

**From:** [Margot Sims](#)  
**To:** [Public Testimony](#)  
**Subject:** opposition to proposed zoning ordinance in Plaza-Westport  
**Date:** Monday, September 9, 2024 9:19:39 PM

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Neighborhood Planning and Development Committee

City of Kansas City Missouri  
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Via Electronic Mail to [public.testimony@kcmo.org](mailto:public.testimony@kcmo.org)  
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Re: Rezoning of 4438-4450 Washington, CD-CPC-2024-0095

Dear Committee Members:

As a board member of the Southmoreland Neighborhood Association, I join with the Plaza Westport Neighborhood to oppose the rezoning of 4438 to 4450 Washington, from R-1.5 to R-.75. As another Midtown neighborhood, we are concerned about the increased density and height of the proposed rezoning of four tax parcels (4438-4450 Washington) which will negatively impact the quality of life of the residents of the core of single-family homes along Pennsylvania, and other residents including existing multi-family structures in that vicinity. We too have concentrations of single-family homes in our Midtown neighborhoods, that are being encroached upon by multi-family complexes, built on ground that single-family homes once stood.

There is inadequate infrastructure, including a street grid designed for single family homes that is already deficient in handling existing traffic. The height disparity between the existing single-family, and the potential heights in the proposed zoning district, will cause an invasion of privacy and a massing that will dwarf the existing homes, most of which have been in existence for nearly 100 years.

A part of the resolution to reduce risk for Midtown neighborhoods is for a text amendment to Section 88-518-02A. As currently written, that Section results in no binding plan being considered alongside the rezoning application for multi-family complexes of 20 units or smaller. We join Plaza Westport Neighborhood Association in seeking to amend such section to require a project plan for structures that have more than six units, rather than the currently applicable 20 units. This modification would significantly reduce the “bait and switch” risk to neighborhoods and the undermining of the public engagement process. That language change could be as simple as:

**88-518-02-A.** Project plan review and approval is required for any development containing more than six dwelling units, but fewer than the fifty residential units requiring development plan review and approval per 88-517.

Sincerely,

Margot Sims  
Board Member, Southmoreland Neighborhood Association