

March 11, 2024

**VIA U.S. MAIL AND
VIA E-MAIL**

Adjacent Property Owners within 300 Feet

**Re: Broadway Church / Melrose Abbey LLC
SUP Renewal at 3931 Washington
Case No. CD-SUP-2024-00011**

Dear Adjacent Property Owners:

This letter is in follow-up to my correspondence with Travis Gaddis and Dana Meier with the Valentine Neighborhood Association about scheduling a neighborhood meeting to discuss the application filed by Melrose Abbey, LLC, concerning property at 3931 Washington Street. We submitted a Special Use Permit Renewal application with the City Planning and Development Department in the City of Kansas City, Missouri. This renewal will allow for the continued use and operation of the property as a wedding and event venue with four on-site hotel rooms. The original Project Plan was approved by City Plan Commission on April 5, 2022, and the initial Special Use Permit was approved on July 12, 2022. 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](https://compasskc.kcmo.org). You may search by project type and address/case number to find project details.

The public meeting will be held on Friday, March 22nd at 5:00 p.m. in a meeting room at the Plaza branch of the Kansas City, Missouri Public Library located at 4801 Main Street, Kansas City, Missouri. Additionally, we will host a Zoom meeting at the same time to allow participants to attend the meeting virtually. Details on how to attend the Zoom meeting are below:

Join Zoom Meeting

<https://us06web.zoom.us/j/86811114297?pwd=tb2JxYBrUaiUPpQnRICXjEg8TjfrDF.1>

Meeting ID: 868 1111 4297

Passcode: 285480

{34226 / 71614; 1014208. }

Join by phone:

+13126266799,,86811114297#,,,,*285480# US (Chicago)

+16465588656,,86811114297#,,,,*285480# US (New York)

After this public engagement 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 Special Use Permit Renewal application to allow for the continued use and operation of the property as a wedding and event venue with four on-site hotel rooms requires a recommendation from the City Plan Commission and final approval from the Board of Zoning Adjustment. The Special Use Permit Renewal application is scheduled to be heard by the City Plan Commission on Tuesday, April 2, 2024 at 9:00 a.m. and we anticipate the public hearing for the Board of Zoning Adjustment will be held on Tuesday, April 9, 2024 at 9:00 a.m. Information on how you can attend these public hearings can be found on the City's Plan Commission and Board of Zoning Adjustments websites.

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 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:eas
enclosures

cc: Travis Gaddis, President, Valentine Neighborhood Association, w/ encl., via U.S. Mail
and e-mail valentineneighborhood@gmail.com
Dana Meier, former President, Valentine Neighborhood Association, w/ encl., via U.S.
Mail and e-mail farmerbill99@gmail.com

Adjacent Property Owners within 300 Feet

March 11, 2024

Page 3

Chris Jordan, Development Chair, Valentine Neighborhood Association, w/ encl.,
via e-mail cjordan@jordanrealty.us

Mary Jo Draper, Secretary, Valentine Neighborhood Association, w/ encl.,
via U.S. Mail and e-mail maryjo@drapercom.com

Valentine Neighborhood Association, w/ encl., via U.S. Mail and
e-mail valentineneighborhood@gmail.com

Matthew Hofer, Broadway Westport Council, w/ encl.,
via e-mail MHofer@greatambank.com

Larisa Chambi, KCMO City Planning & Development Department, w/ encl.,
via e-mail Larisa.Chambi@kcmo.org

