



CITY PLAN COMMISSION

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

Attachment #3 – Communications Received

Name	Stance	Format of Receipt
Sheryl Windsor (Heart of Westport Neighborhood Association)	Opposition	Email
Moustafa Shabeyek	Opposition	Email
Phil Zehms	Opposition	Email
Melanie Pierce	Opposition	Email
Paul Mesler	Opposition	Email
Abraham Santana	Opposition	Email
Landon Warmund	Opposition	Email
Vern Barnet	Opposition	Email
Doris Yonker	Opposition	Email
Stephen Platt	Opposition	Email

October 9, 2025

To: City Plan Commission (publicengagement@kcmo.org)
Eric Bunch (Eric.Bunch@kcmo.org)
Crispin Rea (Crispin.rea@kcmo.org)

Cc: Justin Smith (Justin.smith@kcmo.org)
Elizabeth Bejan (Elizabeth.Bejan@kcmo.org)

RE: Warehouse on Broadway at 3951 Broadway Blvd
Cases CD-CPC-2025-00131 and CD-SUP-2025-00031

Dear City Plan Commission and 4th District City Council Members,

My name is Sheryl Windsor and I have been a resident/homeowner at 3927 Central Street, in the Heart of Westport Neighborhood, for over 19 years. I am also the Secretary of the Heart of Westport Neighborhood Association.

I am writing to express my deep concern regarding Warehouse on Broadway's rezoning request to go from UR (Urban Redevelopment) to B-32 (Commercial) (CD-CPC-2025-00131), along with their associated Special Use Permit request for a 500+ entertainment venue (CD-SUP-2025-00031), that will be heard at a Public Hearing by the City Plan Commission, on October 15, at 9am.

The Heart of Westport Neighborhood is a diverse neighborhood, comprised of both residents and businesses, located just east of the Westport Entertainment District, with the dividing line being Broadway Blvd. Warehouse on Broadway is located on the west side of the residential part of the neighborhood with several businesses also being located nearby to them on Broadway Blvd. So there are numerous residences and business that are in close proximity to the Warehouse on Broadway property.

Warehouse on Broadway began operating their live music venue in March 2025, creating problems from the start for residents and nearby businesses in the Heart of Westport Neighborhood. Neighborhood concerns were reported to City on 03/27/2025 (Code Case Number: ZDC-2025-0200). An initial inspection was completed on 04/25/2025 (Inspection Number: CDDC-2025-911339). A second inspection was completed on 06/07/2025 (Inspection Number: CDDC-2025-932901) and it was ultimately determined that Warehouse on Broadway was operating as a live music event space, which is not an allowed use under their current UR zoning, resulting in a zoning violation being issued.

It is my understanding, that after receiving the notice of zoning violation, Warehouse on Broadway had meetings with City staff and it was ultimately decided that rezoning to B3 and obtaining a Special Use Permit to allow for an entertainment venue would be Warehouse on Broadway's path forward to address the zoning violation.

Warehouse on Broadway has been allowed to continue to operate their live music venue while their rezoning application and Special Use Permit is under consideration. Warehouse on Broadway has continued to add live music events to their schedule, resulting in residents and nearby businesses having to deal with the negative impact of these events, now sometimes several days in a week, on both weekdays and weekends.

(<https://warehouseonbroadway.com/events>)

Heart of Westport Neighborhood Association did meet with representatives of Warehouse on Broadway on 09/12/2025, where neighborhood concerns were discussed, including:

