.5 to R-1.5).

I would like to go before the Kansas City, Missouri Planning Commission on Wednesday November 6th and represent you, if that is OK. To maintain the character of our single-family neighborhood, I will ask the Planning Commission to change the proposed four-plexes (along Holmes Road only) to single-family homes. This will buffer us from the multi-family activities in the interior of the new development.

Please let me know if my representation is OK with you. I would like to tell the Planning Commission that I am your representative.

Respectfully,

Doug Wyatt
661 E. 116th Street
thewyattsinkc@gmail.com

Subject: Re: 116th Street Cul-De-Sac Neighborhood - New Development

From: Pat Wyatt <pw Wyatt127@gmail.com>

Date: 10/29/2024, 5:24 PM

To: Doug Wyatt <thewyattsinkc@gmail.com>

Yes, I approve.

On Tue, Oct 29, 2024, 2:22 PM Doug Wyatt <thewyattsinkc@gmail.com> wrote:

Dear Friends of the 116th Street Cul-De-Sac,

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Please let me know if my representation is OK with you. I would like to tell the Planning Commission that I am your representative.

Respectfully,

Doug Wyatt

[661 E. 116th Street](mailto:thewyattsinkc@gmail.com)

thewyattsinkc@gmail.com

Subject: Re: 116th Street Circle - Development Across Holmes Road
From: Dylan Brown <dylanbrowndev@outlook.com>
Date: 10/30/2024, 5:40 PM
To: Doug Wyatt <thewyattsinkc@gmail.com>

Hi Doug,

You have our support. Let me know if there is anything we can do to help!

Thanks,
Dylan

From: Doug Wyatt <thewyattsinkc@gmail.com>
Sent: Wednesday, October 30, 2024 12:33:51 PM
To: TheWyattsInKC@gmail.com <TheWyattsInKC@gmail.com>
Subject: 116th Street Circle - Development Across Holmes Road

Dear Friends of the 116th Street Cul-De-Sac,

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Respectfully,

Doug Wyatt
661 E. 116th Street
thewyattsinkc@gmail.com

Subject: Fwd: 116th Street Circle - Development Across Holmes Road
From: Barb Crews <barbkccruisin@gmail.com>
Date: 10/31/2024, 4:43 PM
To: Doug Wyatt <thewyattsinkc@gmail.com>

Doug.....I'm forwarding this from Kim in case you didn't get it.....Barb

----- Forwarded message -----

From: **Deb Callow** <kdcallow31@gmail.com>
Date: Thu, Oct 31, 2024 at 12:37 PM
Subject: Re: 116th Street Circle - Development Across Holmes Road
To: Barb Crews <barbkccruisin@gmail.com>

Yes thank you
Kim
Sent from my iPhone

On Oct 30, 2024, at 4:17 PM, Barb Crews <barbkccruisin@gmail.com> wrote:

Sending with corrected email address.....

----- Forwarded message -----

From: **Barb Crews** <barbkccruisin@gmail.com>
Date: Wed, Oct 30, 2024 at 4:05 PM
Subject: Re: 116th Street Circle - Development Across Holmes Road
To: Doug Wyatt <thewyattsinkc@gmail.com>, <Suzlf.fitness@gmail.com>,
<kccallow31@gmail.com>, <moirak@sbcglobal.net>, <hmk1993@yahoo.com>,
<dylanbrowndev@outlook.com>

Yes, Doug, you most definitely have my approval to represent me at the Planning Commission to propose a housing buffer between us and the larger 3 story units. Since this is your area of expertise I can think of no one else that would be better than you to do so. In fact, I thank you very much for doing this.
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On Wed, Oct 30, 2024 at 12:37 PM Doug Wyatt <thewyattsinkc@gmail.com> wrote:
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Please let me know if my representation is OK with you. I would like to tell the Planning Commission that I am your representative.

Respectfully,

Doug Wyatt
661 E. 116th Street
thewyattsinkc@gmail.com

Subject: Fw: 116th Street Circle - Development Across Holmes Road
From: Michael Seyle <2mseyle@sbcglobal.net>
Date: 10/31/2024, 9:16 AM
To: Doug Wyatt <thewyattsinkc@gmail.com>
CC: Moira Seyle <moirak@sbcglobal.net>

Doug, thank you for the email. I had that meeting on my calendar, then forgot it until it was halfway over; got in with 20 minutes left to go just when some lady asked the pricing, which was a question I had. "Under \$400,000" sounds ok to me, although I'd like it to be higher.

In general, I'm not against development of that plot. The current derelict rental houses are an eyesore. But I was disappointed that the plan would put brown brick, three-story structures along Holmes. We'd be facing a brick wall that, in addition to being ugly, would likely amplify the Holmes traffic noise. Your idea below of switching the layout, putting houses along Holmes is a real good solution.

So, yes. You have our blessing to represent Moira and me as our representative. Thanks for the time you'll put into this. I also have that meeting on my calendar, and hope to remember to look at the calendar then.

