



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

February 21, 2023

Project Name
Cathedral of the Immaculate Conception

Docket # 4

Request
CD-CPC-2023-00007
Development Plan – Nonresidential

Applicant
Lindsay Tatro
SFS Architecture

Owner
Martha Kauffman
Catholic Diocese of Kansas City - St. Joseph

Location 416 W. 12th Street
Area About 1.6 acres
Zoning DC-15
Council District 4th
County Jackson
School District Kansas City 110

Surrounding Land Uses

North: Mixed Use, zoned UR
South: Parking, zoned UR
East: Commercial, zoned DC-15
West: Residential, zoned DR-1

Major Street Plan

The City's Major Street Plan classifies W. 12th Street as a four (4) lane thoroughfare and Broadway as an established Boulevard with four (4) lanes.

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Core for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 1/13/2023. No scheduling deviations from 2023 Cycle D have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 2/13/2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject property is located within the downtown loop and sits on the west side of Broadway Boulevard between W. 11th and W. 12th Street. The site has been historically used for Cathedral of Immaculate Conception. It is a contributing property in the Quality Hill neighborhood, which is listed on the National Register of Historic Places. There are two structures on site and 42 parking spaces scattered between the buildings and at the corner of Broadway Boulevard and W. 11th Street.

SUMMARY OF REQUEST + KEY POINTS

A request to approve a major amendment to a nonresidential development plan to construct a parking lot and demolish an existing building in district DC-15 on about 1.6 acres generally located at W. 12th Street and Broadway Boulevard.

CONTROLLING + RELATED CASES

Ordinance No. 220265 approved a development plan to allow for remodeling and expansion of a religious assembly.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

4 APPROVAL WITH CONDITIONS

PLAN REVIEW

On March 15, 2022 the City Plan Commission (CPC) recommended approval of **Case No. CD-CPC-2021-00239** to allow for remodeling and the expansion of a religious assembly and additional parking. The plan was then approved by Council (**Ordinance No. 220265**) on April 14, 2022. Prior to the CPC hearing in 2022 the developer was granted variances from the Boulevard and Parkway Standards (88-323) by the Board of Zoning Adjustment (BZA) on March 8, 2022 (**Case No. CD-BZA-2022-00014**).

When the developer submitted for building permits staff identified that the plans now propose the demolition of the rectory building. According to 88-516-06 a major amendment is triggered when the plan results in "extensive site modification involving location of buildings, razing, and reconstruction of approved uses" which requires the full approval of City Council.

PLAN ANALYSIS

The proposed plan is very similar to what was previously approved in 2022. The plan now includes the demolition of the rectory building and a few additional parking spaces. Staff has worked with the developer to relocate the trash enclosure and moved it away from the street, as the Greater Downtown Area Plan recommends.

***indicates adjustment/deviation**

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)*	Yes	Yes*	The developer was granted variances from 88-323 by the Board of Zoning Adjustment (Case No. CD-BZA-2022-00014)
Parking and Loading Standards (88-420)	Yes	Yes, subject to conditions	Staff notes
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	Staff notes
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	Staff notes
Sign Standards (88-445)	Yes	Yes, subject to conditions	Staff notes
Pedestrian Standards (88-450)	Yes	Yes, subject to conditions	Staff notes

SPECIFIC REVIEW CRITERIA**Development Plans, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable City ordinances and policies;

The developer was granted variances to the Boulevard and Parkway Standards in 2022 to allow for the proposed levels of transparency and a vehicular use area located on a boulevard. Outside of the variances to 88-323 the plan complies with the Zoning and Development Code.