- Limited availability of parking for residents and businesses is already a concern in the Heart of Westport Neighborhood.
- Live music event attendees at Warehouse on Broadway are using the limited number of public parking spaces on Broadway. Nearby businesses on Broadway are experiencing a significant reduction in business on the dates when there are live music events at Warehouse on Broadway, because their patrons can't find parking. Some of these businesses may be at risk of failing if the significant reduction in business continues.
- Live music event attendees at Warehouse on Broadway are parking in the residential neighborhood behind Warehouse on Broadway, in the 3900 blocks of Central Street and Wyandotte Street and using the limited number of parking spots that are available, resulting in residents not being able to find parking. The parking problem has become such a concern that many residents have started looking at the Warehouse on Broadway event schedule to make sure they are home well before a live music event starts so they can secure parking on their street.
- When the live music event attendees park in the residential part of the neighborhood, they bring a great deal of traffic into the neighborhood as they are circling looking for the few available parking spaces, which fill up quickly. On Central Street (which is a one way street) there has also been a significant increase in vehicles going down Central Street the wrong way in their search for a parking space. When the legal parking spaces run out, then live music event attendees start parking illegally in the neighborhood in spots marked as no parking.
- Live music event attendees also create a great deal of noise in the residential part of the neighborhood both when they park and then return to their cars including slamming car doors, car lights, car music and noisy people out having a good time. Live music events last until the early hours of the morning and the normal peace and quiet of the neighborhood is being disturbed.
- Live music event attendees dump trash in the neighborhood.
- Live music event attendees parking in the residential part of neighborhood creates a significant safety/security concern. As strangers are now coming/going in the neighborhood at all hours.

- Warehouse on Broadway does not provide security behind their building. There has been an increase in crime in that area , including numerous instances of vehicles being broken into.
- Warehouse on Broadway operates their box office window on the north side of their building. Creating an unsafe situation where live event attendees are forced to line up in the Warehouse on Broadway parking lot on the north side of the building.

Live music event attendees have routinely been parking illegally behind Warehouse on Broadway, including in an open lot at 3950 Central Street. Warehouse on Broadway has attempted to obtain a lease to legally use 3950 Central Street, as a parking lot for their patrons, but they have not been successful in obtaining a lease.

The open lot at 3950 Central Street has been overgrown with weeds and volunteer trees for years and also has a large mound of dirt running down one side that was brought in for a terminated construction project. Making it not suitable to be used for parking in its original condition.

When Warehouse on Broadway failed to obtain a lease to use 3950 Central Street for parking, they hired bulldozers in early September to clear out the lot, with the stated intention of using it for parking for their patrons. All of this work was done without the permission or knowledge of the owner of 3950 Central Street. 3950 Central Street has now been turned into a dirt parking lot that would not meet City code.

Warehouse on Broadway directs their live music event attendees to park behind their building. There are no areas behind Warehouse on Broadway that provide legal parking. Live music event attendees are therefore illegally parking behind Warehouse on Broadway building and in the lot at 3950 Central Street, without the permission or knowledge of the owner of 3950 Central Street.

Warehouse on Broadway is asking for a significant variance on parking requirements and have only provided 30 spaces in their parking plan. However, many of these 30 spaces are routinely being blocked off by Warehouse on Broadway during live music events.

Access to parking is a major issue and is not something that can be fixed, given the location of Warehouse on Broadway and their lack of access to private parking. Live music events are being attended by hundreds of people who want to park as close to Warehouse on Broadway as they can. Given the inadequate amount of parking that can be provided by Warehouse on Broadway, live music event attendees are naturally looking for parking options nearby on Broadway Blvd, behind Warehouse on Broadway and in the residential neighborhood. Thereby, overwhelming the limited parking options that are available in the Heart of Westport Neighborhood.

Based upon the testimony and evidence that has been provided here, I urge the City Plan Commission to carefully consider the long-term impact the continued operation of a large live music venue will have on the Heart of Westport Neighborhood. A decision to support these applications will absolutely be made to the detriment of the residents and businesses.

I respectfully request that the needs and well-being of our residents and businesses be prioritized over any potential new revenue to the City that will in no way benefit the Heart of Westport Neighborhood. I hope the City Plan Commission will make the decision to oppose the applications to protect the safety, security and quality of life in the Heart of Westport Neighborhood.

Pictures are also provided, beginning on page 5 of this submission, which provide documentation of many of the concerns described in this submission.

Thank you for your attention and consideration.