Mike Seyle
650 E 116th St
832-257-7821
2mseyle@sbcglobal.net

----- Forwarded Message -----

From: Moira Seyle <moirak@sbcglobal.net>
To: "2mseyle@sbcglobal.net" <2mseyle@sbcglobal.net>
Sent: Wednesday, October 30, 2024 at 09:56:44 PM CDT
Subject: Fw: 116th Street Circle - Development Across Holmes Road

[Sent from AT&T Yahoo Mail for iPhone](#)

Begin forwarded message:

On Wednesday, October 30, 2024, 12:29 PM, Doug Wyatt <thewyattsinkc@gmail.com> wrote:

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Respectfully,

Doug Wyatt
661 E. 116th Street
thewyattsinkc@gmail.com

— Attachments: —

20241021_115th-and-Holmes_Site-Plan.pdf	5.9 MB
CD-CPC-2024-00134_Current-Zoning.pdf	235 KB
CD-CPC-2024-00134_KCMO_Residential-District-Table_Municode.pdf	150 KB

Subject: Re: 116th Street Cul-De-Sac Neighborhood - New Development
From: Suzy Fahrmeier <suzylf.fitness@gmail.com>
Date: 10/29/2024, 8:18 PM
To: Doug Wyatt <thewyattsinkc@gmail.com>

Doug,

Thank you so much. Scott and I support your decision to volunteer as representative. We would have loved to be present as well but kids sports and clients take up so much time. We really appreciate your donated time and effort.

The Fahrmeiers

On Tue, Oct 29, 2024, 2:22 PM Doug Wyatt <thewyattsinkc@gmail.com> wrote:

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Respectfully,

Doug Wyatt
[661 E. 116th Street](mailto:thewyattsinkc@gmail.com)
thewyattsinkc@gmail.com

Chambi, Larisa

From: CJ Dimarco <cj@kc-attorney.com>
Sent: Thursday, October 31, 2024 3:19 PM
To: Public Engagement
Cc: Peggy Calhoun
Subject: RE: City Plan Commission re: CD-CPC-2024-00134

Follow Up Flag: Follow up
Flag Status: Completed

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Hello, my name is CJ Dimarco and I reside on East 117th Street directly across from the proposed above-referenced development plans. I am sending this correspondence to express my concerns about the currently proposed development plans.

First, I have been informed that a substantial number of large/matured trees are going to be removed as part of the plan. To the extent the development plans can proceed without the removal of all or some of the trees, I would strongly disagree with the unnecessary removal of any trees.

Second, I am concerned about the drainage system in the area of the proposed development. It's unclear what kind of water/fecal waste removal piping is included in the development plans. We do not need any additional flooding risks or risks of groundwater contamination, which also could expose the developers and/or city to legal liability.

Last but absolutely not least, I am very concerned about the increased traffic that will naturally result from the development of the new properties. The apartments located at the end of E. 117th already produce substantial traffic, and many drivers travel down our street at excessively high speeds. I have two young children who play outside all the time, and I am already worried enough about the current traffic levels, particularly because we do not have sidewalks on either 117th or Campbell. That said, I would strongly advise adding sidewalks to both E 117th St. and Campbell as an added safety measure to decrease the risks that of the incoming traffic influx.

Please feel free to contact me if you have any questions or wish to further discuss. My cell is 816-582-0002.

Sincerely,

C.J. Dimarco
Attorney at Law
WALLENTINE INJURY LAW, LLC
130 N. Cherry St., Ste. 100
Olathe, KS 66061
cj@kc-attorney.com
(913) 934-6333
<https://kc-attorney.com>

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Chambi, Larisa

From: CJ Dimarco <cj@kc-attorney.com>
Sent: Thursday, October 31, 2024 3:19 PM
To: Public Engagement
Cc: Peggy Calhoun
Subject: RE: City Plan Commission re: CD-CPC-2024-00134

Follow Up Flag: Follow up
Flag Status: Completed

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Hello, my name is CJ Dimarco and I reside on East 117th Street directly across from the proposed above-referenced development plans. I am sending this correspondence to express my concerns about the currently proposed development plans.

First, I have been informed that a substantial number of large/matured trees are going to be removed as part of the plan. To the extent the development plans can proceed without the removal of all or some of the trees, I would strongly disagree with the unnecessary removal of any trees.

Second, I am concerned about the drainage system in the area of the proposed development. It's unclear what kind of water/fecal waste removal piping is included in the development plans. We do not need any additional flooding risks or risks of groundwater contamination, which also could expose the developers and/or city to legal liability.

Last but absolutely not least, I am very concerned about the increased traffic that will naturally result from the development of the new properties. The apartments located at the end of E. 117th already produce substantial traffic, and many drivers travel down our street at excessively high speeds. I have two young children who play outside all the time, and I am already worried enough about the current traffic levels, particularly because we do not have sidewalks on either 117th or Campbell. That said, I would strongly advise adding sidewalks to both E 117th St. and Campbell as an added safety measure to decrease the risks that of the incoming traffic influx.

Please feel free to contact me if you have any questions or wish to further discuss. My cell is 816-582-0002.

Sincerely,

C.J. Dimarco
Attorney at Law
WALLENTINE INJURY LAW, LLC
130 N. Cherry St., Ste. 100
Olathe, KS 66061
cj@kc-attorney.com
(913) 934-6333
<https://kc-attorney.com>

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November 15th, 2024

Larisa Chambi, AICP
City Planning & Development Department
City Hall
414 E. 12th Street
Kansas City, MO 64131

RE: CD-CPC-2024-00134

Dear Ms. Chambi:

I ask that this letter be made a part of the official record for the proposed multi-family four-plexes (high density) that could be built from 115th Terrace to 117th Street and Campbell Road to Holmes Road. I own property that would be surrounded by the proposed high-density multi-family development. I am joining my neighbors within the 116th Street cul-de-sac to request a buffering of single-family residential structures directly along the east side of Holmes Road. My zoning is now R-7.5 (Single-Family Residential on minimum 7,500 sf lots).

