

March 17, 2022

VIA U.S. MAIL AND
VIA E-MAIL

Adjacent Property Owners within 300 Feet

Re: Broadway Church / First Swedish Church
Case No.: CD-CPC-2022-00033

Dear Adjacent Property Owners:

This letter is in follow-up to my correspondence with Chris Jordan and MaryJo Draper about the neighborhood meeting to discuss the application of Melrose Abbey, LLC, concerning property at 3931 Washington Street. We submitted an application with the City Planning and Development Department in the City of Kansas City, Missouri. The application calls for the conversion of a former church into a first-floor event venue with four hotel units on the upper floors. The property is currently zoned B3-2 with no application to rezone the property required or requested. A copy of the site plan we filed as part of our application is enclosed for reference.

You are receiving this letter since City Code requires a public meeting be held regarding certain types of development projects and that all property owners within 300 feet are invited. You can read more about the process requirements at kcmo.gov/publicengagement. If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Given the current COVID-19 crisis, this public meeting will be held by Zoom conference call on Monday, March 28, 2022 at 5:30 p.m.

Join the Zoom Meeting at <https://zoom.us/join>. Call-in instructions are as follows:

Meeting ID: 837 3743 9141
Passcode: 619424
Or dial: +13126266799

After this meeting, the City Plan Commission will hold a public hearing at City Hall. If and when our application is docketed for City Plan Commission consideration, a notice of this hearing will be mailed to all property owners within 300 feet of our project address, as well as contacts with your organization that have provided mailing addresses. Our project plan application to change the use of this property only requires approval from the City Plan Commission. The Project Plan application is scheduled to be heard by the City Plan Commission on Tuesday, April 5, 2022 at 9:00 a.m. Information on how you can attend this public hearing can be found on the City's Plan Commission website.

{34226 / 71614; 951472. }

Any questions concerning our application can be directed to:

Name: Chris M. Mattix
E-mail: cmattix@rousepc.com
Phone: 816.502.4739
Title/Role: Attorney
Company: Rouse Frets White Goss Gentile Rhodes, P.C.
Representing: Melrose Abbey, LLC

If you are unable to participate in the Zoom conference call on Monday, March 28, 2022 at 5:30 p.m. and you have questions or comments, please either call me or e-mail me at the above phone number/e-mail address.