B. The proposed use must be allowed in the district in which it is located;

The proposed expansion is permitted in the DC-15 zoning district.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

The proposed reconfiguration of the parking lot would eliminate two of the three driveways; the only driveway would be located on the south side of the property along W. 12th Street. Staff believes the reduction of curb cuts will improve vehicular circulation.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

The reduced amount of curb cuts on the site will enhance the safety of pedestrians. The developer will install a colored concrete pedestrian crosswalk that is compliant with 88-450.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The plan does provide for adequate utilities based on City standards.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The architectural style and features are differentiated from the historic building. Instead of mimicking the redbrick building, the applicant has proposed a more modern looking addition in beige tone, with limestone headers and sills. Also proposed are fritted glasses and storefront aluminum. However, the major building materials used for the addition is cast stone veneer. The purpose of such design is to distinguish the add-on from the historic building while echoing the building characters from its materials and building details. Staff is in support of this design.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

A Streetscape Plan shall be submitted and approved by Development Management Division prior to building permit. A landscaping affidavit is required prior to Certificate of Occupancy.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed development will not increase the impervious area while the reconfiguration allows an increase of parking stalls; however, staff discourages the proposed surface parking due to its location within the Downtown Loop.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The proposed plan indicates all existing trees will remain.

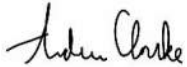
ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke, AICP
Planner



Plan Conditions

Report Date: February 14, 2023

Case Number: CD-CPC-2023-00007

Project: Cathedral of the Immaculate Conception

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. All mechanical equipment and dumpsters shall be screened pursuant to 88-425-08.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
3. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
4. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
6. Prior to the issuance of any building permit the plan shall comply with 88-450.
7. That Ordinance No. 220265, including all conditions provided therein, shall remain in full force and effect.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

8. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
9. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
10. Extend all fire protection systems into the new addition (IFC-2018 § 901.4)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

11. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks & Recreation Department Standards
12. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
13. The developer shall submit a letter to the Parks and Recreation Department from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a parks and recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate occupancy permits



SITE VICINITY MAP
NTS

DRAWING INDEX

- G001 COVER
- C101 OVERALL LAYOUT PLAN
- C201 SITE LAYOUT PLAN
- C301 SITE GRADING PLAN
- C401 SITE UTILITY PLAN
- L300 LANDSCAPE PLAN
- A201 EXTERIOR ELEVATIONS - PARISH CENTER
- A202 EXTERIOR ELEVATIONS - PARISH CENTER
- ME211P MECHANICAL AND ELECTRICAL PHOTOMETRICS

ARCHITECT-OF-RECORD:

SFS ARCHITECTURE
2100 CENTRAL, SUITE 31
KANSAS CITY, MISSOURI 64108

O: 816.474.1397
F: 816.421.8024

CIVIL:

SK DESIGN GROUP, INC
4600 COLLEGE BOULEVARD, SUITE 100
OVERLAND PARK, KANSAS 66211

O: 913.451.1818

LANDSCAPE ARCHITECT:

CONFLUENCE
417 DELAWARE STREET
KANSAS CITY, MISSOURI 64105

O: 816.531.7227

STRUCTURAL:

WALTER P. MOORE
1100 WALNUT, SUITE 1825
KANSAS CITY, MISSOURI 64106

O: 816.701.2100

M/E/P/E ENGINEER:

SMITH & BOUCHER
25501 WEST VALLEY PARKWAY
OLATHE, KANSAS 66061

O: 913.345.2127

ACOUSTIC & A/V CONSULTANT:

AVANT ACOUSTICS
14827 WEST 95TH STREET
LENEXA, KANSAS 66215

O: 913.888.9111

KITCHEN CONSULTANT:

SANTEE/BECKER ASSOCIATES, LLC
6700 SQUIBB ROAD, SUITE 101
MISSION, KANSAS 66202

O: 913.362.1800

CODE CONSULTANT:

FP&C CONSULTANTS
1330 BURLINGTON STREET
NORTH KANSAS CITY, MISSOURI 64116

O: 816.931.3377

OWNER:

CATHOLIC DIOCESE OF KANSAS CITY -
ST. JOSEPH
20 WEST 9TH STREET
KANSAS CITY, MISSOURI 64105

O: 816.756.1850

CONSTRUCTION MANAGER:

JE DUNN
1001 LOCUST STREET
KANSAS CITY, MISSOURI 64106

O: 816.474.8600

211082

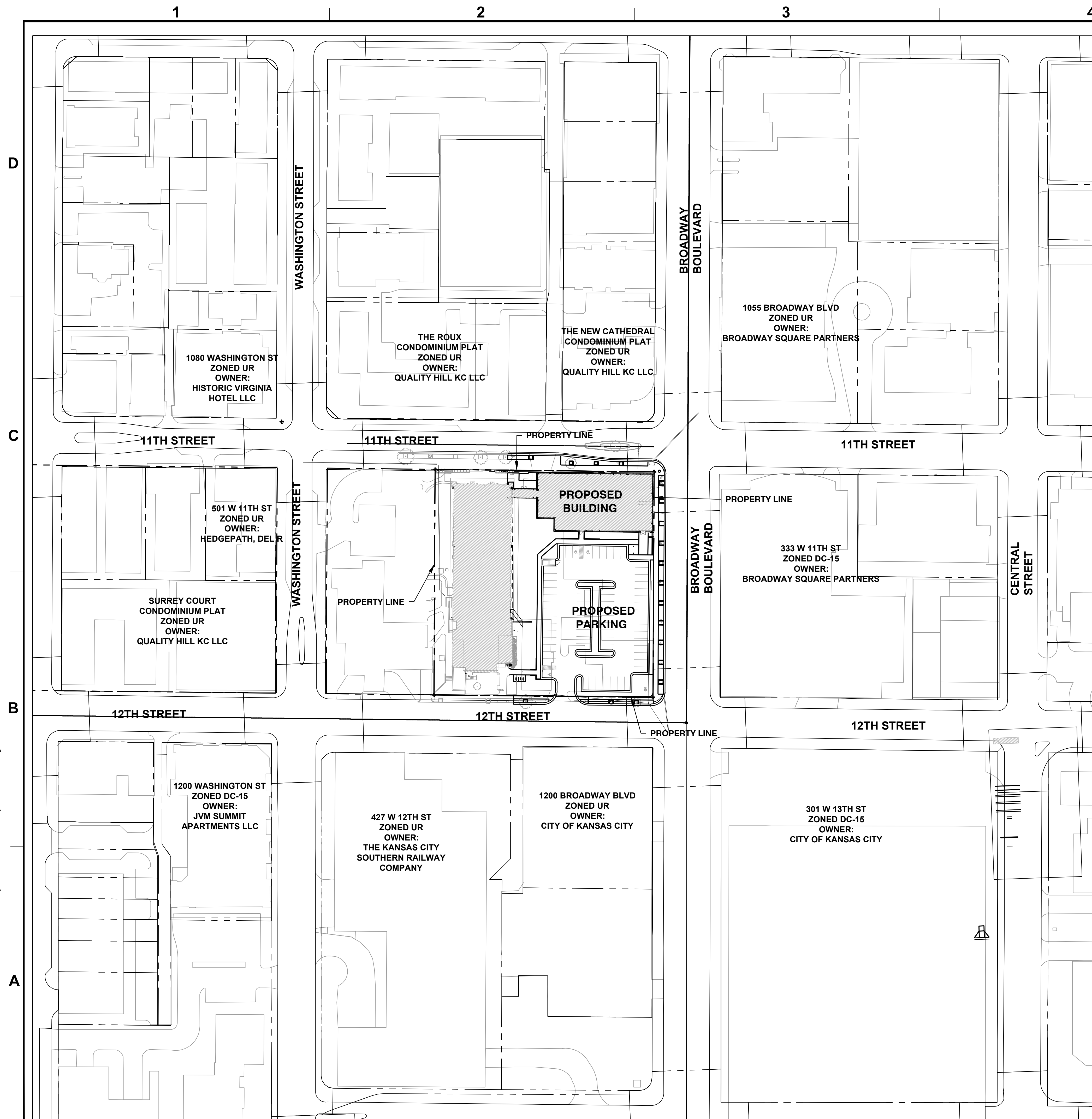
12.21.2021
RESUBMITTAL 4 - 02/06/2023

DEVELOPMENT
PLAN

CATHEDRAL OF THE IMMACULATE CONCEPTION -