My home is two-story. If three-story four-plexes are constructed directly along Holmes Road, my home will forever be in the shadows of these new multi-family buildings. The abrupt transition in population density will also be completely out of character with my residence. To protect the existing neighborhood, I ask the "Neighborhood" and "City" Commissions to seriously consider providing a single-family residential buffer of homes directly along Holmes Road (as outlined in Mr Wyatt's letter). I believe that this is a reasonable request of the applicants.

Respectfully,



Pauline G. Dille
11607 Holmes Road
Kansas City, MO 64131

dtw

November 18th, 2024

Larisa Chambi, AICP
City Planning & Development Department
City Hall
414 E. 12th Street
Kansas City, MO 64131

RE: CD-CPC-2024-00134

Dear Ms. Chambi:

I ask that this letter be made a part of the official record for the proposed multi-family four-plexes (high density) that could be built from 115th Terrace to 117th Street and Campbell Road to Holmes Road. I attended the Planning Commission meeting on Wednesday November 6th, 2024 on behalf of the seven single-family homes that now exist on 116th Street. Our cul-de-sac is directly west of the proposed development. We are zoned as R-6 (Single-Family Residential on minimum 6,000 sf lots)¹.

Because the plan depicts multi-family four-plexes directly along Holmes Road, I asked the Planning Commission to revise the plan so that there are single-family residential homes along Holmes Road instead (extending the length of the current R-6 zone along Holmes Road). This would provide us with some buffering from the much greater high-density nature of the multi-family four-plexes in the interior of the project.²

As the applicant's property is now zoned as R-7.5, constructing "multi-unit buildings" within this Planned Unit Development represents a "four zone jump" in zoning land-use intensity.³ From our R-6 zone, it would be a "three zone jump" towards higher density. It is not until zone R-1.5 that "multi-unit buildings" are allowed. As home owners, our goal is to preserve the character and value of our Single-Family Residences. Directly abutting "multi-unit buildings" will not allow us to do so. The character of our neighborhood will drastically change if no reasonable buffering is provided.

After I made my request to the Planning Commission, other affected residents spoke and the Commissioners then talked among themselves. The Commission did not once mention our neighborhood's request for Single-Family Residential buffering on the east side of Holmes Road. After the Planning Commission declared the applicant's project provided some greatly needed housing in Kansas City, they approved it.

I then had to interrupt and ask why they had completely ignored our request for buffering. The Planning Commission Chairman's answer was that our neighborhood and the proposed project were separated by Holmes Road.

I was grateful to the Chairman for providing me with this reasoning, but in our neighborhood's case, I fail to see any real logic behind this answer. Holmes Road, itself, will not provide us with any type of "land-use intensity" buffering at all. Even though Holmes Road may be categorized as an "arterial", it only consists of one north-bound and one south-bound lanes near 116th Street.⁴

I have been a planner for the cities of Lawrence, KS and Grandview, MO. I was also the Zoning Administrator for the island of Saipan in the Commonwealth of the Northern Mariana Islands (CNMI).

As I remember, it was always common practice to ask the developer to amend their plan based upon meaningful public input. Rarely would a large plan, such as this one, make it through the first Planning Commission hearing. I am baffled by Kansas City's Planning Commission insistence to rush through a major development when it is evident that there is a direct clash between existing land-uses. Why would the Commission be afraid to ask the developer to amend their plan? Existing neighborhoods should not be so grievously discounted in favor of new development.

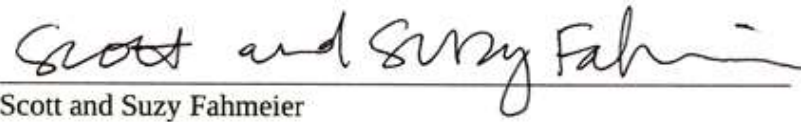
We, the residents of the 116th Street cul-de-sac, state that our request is reasonable and within the purview of good basic Zoning practice. If the developer were to change 6 four-plexes into single-family homes, they would still have thirty-three four-plex buildings (or 132 multi-family units). They will still stand to make a profit from this project.

It is possible to build this development without it being egregious to existing neighborhoods. We write this letter in protest to the Planning Commission's decision to pass the plan "as is". We pray for relief from Kansas City's City Commissioners.