Sincerely,

Sheryl Windsor
Secretary
Heart of Westport Neighborhood Association
heartofwestport@aol.com
816-695-7561

May 16, 2025 - Street parking on Broadway Blvd blocked off by Warehouse on Broadway in the early morning



May 16, 2025 - North parking lot blocked off by Warehouse on Broadway/box office line before a live music event



May 16, 2025 - Street parking on Broadway Blvd blocked off by Warehouse on Broadway during a live music event



May 16, 2025 - Illegal parking behind Warehouse on Broadway, near 39th Terrace, during a live music event



May 16, 2025 - Illegal parking at 3950 Central Street during a live music event



May 16, 2025 - Illegal parking behind 3951 Broadway during a live music event. A No Parking sign is clearly posted.



May 16, 2025 - Illegal parking in the 3900 block of Central during a live music event



September 15, 2025 - North parking lot blocked off by Warehouse on Broadway with the box office line extending into the parking lot during a live music event. Access to 3947 Broadway, on the left, which is not owned by Warehouse on Broadway, has also effectively been blocked off.



September 15, 2025 – Person illegally parking near 39th Terrace and dumping their trash during a live music event.



Bulldozers hired by Warehouse on Broadway to clear out the lot at 3950 Central Street, without the knowledge or permission of the property owner, in early September 2025.



Dirt lot at 3950 Central Street - created by Warehouse on Broadway, with the stated intention of using it for parking for their patrons, without the knowledge or permission of the property owner, in early September 2025



October 4, 2025 – vehicle broken into during a live music event



October 5, 2025 – North parking lot blocked off by Warehouse on Broadway, with a sign instructing live music event attendees to park behind the venue, where there are no areas that provide legal parking.



October 5, 2025 – All parking spots filled on 39th Terrace during a live music event. Generally, only a few residents park on this street.



October 5, 2025 – 70+ vehicles illegally parked at 3950 Central Street during a live music event. There was no security observed and the lighting is very poor, creating an ideal environment for crime.



October 5, 2025 – 70+ vehicles illegally parked at 3950 Central Street during a live music event. There was no security observed and the lighting is very poor, creating an ideal environment for crime.



My name is Moustafa Shabayek. I am the owner of the property at 3927 and 3929 Broadway Blvd. I have owned this property for five years.

The reason for this email is that I am concerned as a landlord and also as a business operator of Sahara Sheesha lounge 3929 Broadway Blvd about the impact that the live music events at Warehouse on Broadway are having on my business.

Since Warehouse on Broadway opened at the beginning of March, my customers at Sahara Sheesha lounge have been struggling to finding parking on the days when there is a live music event. Warehouse on Broadway has been having live music events 2 to 4 days a week, starting around 5 or 6 PM.

The owner of Wings Café, my tenant at 3927 Broadway Blvd, is considering moving out of my building because of his customers cannot find parking to dine in or even to go when there is a live music event at Warehouse on Broadway.

On top of that, Warehouse on Broadway has decided to take three of their own parking spots in front of their building to turn it to a deck, reducing the amount of parking they can provide for their customers. As we speak it is under construction.

The fact that Warehouse on Broadway, cleaned up the property behind their building at 3950 Central Street, with no communication with the landlord or communication with the person is selling the lot, is concerning and illegal.

The fact that Warehouse on Broadway is now using 3950 Central Street, a property that does not belong to them, as parking for their customers, is also concerning and illegal. What is going to happen if 3950 Central Street is sold?

As a business owner and a business operator, I am very concerned and worried about the future of my business and property .

Please watch the attached videos, which show what is happening when there is a live music event at Warehouse on Broadway.

Thank you,

Moustafa Shabayek

(816) 753-1010

Good morning,

I'm writing to express my deep concern regarding the proposed rezoning and Special Use Permit for the new concert venue, Warehouse on Broadway. I own a home on Central Street—almost directly behind the venue—and while I support progress and growth for our city, it must be done in a way that does not compromise neighborhood safety or the quality of life for long-term residents.