EXPANSION
416 W 12TH ST., KANSAS CITY, MO 64105



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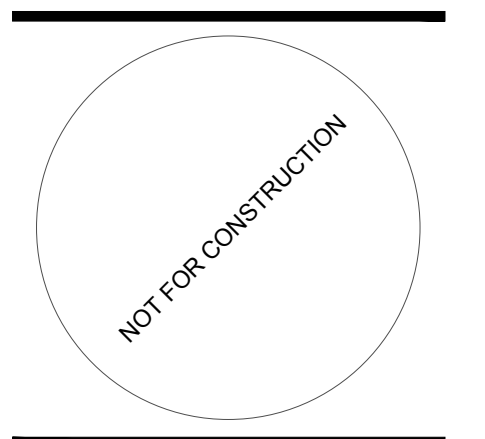
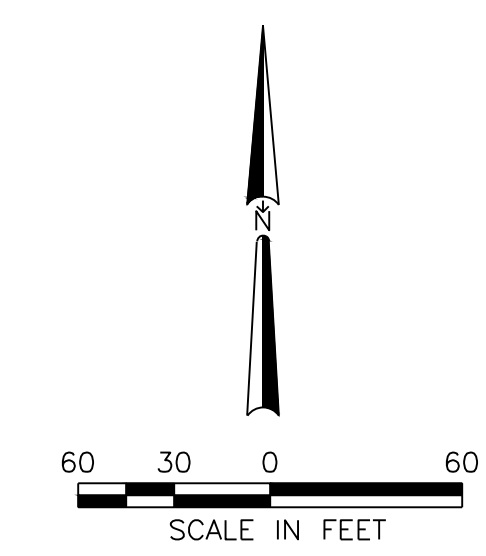
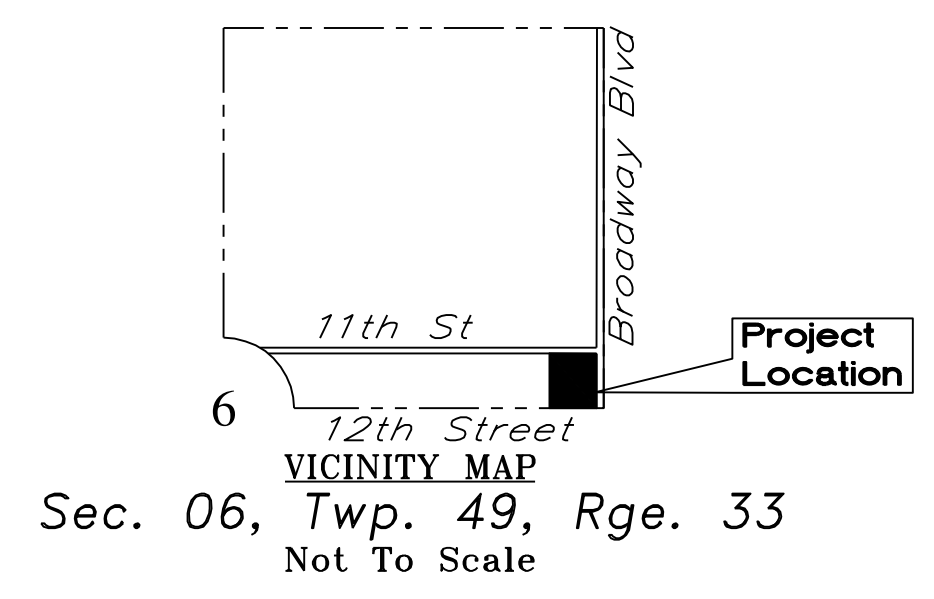


