

May 12, 2022

VIA U.S. MAIL

Adjacent Property Owners within 300 Feet

Re: Broadway Church / First Swedish Church - CD-SUP-2022-00014

Dear Adjacent Property Owners:

This letter is in follow-up to my correspondence with Mary Jo Draper about the neighborhood meeting to discuss the application of Melrose Abbey, LLC, concerning property at 3931 Washington Street. We submitted a Special Use Permit application with the City Planning and Development Department in the City of Kansas City, Missouri. The application calls for the conversion of the bridal/wedding party suites to four (4) hotel rooms on the upper floors as a complementary use to the approved wedding event venue, consistent with our prior discussions with you during the neighborhood meeting held in connection with the approval of a Project Plan. The event venue Project Plan was approved by City Plan Commission on April 5, 2022. The property is currently zoned B3-2 with no application to rezone the property required or requested.

The Special Use Permit application will be heard by the City Plan Commission on Tuesday, June 7, 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. 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 our application and that all property owners within 300 feet are invited. 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.

The meeting will be held on Tuesday, May 24, 2022 at 6:00 p.m. at the Plaza Branch of the Kansas City Public Library at 4801 Main Street, Kansas City, Missouri 64112.

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 application requires approval from the Board of Zoning Adjustment following a recommendation from the City Plan Commission.

{34226 / 71614; 957228. }

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

Very truly yours,



Chris M. Mattix

CMM:krm
enclosures

cc: Dana Meier, President, Valentine Neighborhood Association, w/ encl., via U.S. Mail and e-mail farmerbill99@gmail.com
Mary Jo Draper, Valentine Neighborhood Association, w/ encl., via U.S. Mail and e-mail maryjo@drapercom.com
Christy Gaddis, Vice-President, Valentine Neighborhood Association, w/ encl., via U.S. Mail and e-mail christygaddis0427@gmail.com
Chris Jordan, Valentine Neighborhood Association, w/ encl., via e-mail cjordan@jordanrealty.us
Jim Martin, Treasurer, Valentine Neighborhood Association, w/ encl., via U.S. Mail
Emma Rae, Secretary, Valentine Neighborhood Association, w/ encl., via U.S. Mail and e-mail eklennon@gmail.com
Valentine Neighborhood Association, w/ encl., via U.S. Mail and e-mail valentineneighborhood@gmail.com
Matt 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

seal

release
 04.13.2022 _ SUP Submittal

project title

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

drawing title

cover sheet

project no. 2022.06	sheet no.
drawn by asp	SUP00
date 04.13.2022	



BROADWAY CHURCH

3931 WASHINGTON ST | KANSAS CITY, MISSOURI 64111

SPECIAL USE PERMIT

APRIL 13, 2022

**PROJECT PLAN INFORMATION
 SITE PLAN DETAILS**

LEGAL DESCRIPTION
 LOUIS VOGEL'S FIRST ADD TO THE TOWN OF WESTPORT REPLAT OF LOTS 3 & 4--TH PT LOTS 3 & 4 DAF: BEG NW COR SD
 LT 4 TH S 87 DEG 19 MIN 29 SEC E 130.50 TH S 02 DEG 37 MIN 35 SEC W 67.37 TH N 86 DEG 28, MIN 30 SEC W 10.74 TH N
 87 DEG 19 MIN 44 SEC W 15.80 TH S 02 DEG 44 MIN 37 SEC W 20.15 TH N 87 DEG 12 MIN 28 SEC W 103.93 TH N 02 DEG 37
 MIN 54 SEC E 87.15 TO POB (KNOWN AS NORTH TRACT PER CERT, SURV BK. 14 PG 63)

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
 - HOTEL/ LODGING

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: 6,776 SF / 10,819 SF = 62.6% (EXT'G)
 F.A.R. : 21,009 GSF / 10,819 SF = 1.94

i. RESIDENTIAL DENSITY
 N/A

j. VEHICULAR PARKING
 EVENT SPACE: 1 SPACES/ SEATS = 60 SPACES
 LODGING: 1 SPACE / ROOM = 4 SPACES
 TOTAL SPACES REQ'D = 64 SPACES