Safety & Security Concerns

Since this venue opened, there have been a significant and noticeable increase in late-night disturbances and safety issues on our block. My property, a popular, city-approved, short-term rental, because of the quiet 1-way street and walking distance to area restaurants and shops. Now has regular concerns from guests of safety and lack of parking. Most of these complaints occur between 1:00 and 4:00 a.m. They report fighting and loud altercations in the streets and in one case into our yard.

These incidents have forced me to issue refunds for early departure because they don't feel safe.

Before The Warehouse began illegally holding concerts, we simply did not experience these kinds of issues. As mentioned earlier, our proximity to Westport, was a draw because our neighborhood has always been safe, quiet, and family-friendly. That has changed, and the difference is undeniable.

If Warehouse on Broadway continues hosting events for 500+ concertgoers, it is essential that the venue be required to provide a proper security presence not only at the front of the venue but also on Central Street and 39th Terrace, where the impact on residents is most severe.

Parking Problems

Parking is another major issue. Central Street consists primarily of street parking, with few homes having driveways or off-street spaces. Most residents—and their guests—rely entirely on street parking.

The venue reportedly provides parking for only 30 vehicles, despite a requirement for 184. My understanding is that those spaces are exclusively reserved for employees and the band. That means over 150 additional cars spill into our neighborhood, blocking driveways, fire hydrants, and mailboxes, and creating unsafe congestion on residential streets. The vehicles are illegally parking in alleys, and other places in addition to congesting the streets.

If Warehouse on Broadway is to continue hosting events of this size, the city must require them to establish a clear and enforceable parking plan that does not push the burden onto nearby residents.

A Call for Fairness and Action

Our neighborhood is being asked to shoulder the costs—financially, emotionally, and in terms of safety—for a problem we did not create. This is not fair to the residents who live, work, and raise families here.

I urge you to review Sheryl Windsor's email and attached photos, which clearly illustrate the illegal parking, overcrowding, and unsafe conditions we now face. Our once-quiet street has become a thoroughfare for concert traffic and a magnet for late-night disturbances and side shows.

We are not asking for progress to stop—we're asking for balance, accountability, and solutions that protect the integrity of our neighborhood and the safety of everyone in it.

Thank you for your time and for taking our concerns seriously. I hope the council will take action to ensure that residents are not forgotten in the excitement of new development.

Sincerely,

Phil Zehms

Homeowner, Central Street

Dear City Plan Commission and 4th District City Council Members,

My name is Doris Yonker. I live at 3928 Wyandotte, Kansas City, Missouri and have lived on Wyandotte for 23 years. I am the treasurer for the Heart of Westport Neighborhood Association.

I am writing with concern about Warehouse on Broadway's rezoning request to go from UR (Urban Redevelopment) to B-32 (Commercial) (CD-CPC-2025-00131), along with a Special Use Permit request for a 500+ entertainment venue (CDSUP-2025-00031), to be heard at a Public Hearing by the City Plan Commission, on October 15, at 9am.

This business does not have the necessary parking to serve their needs. Their customers park illegally all over properties on the east side of Broadway. They take parking space that prevents customers from attending other businesses and they take street parking on Central that residents who live there need. Westport simply does not have parking for the number of activities that want to take place here. To allow new businesses to operate in this way is damaging to the neighborhood and other businesses in Westport.

I am asking you to take a careful look at this situation and keep in mind those who are being directly affected. As a neighborhood we enjoy living near the many local businesses and we welcome new business. Allowing a business to operate without being able to fulfill the needs of its customers seems unwise to us. It impacts our lives also and the welfare of businesses who currently operate here.

Thank you for your time and your consideration.