DEVELOPMENT SUMMARY TABLE				
Item	Description			
a.	Existing = DC-15			
	Proposed = DC-15			
b.	Total Land Area			
	Existing = 70,815 SF			
	Existing = 1.626 AC			
	Proposed = 70,815 SF			
c.	Right-of-way Land Area			
	Existing = 0.00 SF			
	Existing = 0.00 AC			
	Proposed = 0.00 SF			
d.	Net Land Area			
	Proposed = 70,815 SF			
e.	Building Use			
	Existing Two Story Church - Religious Building Proposed Religious Building - Church			
f.	Building Height & Number of Floors			
	Existing Church	160 (Tower)	Feet	2 Floors
	Existing Rectory	36	Feet	3 Floors
	Proposed Religious Building	35	Feet	2 Floors
g.	Gross Floor Area			
	Existing Two Story Church			
	Level 1	3,760	SF	
	Level 2	16,740	SF	
	Proposed Religious Building			
	Lower Level	9,620	SF	
Level 1	9,100	SF		
TOTAL		39,220	SF	
Project Total =		39,220	SF	
h.	Building Coverage & Floor Ratio			
	FAR = 0.554			
i.	Gross & Net Density			
	Gross Density	N/A	units per acre	
j.	Vehicle Parking			
	Ratio =	1 per 4 employees		
Required Spaces =	0	Zoned DC-15, no off-street parking is required.		
Planned Spaces =	65			
k.	Bike Parking			
	Short term Ratio =	10% of parking required(3 minimum)		
	Required Spaces =	3		
	Provided Spaces =	3		
Long term Ratio =	1+1/10000sf			
Required Spaces =	7			
Provided Spaces =	8	maximum currently used is zero spaces		
l.	Construction TimeLine			
	Begin =	March 2023		
	Construction =	15	months	
Completion =	June 2024			
m.	Amendments to Development Plan			
	None			

VARIANCES GRANTED BY THE BOARD OF ZONING ADJUSTMENT:

Variance Request (A): A 28-foot variance to the minimum setback of 30 feet for a vehicular use area located on the side or rear of the building, for a total setback of 4 feet. This variance was granted by the Board of Zoning Adjustment on March 8, 2022 through Case No. CD-BZA-2022-00014.