City Planning and Development, w/ encl., via e-mail publicengagement@kcmo.org

Rachelle Biondo, w/ encl., via e-mail rbiondo@rousepc.com

Elicia A. Snyder, w/ encl., via e-mail esnyder@rousepc.com

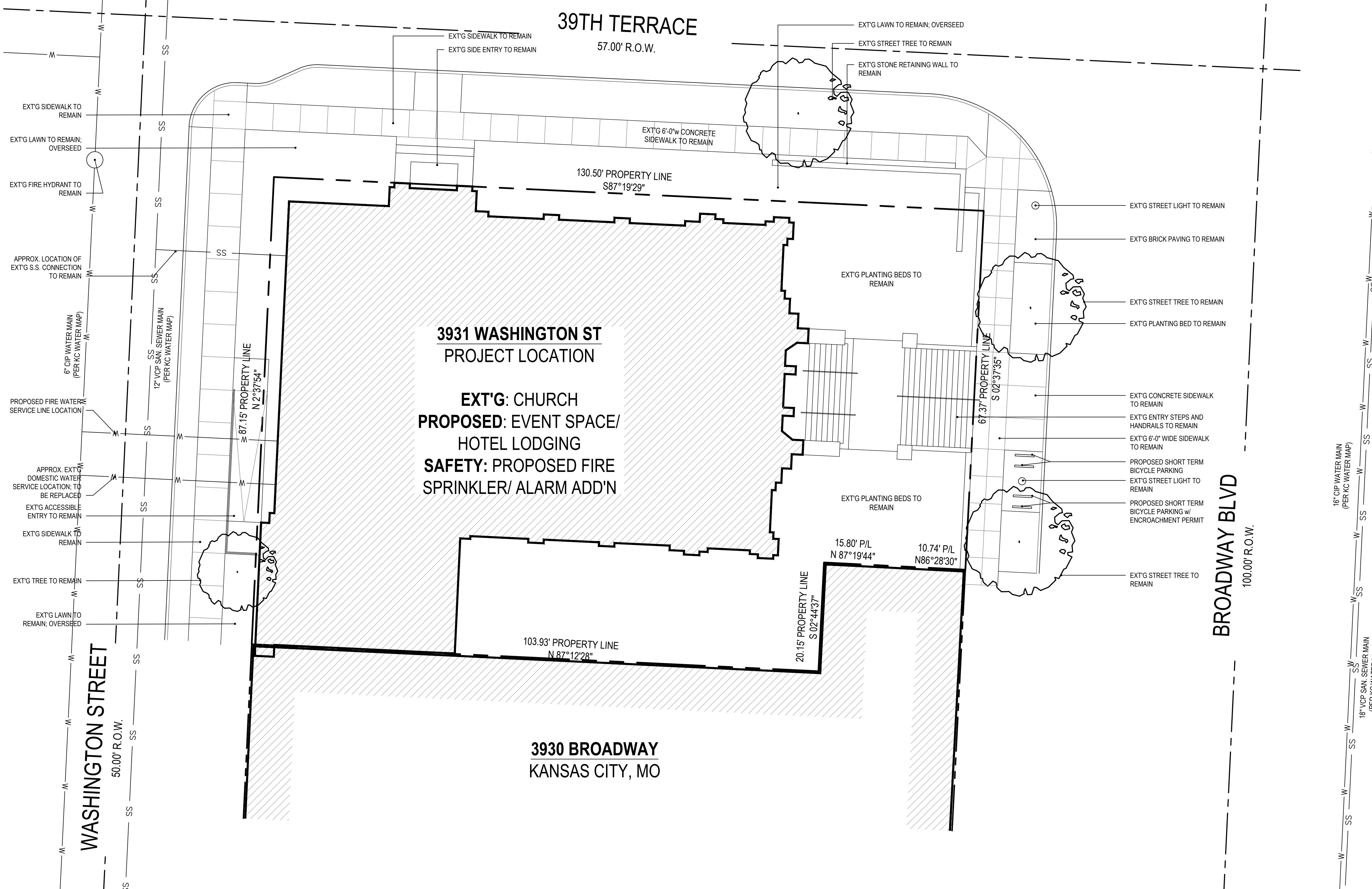
Board of Zoning Adjustment
Approved with Conditions

Case No. _____ on _____

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Board

Board of Zoning Adjustment

Exhibit 8



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
SITE PLAN 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. AMENDMENT APPLICATIONS
NOT APPLICABLE

m. AMENDMENT APPLICATIONS
NOT APPLICABLE

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

k. BICYCLE PARKING
SHORT TERM: 6 SPACES
LONG TERM: 2 SPACES

l. RESIDENTIAL DENSITY
N/A

SITE PLAN
ARCHITECTURAL SITE PLAN
1" = 10'-0"

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 ACRES 0.25 ACRES	10,819 SF 0.25 ACRES	NO	
RIGHT OF WAY DEDICATION	SQ. FT. 0 ACRES 0	0 0	N/A	
NET LAND AREA	SQ. FT. 10,819 SF ACRES 0.25 ACRES	10,819 SF 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	--	--	--	
MULTI-UNIT BUILDING	--	--	--	
TOTAL LOTS	1	1	NO	
RESIDENTIAL	--	--	--	
PUBLIC/ CIVIL	--	--	--	
COMMERCIAL	--	--	--	
INDUSTRIAL	--	--	--	
COMMERCIAL 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 (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 (88-425)	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
STREET TRESS	10 TREES (282 LF OF FRONTAGE)	4 TREES (EXT'G)	YES	
GENERAL PERIMETER VEHICULAR USE AREA ADJ. TO STREETS	YES	EXT'G PLANTING, PAVING, AND LAWN	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 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. SCREENED BY EXT'G INTR. COURTYARD
OUTDOOR USE SCREENING	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	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	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
SIENS	NEW MODUST SIGNAGE WITH PROPERTY NAME WILL BE PROVIDED ALONG BROADWAY; NO BUILDING SIGNAGE TO REMAIN
PEDESTRIAN STANDARDS	N/A - EXISTING CONDITIONS TO REMAIN

Adam Anthony Pfeifer, NCARB
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a. tbd
e. tbd

tbd
contractor
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p. tbd
a. tbd
e. tbd

release
04.13.2022 - SUP Submittal

project title

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

drawing title

project no.
2022.06
drawn by
asp
date
04.13.2022

sheet no.
SUP02