Doris Yonker

Dear Kansas City Plan Commission,

I'm writing to express concern regarding Warehouse on Broadway's requests to rezone their property and receive a special use permit for an entertainment venue. I moved into an apartment on Central Street, one block away from Warehouse on Broadway, six months ago. I can see Warehouse on Broadway from my front porch. I've lived in midtown KC since 2017, and when I moved to Westport recently, I expected heightened noise and difficulty finding street parking; however, I've been delighted to find that, on my street, these aspects of urban life are comparable to my experience living in two other midtown neighborhoods. The one exception is the nights that Warehouse on Broadway has a performance, which they have been holding, it appears illegally, for some time. Warehouse on Broadway can be loud late into the night, and it's easy to identify when they have an event because my street is packed with cars I know don't belong to my neighbors. Approving a venue of 500+ people in this area would detract from our neighborhood, as it truly does not have the capacity to support such a large venue. Westport is an eclectic neighborhood of small businesses, bars and restaurants, and (relatively) small music and nightlife venues--that's part of its charm. Trying to force space, especially parking space, to accommodate a large venue is the wrong choice for Westport.

Thank you for your time and service to our city.

Best,

Melanie

--

Melanie Pierce

www.melanie-pierce.com

she/her

Dear City Planning Committee,

Oct 14. 2025

Please take care of the Heart of Westport Home-Owners Association & make them happy. The residents of HOW are wonderful, law abiding, tax paying, long-time residents with legitimate concerns about the Warehouse on Broadway live music venue - 154 parking spaces short of the city-required minimum & in need of police presence. HOW deserves maximum City Planning Committee consideration & recourse - HOW was here first, deserve to be able to park their car & feel safe.

It's a shame the proposed Marriott Extended Stay Hotel was never followed through on west side of 3800 Central Ave. Covid played a role in never breaking ground, but now the vacant lot has sat neglected for years - I believe with tax abatement status. No word of a buyer of the lot.

Thank you for Economic growth that respects residents,

Paul Mesler

Attendee of Heart of Westport Home-Owner Association meetings

4141 Pennsylvania Ave

Kansas City, Mo 64111

Greetings

My name is Abraham Santana. I live on the 3900 block with a view of the back of the Warehouse on Broadway.

I am all for live music, though I am thoroughly against this establishment getting re-zoned. I have had multiple issues, as have others. There is a wave of trash after shows. The parking situation is a nightmare for myself and neighbors. The parking on our streets is overtaken by strangers going to the show. Leaving myself and others scrambling to look for parking, blocks away.

There have been groups of strangers gathering around the streets and in front of my house. They are loud enough to be heard indoors when I'm trying to sleep.

Multiple vehicles have been broken into during multiple shows. Including a truck I rented last week. There was nothing inside of it, yet they broke into it, including 9 other vehicles nearby.

Attendees take over the lot in the alley which kicks up a lot of dust and does not belong to the establishment. We cannot allow this place to continue to attract criminals to our quiet community

To whom this may concern,

My name is Landon Warmund. I'm the owner of 3935 Central St. The house almost directly behind The Warehouse on Broadway.

It has been brought to my attention that the owners are seeking a sizable parking variance. I would ask that you decline this request on the following experiences I've had since The Warehouse on Broadway has started operating:

- 1. Our neighborhood cannot support the current capacity and overwhelms our street every night they choose to host an event.**
 - 1. This has led to no room for current residents to park on an already small street**
 - 2. Illegally parked cars up and down the street.**
 - 3. Illegally parked cars in front of the federal post office building preventing post office workers and their trucks from being able to perform their duties.**
- 2. Increased crime**
 - 1. With the increased presence of cars lined up and down the street, it's led to massive amounts of car break ins that traditionally don't happen on our street.**
- 3. Blocked streets**
 - 1. When The Warehouse on Broadway brings in artists, their tour vans block our streets given that they are too large to navigate our residential street.**

As a Kansas City resident and someone that is MOST impacted by this given my house location, I respectfully and politely ask you to deny their parking variance request.

If you have any questions, you're more than welcome to email me, give me a call (number listed below), or stop by the house to see the issue yourself.

**Thanks,
Landon**

Landon Warmund

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816-256-0206

Dear City Planning Committee,

I hope to be at your Wednesday morning meeting remotely.

