



May 04, 2026

Neighborhood Planning and Development Committee
414 East 12th Street, Kansas City, MO 64106

Supplemental Copy to City Clerk
Courtesy Copy to Larisa Chambi, Planning Supervisor
Courtesy Copy to Crispin Rea, 4th District At-Large

Dear NPDC and Councilmembers,

The Volker Neighborhood Association opposes Ordinance No. 260376, which would amend the Westport Overlay District to allow drive-through facilities by special use permit.

The tools available to preserve the character of a place in Kansas City are limited. Overlay districts are among the most meaningful of these tools. They exist because communities, planners, and elected officials recognized that certain places carry enough historic, architectural, and cultural significance that they deserve a framework of protection. The Westport Overlay was put in place for exactly that reason, through a deliberate and inclusive planning process.

Amending it now, not in response to changed conditions or a broader policy need, but to accommodate a single business seeking a drive-through, sets a precedent that should concern every neighborhood in Midtown. If an overlay can be revised at the request of one applicant, the protection it offers is not real protection. Protection that bends to individual requests is not protection at all.

Westport is, by many measures, the heart of Midtown. The Westport Road/43rd Street corridor runs directly from the center of Westport into the southern edge of the Volker neighborhood, forming a key corridor through the heart of Midtown. Volker residents walk, shop, and do business along this corridor daily. Decisions made at the center of Midtown ripple outward. A change of this kind signals to every surrounding neighborhood that the character protections they rely on are subject to case-by-case erosion. That is not a precedent the City should set.

The City Plan Commission and City Planning staff both recommended denial. The Volker Neighborhood Association agrees. We ask that your Committee oppose Ordinance No. 260376.

Thank you for your time and consideration.

Respectfully,

Amanda Butler

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