Respectfully,


Barbara Crews

668 E. 116th Street


Scott and Suzy Fahmeier

667 E. 116th Street


Doug and Pat Wyatt

661 E. 116th Street


Dylan Brown and Allison Andrews

662 E. 116th Street


Hannah Kaloupek

656 E. 116th Street


Kim Callow

655 E. 116th Street


Mike and Moira Seyle

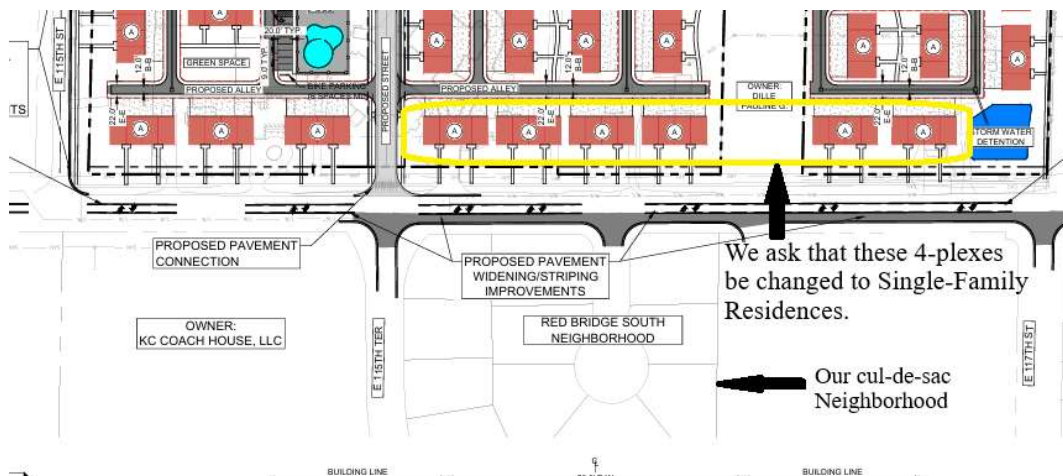
650 E. 116th Street

Addendum to 116th Street Neighborhood – Letter Requesting Relief

1. Zoning Map



2. Our Request For Buffering Along Holmes Road (image taken from the Applicant's Site Plan).



3. Extreme jump in Land-Use Intensity.

88-110-04-A. RESIDENTIAL BUILDING TYPES ALLOWED

The residential uses allowed in R districts must be located in residential buildings. The following residential building types are allowed in R districts. Many residential building types are subject to supplemental standards, as referenced in 88-110-06-C.

 EXPAND

Building Type	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.75	R-0.5	R-0.3
Detached house	P	P	P	P	P	P	P	P	P	P
Zero lot line house	P	P	P	P	P	P	P	P	P	P
Cottage house	-	-	P	P	P	P	P	P	P	P
Attached house										
Semi-attached										
on corner lots	-	P[1]	P[1]	P[1]	P	P	P	P	P	P
in other situations	-	-	-	-	P	P	P	P	P	P
Townhouse	-	-	-	-	P	P	P	P	P	P
Two-unit house										
on corner lots	-	P[1]	P[1]	P[1]	P	P	P	P	P	P
in other situations	-	-	-	-	P	P	P	P	P	P
Multi-unit house	-	-	-	-	-	S	P	P	P	P
Colonnade	-	-	-	-	-	-	P	P	P	P
Multiplex	-	-	-	-	-	-	P	P	P	P
Multi-unit building	-	-					P	P	P	P

P = permitted building type - = prohibited building type

S = special use permit required

From the proposed development's existing zoning, R-7.5, it is a jump of 4 zoning districts until Multi-Unit Buildings⁵ are allowed within an R-1.5. This is an extreme change in housing density. From an R-6 zone, it is a jump of 3 zoning districts toward higher density development.

The character of our cul-de-sac neighborhood would change drastically.

4. Holmes Road (as adequate buffering between two drastically different land-uses).

Red Bridge Plat No. 17 (Book 34 Page 16 – K240555) shows that there is currently 90' of ROW for Holmes Road. The applicant's Preliminary Plat dedicates an additional 10' on the east side of Holmes Road for a total of 100' in ROW width. This distance is not enough to provide our neighborhood with any meaningful buffering against land uses allowed within an R-1.5 zone.

The site plan of the proposed development depicts 3-story 4-plexes which will be developed (pretty much) on the footprints of the existing buildings. Standing from the building line of property on 667 E. 116th Street (assuming this is the end of Holmes Road ROW), the next picture shows the view we will have.



Although Holmes ROW is twice as large as local streets within this area, the pavement/cartway of Holmes Road is about the same width as any local street within this area. I measured pavement widths on the following streets (from gutter to gutter) and came up with the following...

Cartway/Pavement Widths

Holmes Road	26' 11"
E. 115 th Terrace	24' 2"
E 117 th Street	24' 11"
Kenwood Avenue	24' 1"
116 th Street	23' 9"

Holmes Road is only two lanes where it abuts our neighborhood. We will definitely feel the affects of high-density development if it is built directly across from us. Holmes Road right-of-way, itself, is inadequate as a buffer. Basic traditional “Zoning Practice” would provide a less-intense land-use between us and new multi-family housing. We ask for the protections of traditional zoning.

5. The proposed four-plexes are “Multi-Unit Buildings”.

Section 88-110-04-B of Kansas City’s Zoning Ordinance defines building types. All units in the proposed four-plex buildings share a common lot. As each unit does not have its’ own individual lot, they do not qualify as “Attached Houses” or “Townhouses”.

