

Kansas City Neighborhood Advisory Council



December 13, 2022

Office of the Mayor
Councilmembers
City of Kansas City, Missouri

RE: Ordinance 220997

Dear Mayor and Councilmembers,

On Thursday, December 15, 2022, you will be asked to consider Ordinance 220997, the Residential Infill Ordinance. For more than a year, this ordinance has been debated as an integral part of the effort to reclaim vacant lots, develop within the unique fabric of established neighborhoods, and remove barriers for applications geared toward increasing density, population, and access to affordable housing in the urban core.

The Neighborhood Advisory Council (KCNAAC) asks that you carefully consider the details of this ordinance and its potential impact on the very neighborhoods it purports to enhance. ***Refine the language or oppose this ordinance in lieu of a more transparent process to develop standards for impactful residential infill development in Kansas City.*** In keeping with its mission of representing the interests of diverse neighborhoods within Kansas City, the Neighborhood Advisory Council supports the intent of this ordinance, however, we reiterate specific concerns that must be addressed before adopting the proposed language in this ordinance.

#1 Public engagement – the proposed language expands the parameters of administratively approved minor subdivisions to include projects up to 15 new lots, regardless of the total number of lots in the subdivision. Minor subdivisions have always been administratively approved; however, that category is currently limited to a maximum of 5 new lots.

KCNAAC has proposed compromise language to evaluate a medium-sized project path which streamlines some aspects of the application process while retaining public engagement but ***steadfastly opposes*** expansion of project types that are exempt from public engagement requirements.

#2 Incorporate final recommendations for new code language and structure that is clear. Improve coordination of the Residential Infill Development Lot & Building Standards with both existing zoning code language and design and construction industry standards.

The proposed infill lot and building standards reflect key priorities defined through significant input from and consensus building with neighborhood leaders, residential architects, and construction industry professionals, some of which has not been fully incorporated in the final language. This ordinance should not allow buildings taller than what is currently allowed, discount the use of environmentally friendly materials, or define garage and parking standards that are inconsistent with existing neighborhood context.

Sincerely,

Kansas City Neighborhood Advisory Council

Tiffany Moore, 6th District & Jennie Walters, 2nd District, Co-chairs

Rodney Sampson, 3rd District

Kate Barsotti, 4th District

Jessie Jefferson, 5th District

Marquita Taylor, At-Large

Carol Winterowd, Fellow