k. BICYCLE PARKING
 SHORT TERM: 4 SPACES
 LONG TERM: 2 SPACES

l. AMENDMENT APPLICATIONS
 NOT APPLICABLE

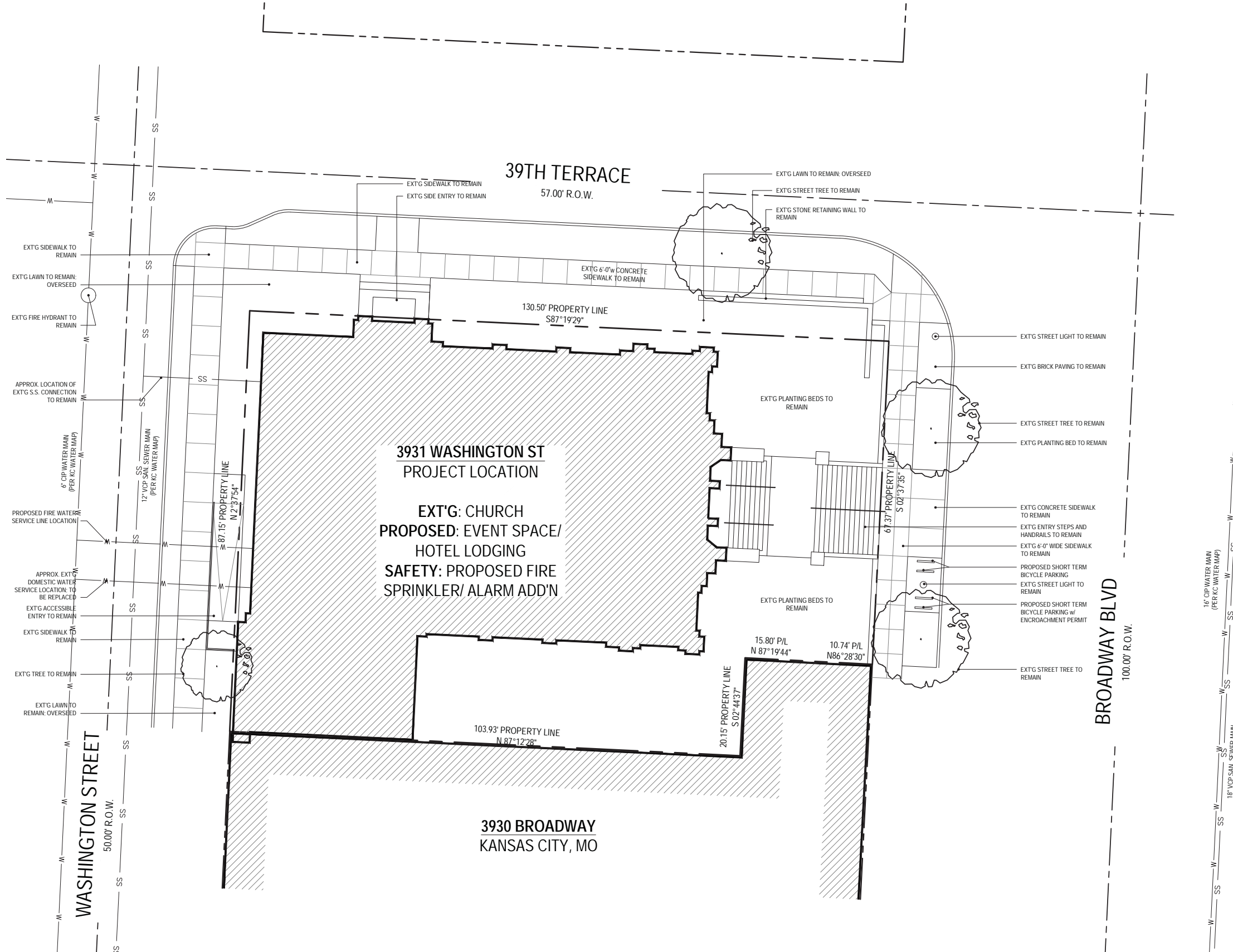
m. AMENDMENT APPLICATIONS
 NOT APPLICABLE

SHEET INDEX

SUP00	COVER SHEET
SUP01	VICINITY MAP
SUP02	SITE PLAN
SUP03	LOWER LEVEL PROPOSED PLAN
SUP04	MAIN LEVEL PROPOSED PLAN
SUP05	SECOND LEVEL PROPOSED PLAN
SUP06	THIRD LEVEL PROPOSED PLAN
SUP07	EAST ELEVATION PHOTO
SUP08	NORTH ELEVATION PHOTO
SUP09	WEST ELEVATION PHOTO

"LANDSCAPING PLAN WILL BE A DEFERRED SUBMITTAL"

PRELIMINARY



**PROJECT PLAN INFORMATION
SITE PLAN DETAILS**

LEGAL DESCRIPTION
 LOUIS VOGEL'S FIRST ADD TO THE TOWN OF WESTPORT REPLAT OF LOTS 3 & 4--TH PT LOTS 3 & 4 DAF- BEG NW COR SD LT 4 TH S 87 DEG 19 MIN 29 SEC E 130.50' TH S 02 DEG 37 MIN 35 SEC W 67.37' TH N 86 DEG 28' MIN 30 SEC W 10.74' TH N 87 DEG 19 MIN 44 SEC W 15.80' TH S 02 DEG 44 MIN 37 SEC W 20.15' TH N 87 DEG 12 MIN 28 SEC W 103.93' TH N 02 DEG 37 MIN 54 SEC E 87.15' TO POB (KNOWN AS NORTH TRACT PER CERT, SURV BK 14 PG 63)