Very truly yours,

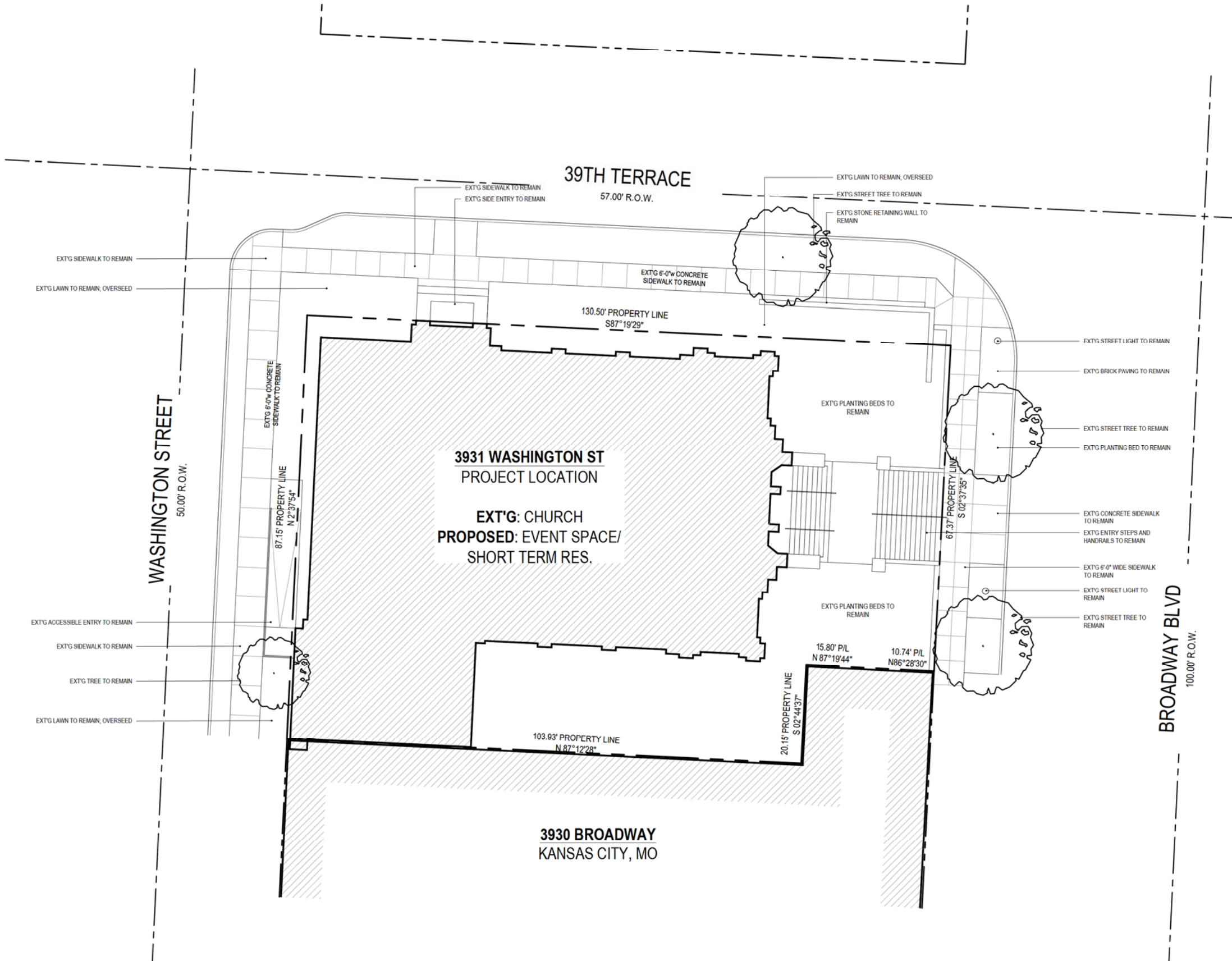


Chris M. Mattix

CMM:krm
enclosures

cc: Drew Gilmore and Bonyen Lee-Gilmore, President, Valentine Neighborhood Association, w/ encl., via U.S. Mail and e-mail Drewgilmorehomes@gmail.com and bleegilmore@gmail.com
Dana Meier, President, Valentine Neighborhood Association, w/ encl., via U.S. Mail
Cecilia (Leugers) King, Secretary, Valentine Neighborhood Association, w/ encl., via U.S. Mail and e-mail cecilia.leugers@gmail.com
Christine Gierer, Valentine Neighborhood Association, w/ encl., via U.S. Mail
Ryan King, Valentine Neighborhood Association, w/ encl., via U.S. Mail
Valentine Neighborhood Association, w/ encl., via U.S. Mail and e-mail valentineneighborhood@gmail.com
Chris Jordan, Valentine Neighborhood Association, w/ encl., via e-mail cjordan@jordanrealty.us
MaryJo Draper, Valentine Neighborhood Association, w/ encl., via e-mail maryjo@drapercom.com
Matthew Hoefler, Broadway Westport Council, w/ encl., via e-mail MHoefer@greatambank.com
Andrew Clarke, KCMO City Planning & Development Department, w/ encl., via e-mail Andrew.Clarke@kcmo.org
City Planning and Development, w/ encl., via e-mail publicengagement@kcmo.org
Kellee R. Madinger, w/ encl., via e-mail kmadinger@rousepc.com





**PROJECT PLAN INFORMATION
SITE PLAN DETAILS**

LEGAL DESCRIPTION
LOUIS VOGEL'S FIRST ADD TO THE TOWN OF WESTPORT...
ALL PROPERTY LINES ARE EXISTING TO REMAIN

VICINITY MAP
REFER TO SHEET PP01

**PROJECT PLAN INFORMATION
PROJECT DETAILS**

a. EXISTING ZONING & PROPOSED ZONING
EXISTING: B3-2
PROPOSED: B3-2 (NO CHANGE)

