

From: [Amelia McIntyre](#)
To: [Parks-Shaw, Ryana](#); [Bunch, Eric](#); [Willett, Nathan](#); [Melissa Patterson Hazley](#)
Cc: [Public Testimony](#); [Public Engagement](#); [McCoy, Keema](#); [Iden, Marissa](#); [Lisa Briscoe](#); [Rexwinkle, Joseph](#)
Subject: Request for Continuance for Ordinance No. 231047-Chapter 88 Modifications Before NPD Committee on January 10-CD-CPC-2023-00106
Date: Tuesday, January 9, 2024 9:35:05 AM
Attachments: [Chpt 88 Amendment_HKC Letter_FINAL Submitted 1-9-2024.pdf](#)

Historic Kansas City is requesting a continuance of Ordinance No. 231047, that significantly modifies certain Chapter 88 provisions. We are requesting more evaluation of the impact on residential neighborhoods. See the attached letter from HKC with our rationale for such continuance request.

Amelia McIntyre, Board Member of Historic Kansas City



January 8, 2024

VIA ELECTRONIC MAIL

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

RE: Ordinance No. 231047- Amending Chapter 88, Zoning & Development Code-Modifying Sec. 88-516-06

Dear City Council Members:

Historic Kansas City is requesting that Ordinance No. 231047 be continued so that there can be a more complete understanding of the impact of proposed changes, including those to Section 88-516-06. We request that the continuance be to at least February 7, 2024, or such date after the Kansas City Neighborhood Advisory Council (KCNAC) can be involved in consideration of the broad implications from the proposed changes to neighborhoods throughout the City that are facing development pressure.

Alternatively, Section 4 of Ordinance No. 231047 (that modifies Section 88-516-06) should be struck, and removed, and be included in a separate Ordinance. Other sections of Ordinance No. 231047 are substantively different but may have other impacts on a variety of neighborhoods.

Section 4 modifies Section 88-516-06 as to what won't be considered a major amendment to a development plan. The modifications remove safeguards that have been in place since 2016 and for which KCNAC was the original applicant. Anything that is not a major amendment can be unilaterally approved by the Director of City Planning and Development without any further public engagement. This Section 4 of Ordinance No. 231047 is a complex issue with many ramifications, including neighborhood preservation and reasonable development throughout the City. If the modifications of Section 4 of Ordinance No. 231047 are adopted, carefully negotiated changes to development plans by neighborhoods may be erased unilaterally by subsequent negotiations between the developer and the Director, without an opportunity for neighborhood concerns to be heard.

It does, though, have implications for expansive building heights, density and neighborhood character throughout the City, well beyond the Plaza, and the Midtown Neighborhoods experiencing development pressure. It applies equally to the Troost Corridor, Waldo, Historic Northeast and Columbus Park to name just a few other neighborhoods.

If there is a change in philosophy, it should be well vetted throughout the City, with all ramifications thoroughly explored including consideration by the Kansas City Neighborhood Advisory Council and through other public engagement means with and for impacted neighborhoods.

We recommend that more time be taken to review and study the proposed change and implications from Ordinance No. 231047, including modifications to Section 88-516-06.

Vicki Noteis, President

Lisa Lassman Briscoe, Executive Director

cc (via email): HKC Board of Directors