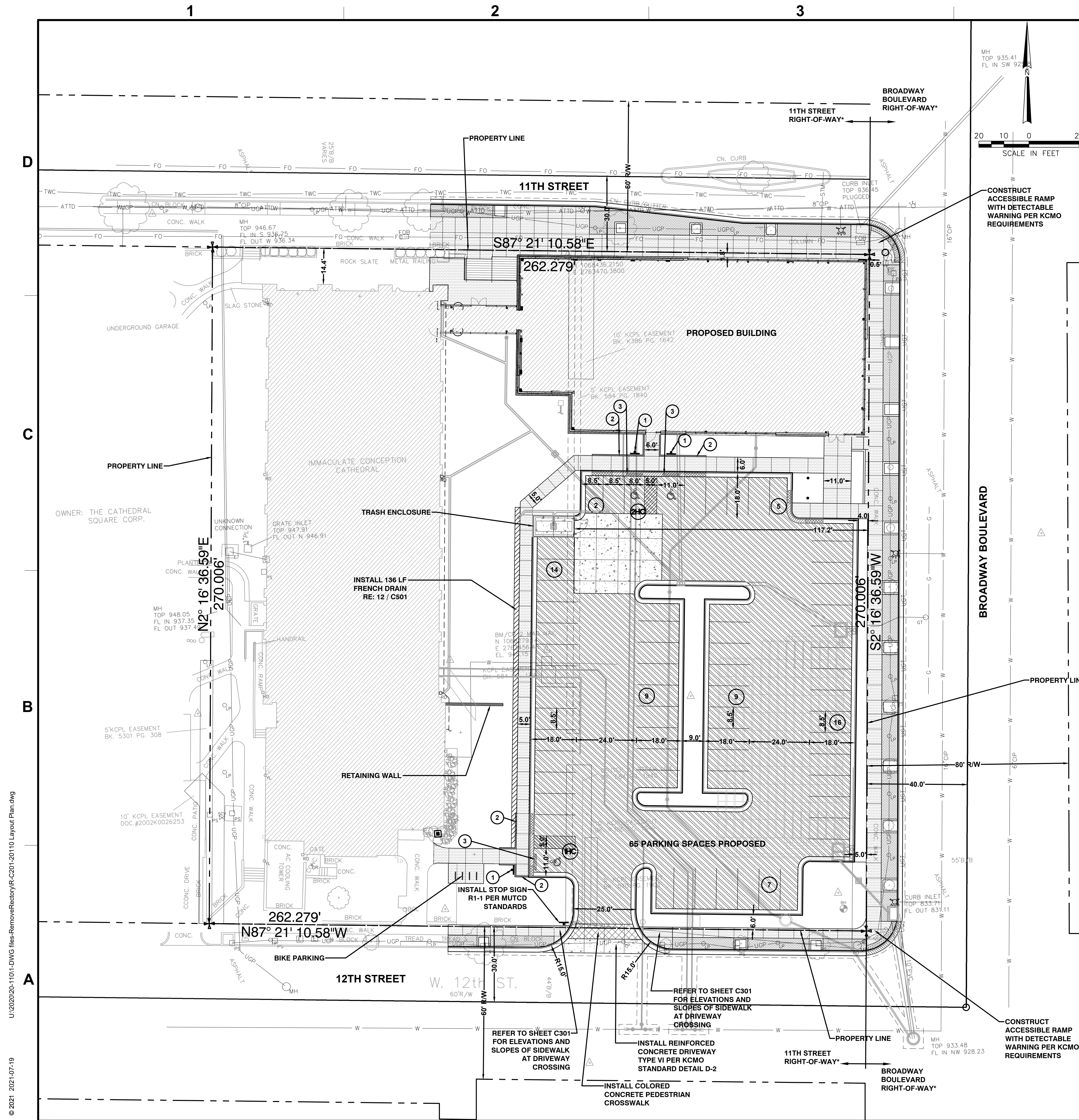
Variance (B): A variance of 35% to the standard that no more than 30% of a site's frontage adjacent to the boulevard or parkway may be used for vehicular use areas, for a total of 65% vehicular use area.



**CATHEDRAL OF THE IMMACULATE
CONCEPTION - EXPANSION**
CATHOLIC DIOCESE OF KANSAS CITY - ST. JOSEPH
416 W 12TH ST, KANSAS
CITY, MO 64105

MARK	DATE	DESCRIPTION
	1/31/22	REVISION 1
	2/28/22	REVISION 2
	1/16/23	REVISION 3
	2/6/23	REVISION 4

SFS PROJECT NO: 211082
ISSUED FOR: DEVELOPMENT PLAN
ISSUE DATE: 12.22.2021
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Overall Layout Plan