ALL PROPERTY LINES ARE EXISTING TO REMAIN

VICINITY MAP
 REFER TO SHEET PP01

**PROJECT PLAN INFORMATION
PROJECT DETAILS**

- | | | | | |
|---|--|--|---|---|
| <p>a. EXISTING ZONING & PROPOSED ZONING
 EXISTING: B3-2
 PROPOSED: B3-2 (NO CHANGE)</p> <p>b. TOTAL LAND AREA
 10,819 SF
 0.25 ACRES</p> <p>c. LAND AREA OF R.O.W.
 NOT APPLICABLE</p> | <p>d. NET LAND AREA
 10,819 SF
 0.25 ACRES</p> <p>e. PROPOSED BUILDING USE
 MIXED USE
 - ASSEMBLY (EVENT SPACE/ RELIGIOUS WORSHIP)
 - HOTEL LODGING</p> <p>f. BUILDING HEIGHT
 BUILDING HEIGHT: 60'-0" - EXTG FIELD VERIFY
 BUILDING HEIGHT: 3 STORIES + BASEMENT</p> | <p>g. GROSS FLOOR AREA
 EXTG: 21,009 GSF
 PROPOSED: 21,009 GSF</p> <p>h. FLOOR AREA RATIO
 LOT COVERAGE: 6.776 SF / 10,819 SF = 62.6% (EXTG)
 F.A.R. : 21,009 GSF / 10,819 SF = 1.94</p> <p>i. RESIDENTIAL DENSITY
 N/A</p> | <p>j. VEHICULAR PARKING
 EVENT SPACE: 1 SPACE/4 SEATS - 60 SPACES
 LODGING: 1 SPACE / ROOM = 4 SPACES
 TOTAL SPACES REQ'D = 64 SPACES</p> <p>k. BICYCLE PARKING
 SHORT TERM: 4 SPACES
 LONG TERM: 2 SPACES</p> | <p>l. AMENDMENT APPLICATIONS
 NOT APPLICABLE</p> <p>m. AMENDMENT APPLICATIONS
 NOT APPLICABLE</p> |
|---|--|--|---|---|

**SITE PLAN
ARCHITECTURAL SITE PLAN**

3931 BROADWAY BLVD SITE DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	B3-2	B3-2	NO	
GROSS LAND AREA				
SQ. FT.	10,819 SF	10,819 SF	NO	
ACRES	0.25 ACRES	0.25 ACRES	NO	
RIGHT OF WAY DEDICATION				
SQ. FT.	0	0	N/A	
ACRES	0	0	N/A	
NET LAND AREA				
SQ. FT.	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	N/A	NO	
TOTAL DWELLING UNITS				
DETACHED HOUSE	--	--	--	
ZERO LOT LINE HOUSE	--	--	--	
COTTAGE HOUSE	--	--	--	
SEMI-ATTACHED HOUSE	--	--	--	
TOWNHOUSE	--	--	--	
TWO-UNIT HOUSE	--	--	--	
MULTI-UNIT HOUSE	--	--	--	
COLONNADE	--	--	--	
MULTIPLE UNIT BUILDING	--	--	--	
TOTAL LOTS	1	1	NO	
RESIDENTIAL	--	--	--	
PUBLIC/ CIVIL	--	--	--	
COMMERCIAL	--	--	--	
INDUSTRIAL	--	--	--	
HOTEL	0	4	NO	

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 (ADJUTING 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 (88-425)	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	INTERIOR 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 USE	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	BIKE PARKING IN KCMO RIGHT OF WAY AT BROADWAY BLVD	OCCUPANCY LIMITED TO 240 PERSONS; EXISTING PARKING REQ. WAIVED
LODGING (1 SPACE/ ROOM)	4 SPACES	0 SPACES	0 SHORT TERM / 2 LONG TERM	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 / 2 LONG TERM	BIKE PARKING IN KCMO RIGHT OF WAY 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	N/A
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 BE PROVIDED
PEDESTRIAN STANDARDS	N/A - EXISTING CONDITIONS TO REMAIN

Adam Anthony Pfeifer, NCARB
 apd_studios+
 design | fabrication

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 e. adam@apdstudios.com

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seal

release
 04.13.2022 _ SUP Submittal

project title

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

drawing title

site plan

project no. 2022 06
 sheet no. SUP02
 drawn by
 date
 04.13.2022