b. TOTAL LAND AREA
10,819 SF
0.25 ACRES

c. LAND AREA OF R.O.W.
NOT APPLICABLE

d. NET LAND AREA
10,819 SF
0.25 ACRES

e. PROPOSED BUILDING USE
MIXED USE
- ASSEMBLY (EVENT SPACE/ RELIGIOUS WORSHIP)
- SHORT TERM RESIDENTIAL RENTAL

f. BUILDING HEIGHT
BUILDING HEIGHT: 60'-0" - EXT'G FIELD VERIFY
BUILDING HEIGHT: 3 STORIES + BASEMENT

g. GROSS FLOOR AREA
EXT'G: 21,009 GSF
PROPOSED: 21,009 GSF

h. FLOOR AREA RATIO
LOT COVERAGE: 6,778 SF / 10,819 SF = 62.6% (EXT'G)
F.A.R. - 21,009 GSF / 10,819 SF = 1.94

i. RESIDENTIAL DENSITY
4 DWELLING UNITS = 16 D.U. / ACRE

j. VEHICULAR PARKING
EVENT SPACE: 1 SPACES/ SEATS - 60 SPACES
RESIDENTIAL: 1 SPACE / D.U. = 4 SPACES
TOTAL SPACES REQ'D = 64 SPACES

k. BICYCLE PARKING
SHORT TERM: 6 SPACES
LONG TERM: NOT APPLICABLE

l. AMENDMENT APPLICATIONS
NOT APPLICABLE

m. AMENDMENT APPLICATIONS
NOT APPLICABLE

| 3931 BROADWAY BLVD SITE DATA | | | | |
|--------------------------------|------------|------------|----------------------|----------|
| SITE DATA | EXISTING | PROPOSED | DEVIATION REQUESTED? | APPROVED |
| ZONING | B3-2 | B3-2 | NO | |
| GROSS LAND AREA | 10,819 SF | 10,819 SF | NO | |
| ACRES | 0.25 ACRES | 0.25 ACRES | NO | |
| RIGHT OF WAY DEDICATION | 0 | 0 | N/A | |
| ACRES | 0 | 0 | N/A | |
| NET LAND AREA | 10,819 SF | 10,819 SF | NO | |
| ACRES | 0.25 ACRES | 0.25 ACRES | NO | |
| BUILDING AREA | 21,009 GSF | 21,009 GSF | NO | |
| FLOOR AREA RATIO | 1.9400 | 1.9400 | NO | |
| RESIDENTIAL USE INFO | N/A | SHORT TERM | NO | |
| TOTAL DWELLING UNITS | | | | |
| DETACHED HOUSE | | | | |
| ZERO LOT LINE HOUSE | | | | |
| COTTAGE HOUSE | | | | |
| SEMI-ATTACHED HOUSE | | | | |
| TOWNHOUSE | | | | |
| TWO-UNIT HOUSE | | | | |
| MULTI-UNIT HOUSE | | | | |
| COLONNAD | | | | |
| MULTI PLEX | | | | |
| MULTI-UNIT BUILDING | 0 | 4 | NO | |
| TOTAL LOTS | | | | |
| RESIDENTIAL | | | | |
| PUBLIC/ CIVIL | | | | |
| COMMERCIAL | | | | |
| INDUSTRIAL | | | | |
| OTHER | | | | |

| 3931 BROADWAY BLVD BUILDING DATA | | | | |
|------------------------------------|-------------|--------------------|----------------------|----------|
| BUILDING DATA | REQUIRED | PROPOSED | DEVIATION REQUESTED? | APPROVED |
| REAR SETBACK | (B3-2) 0 FT | 0.66 FT (EXT'G) | NO | |
| FRONT SETBACK | (B3-2) 0 FT | 31.00 FT (EXT'G) | NO | |
| SIDE SETBACK | (B3-2) 0 FT | 0 FT (EXT'G) | NO | |
| SIDE SETBACK (ABUTTING STREET) | (B3-2) 0 FT | 0 FT (EXT'G) | NO | |
| HEIGHT | 50'-0" | 60'-0" +/- (EXT'G) | YES | |