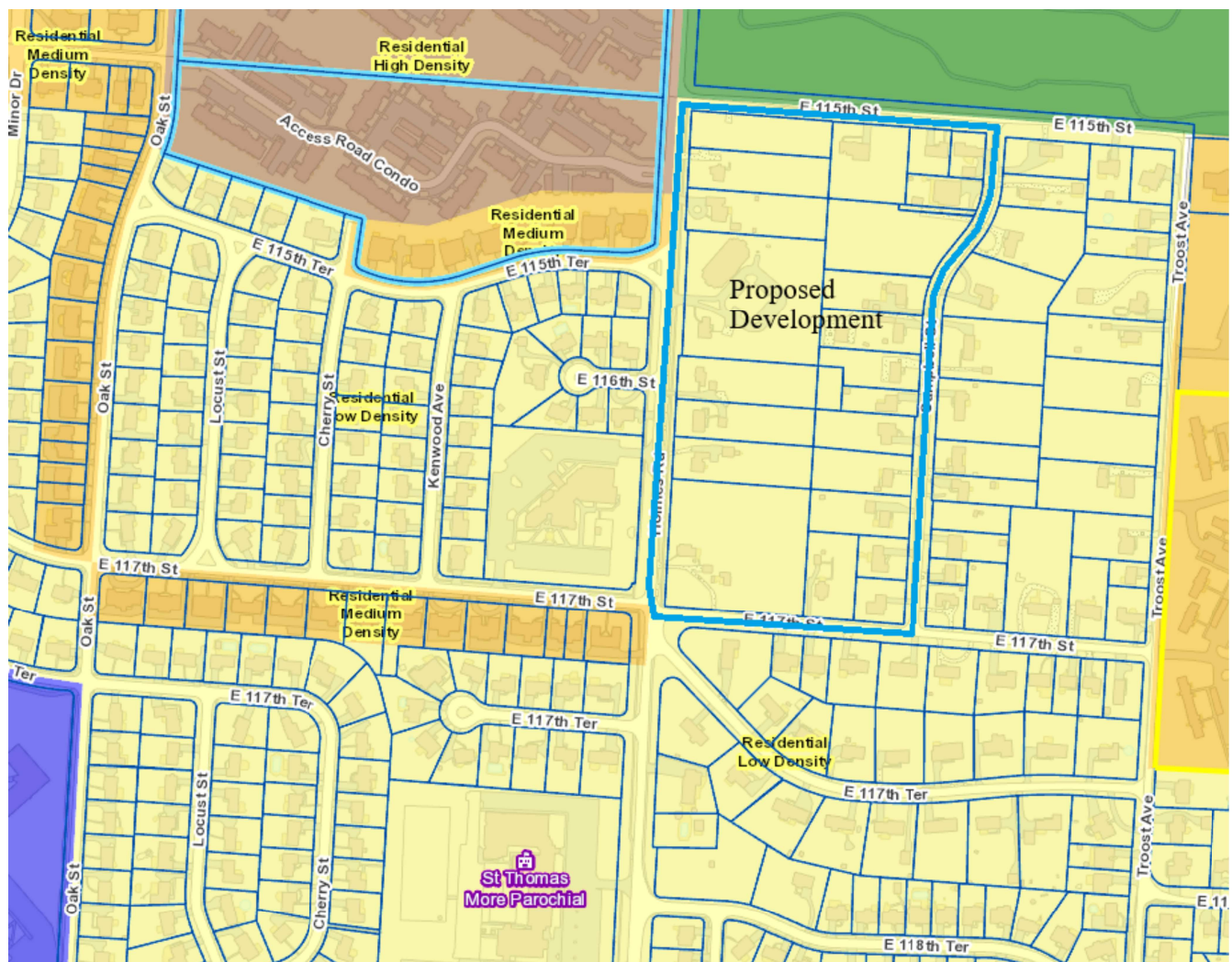
The building elevations show that each unit will have its’ own entrance way.



These building do not qualify as “Multi-Unit Houses” as they have more than one entrance way. The proposed four-plexes are “Multiplexes” or “Multi-Unit Buildings”.

Future Land Use

Kansas City’s “Future Land Use Map” now lists the applicant’s property as suitable for Single-Family Residential development. The applicant’s plan provides mostly for Multi-Family Residential Units however. This is a bit of a deviation.



The Red Bridge Area Plan (Recommended Land Use Map) also categorizes the applicant's property as suitable for Single-Family Residential and not Multi-Family Residential development.

