

September 15, 2024

Neighborhood Planning and Development Committee  
City of Kansas City Missouri  
414 E. 12th Street, 15th Floor  
Kansas City, MO 64106

Via Electronic Mail to [public.testimony@kcmo.org](mailto:public.testimony@kcmo.org)

Courtesy Copy to City Planning Staff: [ahnna.nanoski@kcmo.org](mailto:ahnna.nanoski@kcmo.org)

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

Dear Committee Members:

I support the Plaza Westport Neighborhood's opposition to the rezoning of 4438-4450 Washington, from R-1.5 to R-.75. As a long-time resident and president of another Midtown neighborhood, I am very concerned about the precedent that 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.

This is a rezoning of four lots, formerly single-family homes, that were demolished. The zoning change is from R-1.5 to R-.75 increasing both density (11 units to potentially 23 units) and height (45 feet to 60 feet). **This is a rezoning *without a plan*.**

This is what we experienced with the recently preserved historic Carmen Building on Linwood. The developer was hot to demolish it yet had no plan for what was next. It is irresponsible for the city to approve demolitions and zoning changes without plans that are approved by either the community or the city.

The Midtown Plaza Area Plan was put into place to 'preserve surrounding neighborhoods' and to 'maintain community character'. The proposed zoning change will result in increased density and height of the proposed rezoning of four tax parcels (4438-4450 Washington) and will certainly not preserve the community character.

The height disparity between the existing structures and the potential heights in the proposed zoning district will dwarf the existing homes, most of which have been in existence for nearly 100 years.

Our neighborhoods deserve to be protected. This rush to increase density at the expense of our neighborhood history and character is an unfortunate pattern in Midtown neighborhoods.

Sincerely,

Nadja Karpilow, President  
Old Hyde Park Historic District