| 3931 BROADWAY BLVD LANDSCAPE REQ'S | | | | |
|--|-----------------------------------|--|------------------------|----------|
| LANDSCAPE REQ'S (B8-425) | REQUIRED | PROPOSED | ALTERNATIVE REQUESTED? | APPROVED |
| STREET TRESS | 10 TREES (282 LF OF FRONTAGE) | 4 TREES (EXT'G) | YES | |
| GENERAL | YES | EXT'G PLANTING, PAVING, AND LAWN | NO | |
| PERIMETER VEHICULAR USE AREA ADJ. TO STREETS | NO (NO PARKING ON SITE PROPOSED) | N/A (NO PARKING ON SITE) | NO | |
| INTERIOR VEHICULAR USE SCREENING | NO (NO INTERIOR PARKING PROVIDED) | N/A | NO | |
| PARKING GARAGE SCREENING | NO (NO PARKING GARAGE) | N/A | NO | |
| MECH/ EQUIP SCREENING | YES | EXT'G EQUIP SCREENED AT INTR. COURTYARD | NO | |
| OUTDOOR USE SCREENING | YES | EXT'G INTR. COURTYARD SCREENED BY EXT'G BUILDING | NO | |

| 3931 BROADWAY BLVD LANDSCAPE SCHEDULE | | | | |
|---|-----------------------------------|--|--|--|
| LANDSCAPE SCHEDULE | SYMBOL | | | |
| STREET TRESS | EXT'G | | | |
| GENERAL | EXT'G | | | |
| PERIMETER VEHICLE SCREENING | N/A | | | |
| INTERIOR VEHICULAR USE SCREENING | N/A | | | |
| PARKING GARAGE SCREENING | N/A | | | |
| MECH/ EQUIP SCREENING | SCREENED BY EXT'G INTR. COURTYARD | | | |
| OUTDOOR USE SCREENING | SCREENED BY EXT'G INTR. COURTYARD | | | |

| 3931 BROADWAY BLVD PARKING | | | | | |
|---------------------------------|-------------------------|--|----------------------------|---|--|
| PARKING | VEHICLE SPACES REQUIRED | VEHICLE SPACES PROPOSED | BIKE SPACES REQUIRED | BIKE SPACES PROPOSED | ALTERNATIVE PROPOSED |
| PROPOSED USE | | | | | |
| EVENT SPACE (1 SPACE / 4 SEATS) | 60 SPACES | 0 SPACES | 6 SHORT TERM / 0 LONG TERM | EXT'G BIKE PARKING IN KC MO RIGHT OF WAY AT BROADWAY BLVD | OCCUPANCY LIMITED TO 240 PERSONS; EXISTING PARKING REQ. WAIVED |
| RESIDENTIAL (1 SPACE/ D.U.) | 4 SPACES | 0 SPACES | N/A | N/A | EXISTING PARKING REQ. WAIVED |
| TOTAL PARKING REQ'D | 64 SPACES | 0 SPACES / EXT'G PARKING REQ. HAS BEEN WAIVED; MATCH EXT'G PARKING THRU OCC. LIMIT | 6 SHORT TERM / 0 LONG TERM | EXT'G AT BROADWAY BLVD | EXT'G PARKING REQ. WAIVED; CONTINUATION OF EXT'G REQUESTED |

| 3931 BROADWAY BLVD OTHER DEVELOPMENT STANDARDS | |
|--|--|
| OTHER DEVELOPMENT STANDARDS | METHOD OF COMPLIANCE |
| PARKLAND DEDICATION | PAYMENT IN LIEU OF DEDICATION FOR (4) D.U. |
| STREAM BUFFERS | N/A |
| OUTDOOR LIGHTING | EXT'G TO REMAIN |
| OUTDOOR DISPLAY/ STORAGE AND WORK AREAS | N/A |
| SIGNS | NEW MODUST SIGNAGE WITH PROPERTY NAME WILL BE PROVIDED ALONG BROADWAY, NO BUILDING SIGNAGE TO REMAIN |
| PEDESTRIAN STANDARDS | N/A - EXISTING CONDITIONS TO REMAIN |

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e. johnnyyoussef@gmail.com

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Gentle Rhodes, P.C.
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tbd
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p. tbd
a. tbd
e. tbd

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civil engineer
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structural engineer
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contractor
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e. tbd

soal

release
02.25.2022 _ Project Plan

project title

Broadway Church Mixed-Use Renovation
3931 Washington Street
Kansas City, MO
drawing title

site plan

project no.
2022.06
drawn by
asp
date
02-25-2022

sheet no.
PP02