Here are my concerns about the Warehouse as you consider any rezoning request.

RESIDENTIAL STAKEHOLDER PERSPECTIVE

I am a neighbor and belong to the Heart of Westport Neighborhood Association. I have lived here since 1992 and bought my house 15 Feb 1993. I have a stake in the neighborhood and I care about my neighbors and Westport. I can see the Warehouse from my second-story rear window.

PUBLIC SAFETY AND SECURITY

While the operators of the Warehouse say they intend to provide additional security to Westport, my experience suggests that they are creating a situation which needs more security, and the need they create will be greater than the remedy they can offer. I am concerned about crime. My front porch was vandalized last week.

PARKING AND NEIGHBORHOOD DISRUPTION

I believe the impact of the streetcar on parking is likely to be negligible. Few people will want to walk four blocks from Main Street down 39th Street at night. It is not a safe area, as recent deadly violence indicates.

When there are special events in Westport like the annual Arts Fair, some folks visiting Westport park in the neighborhood, including along my street, Wyandotte. I don't much mind because the crowd leaves when the Arts fair is over and do not linger into the night. It is a once-a-year problem. I think folks on Central have a more severe problem than I do. Both of us have a severe problem when cars crowd into our neighborhood late at night, coming and going, partying and making noise.

Since parking is limited on Broadway, and using the dirt lot on Central is an invitation to mischief and accident, I do not see how parking needs can be accommodated without disrupting the neighborhood.

PATRON MISCONDUCT (The Johnson County Precedent)

The Warehouse notes that it attracts patrons from Johnson County. Because of the problems with the XO Club at 40th and Central, in 2002 our neighborhood association at the time protested that establishment with street demonstrations, picketing, TV news, and a suit filed by our attorney

from the Sonnenschein law firm. We were successful in ending that nuisance. We had particularly noted license plates. My observations then were not favorable to the patrons attracted to the XO Club from Johnson County who seemed to come here with what they thought was a license to trash our neighborhood. I'm not prejudiced against Johnson County. I lived there before I moved to Westport, but I believe any assumption that Johnson County folks coming to Westport will be respectful of the Westport neighborhood is open to question.

CONCLUSION

My judgment is that an establishment meant to attract large numbers to the site in question on Broadway has no benefit to Westport residents and, on the contrary, will damage us with noise, crime, parking problems, and traffic issues (Central is one-way).

**Respectfully,
Vern Barnet**

Dear City Plan Commission and 4th District City Council Members,

My name is Doris Yonker. I live at 3928 Wyandotte, Kansas City, Missouri and have lived on Wyandotte for 23 years. I am the treasurer for the Heart of Westport Neighborhood Association.

I am writing with concern about Warehouse on Broadway's rezoning request to go from UR (Urban Redevelopment) to B-32 (Commercial) (CD-CPC-2025-00131), along with a Special Use Permit request for a 500+ entertainment venue (CDSUP-2025-00031), to be heard at a Public Hearing by the City Plan Commission, on October 15, at 9am.

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I am asking you to take a careful look at this situation and keep in mind those who are being directly affected. As a neighborhood we enjoy living near the many local businesses and we welcome new business. Allowing a business to operate without being able to fulfill the needs of its customers seems unwise to us. It impacts our lives also and the welfare of businesses who currently operate here.

Thank you for your time and your consideration.

Doris Yonker

My apologies for the late transmission of concerns and comments to consider regarding the Warehouse on Broadway permitting case.. As a

nearby property owner these are our concerns which have also been expressed by others in greater detail.

Parking

Security

Control of large crowds regarding traffic, hours of operation, noise, and trash

Liability to neighbors for damage and potential crime

It boils down to whether the operators are investing in the well being, security, and upkeep of the neighborhood. So far, the operation has been a little cavalier.

Any permitting should address the concerns and be provisional to guarantee all conditions are adhered to.

Stephen Platt

816-769-6456

westport.platt