Recommended Land Use Map

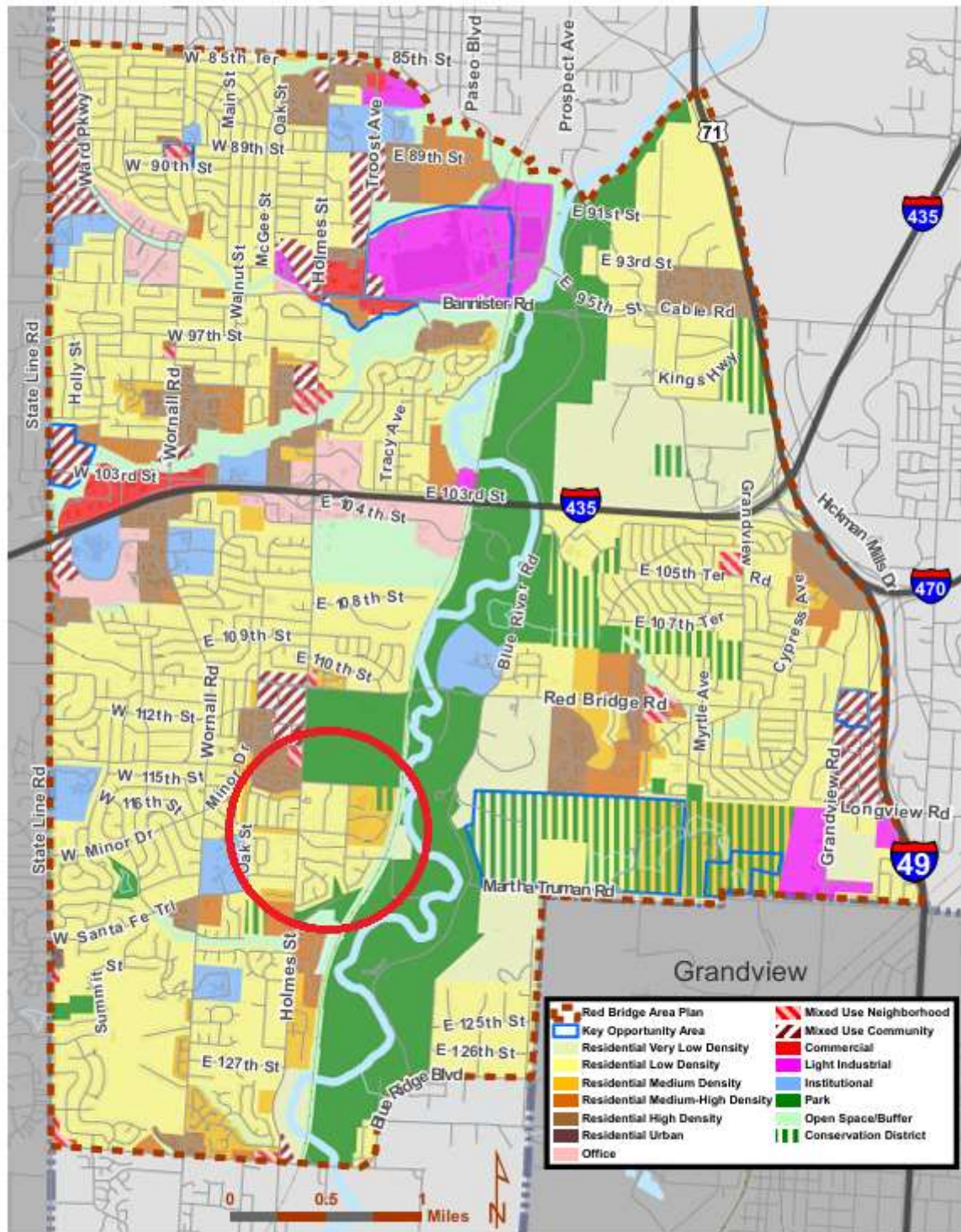


FIGURE 4.4 - RECOMMENDED LAND USE MAP

Chambi, Larisa

From: Peggy Calhoun <harmonyresource@gmail.com>
Sent: Wednesday, November 20, 2024 8:37 AM
To: Public Engagement; Chambi, Larisa
Cc: Hamilton, Brian; Williams, Gerald; Cronander, Susan; patrick.joyce@kimley-horn.com; Lucas, Quinton
Subject: NPD Committee CASE: CD-CPC-2024-00134

Follow Up Flag: Follow up
Flag Status: Flagged

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As this plan approaches the Neighborhood Planning and Development Committee I would like to point out a few things.

Trees:

No evergreen trees are in the plan. Evergreen trees along the perimeter, especially along Campbell St, would provide better screening in the Winter. The units along 115th St will be subject to errant golf balls. Rather than force the City to one day install some sort of ugly screening, evergreen trees incorporated into the landscape plan for these units might help prevent broken windows and knocks to the head.

Natural Spring:

At the corner of 115th and Holmes there is a natural spring which keeps the sidewalk very wet and muddy making for a dangerous area for walking. Walking in the grass around this sidewalk is not possible as the grass on either side is muddy and soaking wet all the time. Very slippery. A person needs to walk into Holmes where there is no curb or gutter to circumvent this dangerous sidewalk. I have brought this natural spring up in the past to the City. Not long ago that area was dug up by the City though I don't know what for because whatever they did was not to address this problem as it is still there. Leaving this sidewalk "as is" should not be an option for the developer.

Crosswalk on Holmes:

The corner of 115th and Holmes is a popular place now for crossing Holmes Rd. The only sidewalk to get from this area of development to the Red Bridge Shopping Center and surrounds is located on the West side of Holmes. There will be many more people attempting this crossing in the future. There is a need for a pedestrian operated crossing light at this intersection.

Parking:

I understand the plan I am able to look at is the proposed plan and that it may be in the process of being revised. I can't figure out how the plan can include 683 parking spaces as currently indicated for the multi family dwellings. This would mean 4 parking spaces per multi family unit which would include the interior parking in garages. 14 of the 2 unit dwellings have single car garages. All units have a small apron (also called patio or driveway). Parking in an apron/patio/driveway while 2 cars may be in the garage makes for a lot of car jockeying around and really - who puts 2 cars in the garage these days especially in a smaller

footprint house with questionable storage space. I would have to think parking would not be allowed in the alleyway or on the new streets as they would have to be open for emergency vehicles. Additional parking needs to be incorporated into the plan by removing a few of the proposed buildings which are already very dense. 3 or 4 parking spots scattered throughout the area for visitors. These are not intended to be used by residents. Overnight parking should not be allowed at the pool or clubhouse taking any spots there out of the equation.

"Required" vehicle parking indicates 177 which seems low for 179 living units unless "required" only refers to parking outside of the garage.

Structure Height & # of Floors

On the plan the only structures mentioned in # of floors are the detached single family home where 2 floors are indicated. I should think the # of floors in this area should include the 3 floor multi family units.

115th St Sidewalk

The developer has indicated proposed curb and sidewalk improvements to half of the street. Their building furthest East on 115th St does not indicate any improvement in front of that building other than sidewalk. This could be just a flaw in the drawing. Sidewalks, curbs and gutters should be included in front of that building and why not just be a good neighbor and bring the sidewalk all the way down to Campbell rather than push everybody back out into the street.

