

From: [Doris Yonker](#)
To: [Public Testimony](#)
Subject: Rezoning of 4438-4450 Washington, CD-CPC-2024-0095 Ordinance No. 240814
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Neighborhood Planning and Development Committee

City of Kansas City Missouri
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Kansas City, MO 64106
Via Electronic Mail to public.testimony@kcmo.org
Courtesy Copy to City Planning Staff: ahnna.nanoski@kcmo.org

Re: Rezoning of 4438-4450 Washington, CD-CPC-2024-0095 Ordinance No. 240814

Dear Committee Members:

The Heart of Westport Neighborhood Association joins with the Plaza Westport Neighborhood to oppose the rezoning of 4438-4450 Washington, from R-1.5 to R-.75. We are concerned that a precedent would be set if the City chooses to override the existing adopted Midtown Plaza Area Plan that was approved by the City Council by Resolution No. 150899, adopted January 7, 2016.

We believe the zone change request will violate the Plaza Bowl concept in the Midtown Plaza Area Plan which limits the height restrictions for this specific address to its current Zoning District R-1.5. The Heart of Westport Neighborhood is appalled that the city would override the Area Plan and yield to the request of a developer. This sets a precedent for other developers to receive zoning change in Kansas City. We oppose this.

The purpose of the area plan is to preserve neighborhoods and the character of the community. The proposed zoning change will result in increased density and height of 4438-4450 Washington and negatively impact the quality of life of the residents of homes along Pennsylvania as well as other residents. The height disparity between the existing single-family homes and those proposed would tower above existing homes. Most of these homes are nearly 100 years old. The zoning change does not support the preservation of surrounding neighborhoods and their character.

As currently written, Section 88-518-02.A has no binding plan alongside the rezoning application for multi-family complexes of 20 units or smaller. A text amendment is needed. We join Plaza Westport Neighborhood Association in seeking to amend a section that requires a project plan for structures that have more than six units, rather than the currently applicable 20 units. This would significantly reduce the "bait and switch" risk to neighborhoods and the undermining of the public engagement process.

Sincerely,

Tom Platt, Chairman
Heart of Westport Neighborhood Association