Widening of Holmes Rd.

Why is the road being widened on the West side of Holmes where all current street lighting is located? Hopefully this will not be done at the expense of the city. Why not widen the road on the East side cutting into their property adding curbs, gutters, new sidewalks as needed and addressing the natural spring at the corner of 115th and Holmes at the same time?

117th St.

Curbs and gutters should be added along with the sidewalk here. Neighbors have long wanted speed bumps along 117th St to slow down the large amount of current traffic on 117th. We are told by the City that speed bumps can only be added if we have curbs. A speed bump just west of the intersection of 117th and Campbell would be of help and greatly appreciated.

Detention ponds:

Still much concern regarding the amount of water planned to be directed into the large detention pond. No problem during occasional light rain which we seem to have less and less of these days however predictions for the future indicate more torrential rains when they do come. I witnessed one such event a couple months ago. The entire area naturally drains to the corner of 115th and Campbell. I had to turn my car around rather than attempt to drive through that intersection. Water was high and fast running overflowing the ditch, covering half the street. A car trying to get down 115th St might have been washed into the ditch. The water eventually runs into a ditch which runs along the north side of 115th then dumps into the lake on the golf course. If that amount of rain happens more often it could widen the already wide ditch and undercut the street. Water from that holding pond and all water running off their property on Campbell should be directed into that lake without having to pass over 115th St. Sidewalks, curbs, gutters on the east side of Campbell entering into an appropriate sewer system should be considered.

Additional comments were made to CPC which will hopefully be passed along to the Planning and Development Committee.

Thank you
Peggy Calhoun
900 E. 117th St, KCMO 64131

Chambi, Larisa

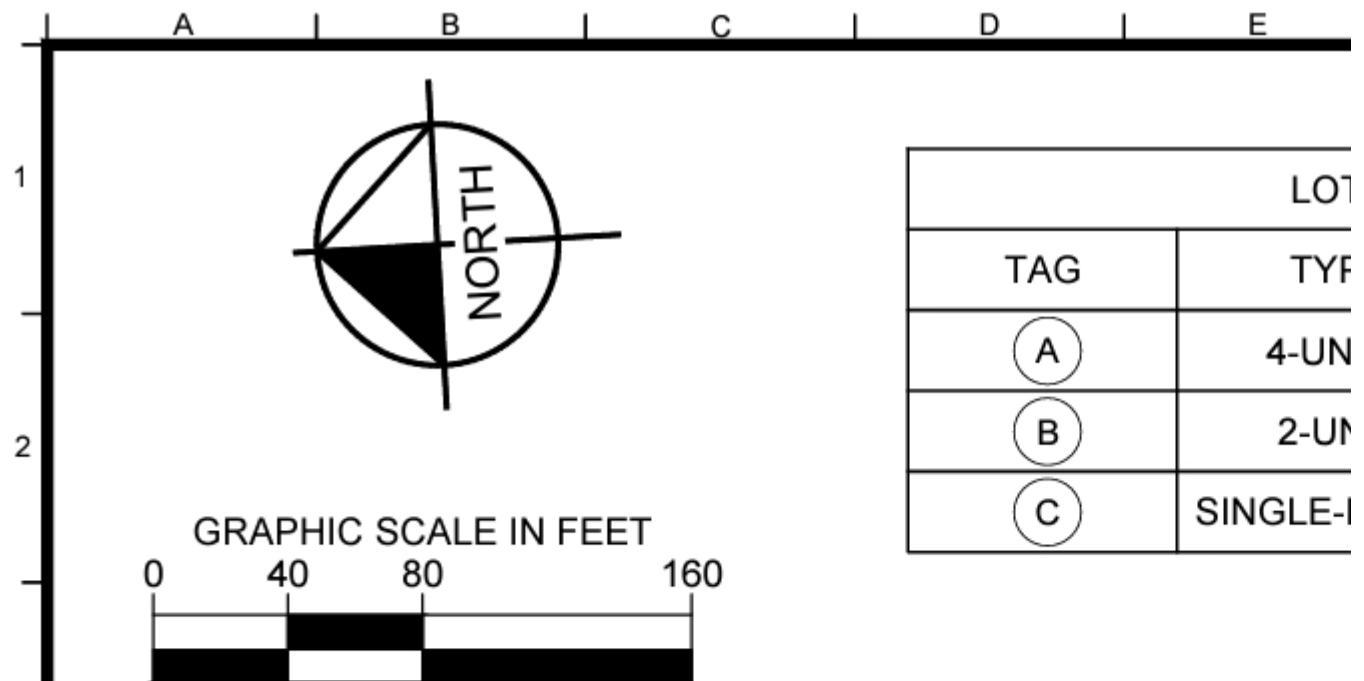
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Subject: Re: NPD Committee CASE: CD-CPC-2024-00134

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Meant to include these pictures to better explain some comments:

10	J	Typical Lot Width	100.0 ft	
		Typical Lot Depth	83.0 ft	
		Typical lot dimensions represent the intent of the lot sizes, dimensions lot. See preliminary plat for individual lot dimensions.		
	Parking			
	K	Required Vehicle Parking	177	Area A Family
		Provided Vehicle Parking	683	
11	L	Timeline		
		Estimated Start Date	3/1/2025	
		Estimated Completion Date	12/1/2025	
		Parkland Dedication		
	Calculated base on 2 people per multi-family unit, 3 people per semi-atta 3.7 people per detached unit			



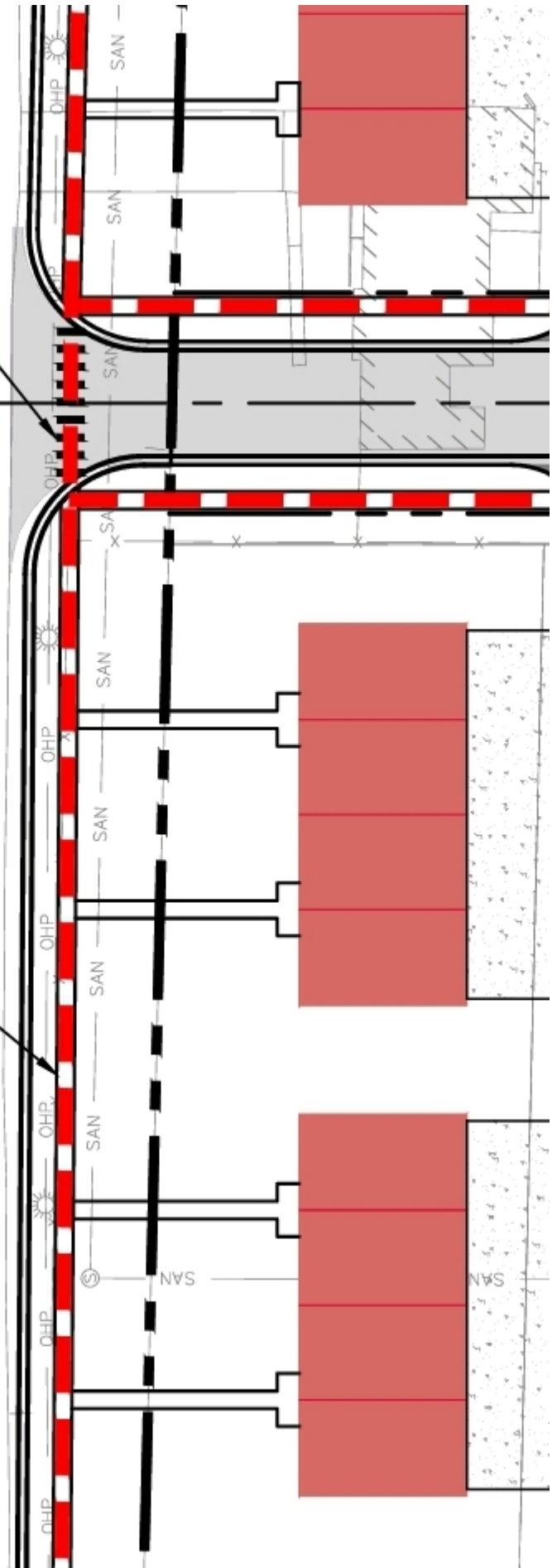
Development Summary Table			
A	Zoning		
	Existing	R-7.5	
	Proposed	MPD	
B	Total Land Area		
	Existing	17.24	Acres
C	Public Right-of-Way.		
	Existing	0.00	Acres
	Proposed	2.11	Acres
D	Net Land Area		
	Existing	17.24	Acres
	Proposed	15.13	Acres
E	Proposed Uses		
	Single Family & Mulit-Family Residential Lots		
F	Structure Height & # of Floors		
	Number of Floors	2	Area Sin
	Structure Height (ft)	30	
G	Gross Floor Area & # of Units		
	Number of Buildings	39	Typ D
	Number of Units	156	
	Number of Buildings	7	Typ D
	Number of Units	14	

PROPOSED PUBLIC
SIDEWALK

PROPOSED
CROSSWALK
LOCATION

E 115TH ST

E 115TH STREET



nt, together with the concepts and designs presented herein, as an instrument of service	19	<i>153.981 sqft Building Footprint / 5,000 sqft = 31 Tree</i>
		88-425-06-B - Minimum Interior Landscape Area
		At least 35 sqft of interior landscape area must be provided for
	20	<i>11 Parking Spaces x 35 sqft = 385 sqft Landscape Area</i>
		88-425-06-E - Minimum Interior Landscape Area
		One tree is required per 5 parking spaces
		<i>11 Parking Spaces / 5 = 3 Trees</i>
		One shrub is required per parking space
		<i>11 Parking Spaces x 1 = 11 Shrubs</i>
		Ground cover plants must cover all interior landscape areas.
	21	88-425-08-A - Screening
		Trash containers, dumpsters, trash compactors, and recycling nonresidential uses must be screened from public ROW on all masonry or other similar building material reflecting the overall
		88-425-08-B Screening of Mechanical Equipment And Land
	22	Above-ground utility cabinets that are 30 or more inches in height public view with landscaping or with an architectural treatment
		88-425-10-B - Trees
		If more than 8 trees are required, no more than 40% may be of
		25% may be of a single species.

Note the number of trees which would be needed for the 683 parking spaces indicated to be included in the plan

Pegg6 Calhoun
900 E 117th St, Kansas City, MO 64131

On Wed, Nov 20, 2024, 8:37 AM Peggy Calhoun <harmonyresource@gmail.com> wrote:
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Thank you

Peggy Calhoun

900 E. 117th St, KCMO 64131