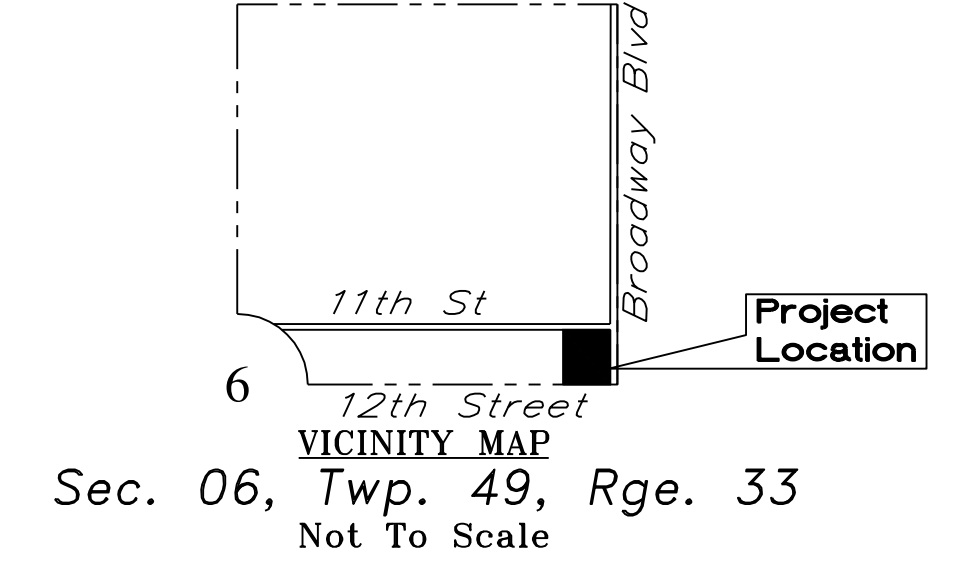


LEGEND:

- NEW BUILDING
- ASPHALT PAVEMENT RE: 2 / C501
- NEW PORTLAND CEMENT CONCRETE PAVEMENT
- NEW COLORED PORTLAND CEMENT CONCRETE PAVEMENT FOR PEDESTRIAN CROSSING
- INSTALL BRICK PAVERS RE: 11 / C501
- CONCRETE SIDEWALK
- NEW TYPE CG-1 CURB & GUTTER
- NEW TYPE CG-1 CURB & GUTTER (DRY)
- NEW FLUSH CURB
- CURB HEIGHT TRANSITION 6" HIGH TO 0" HIGH
- ACCESSIBLE PARKING SIGN RE: 9 / C501
- SIDEWALK CURB
- PRECAST CONCRETE WHEEL STOP 13 / C501
- INSTALL DETECTABLE WARNING PER KCMO REQUIREMENTS

LEGAL DESCRIPTION:
 416 W 12TH ST SE 1/4 NE 1/4 SEC 6 49 33 BEGINNING NW CORNER 12TH ST & BROADWAY AT PT 30 FT N & 40 FT W OF SE CORNER SD 1/4 1/4 TH N 270 FT TH W 260 FT TH S 270 FT TO N LI 12TH ST TH E TO BEG INCLUDING VAC ALLEYS.

*** NOTE:**
 ALL STREETScape WORK IN BROADWAY BOULEVARD RIGHT-OF-WAY SHALL BE CONSTRUCTED PER KANSAS CITY PARKS AND RECREATION STANDARDS.
 ALL STREETScape WORK IN 11TH STREET AND 12TH STREET SHALL BE CONSTRUCTED BUILT PER KANSAS CITY PUBLIC WORKS STANDARDS.



***11th AND 12th STREET QUANTITIES**
 (OBTAIN PERMIT FROM LDD FOR THE BELOW QUANTITIES IN THE PUBLIC R/W ON 11th STREET AND 12th STREET.)

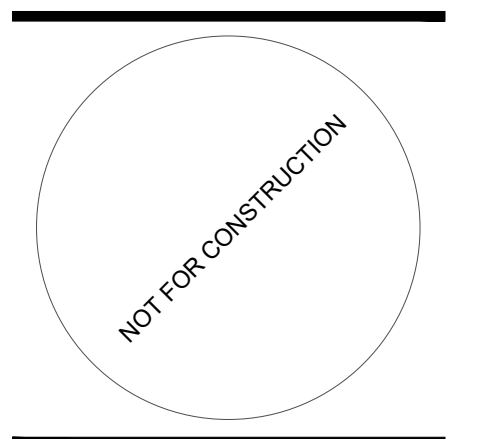
Item No.	Item Description	Quantity	Unit	As-Built	Contract
1	Sawcut	450	LF	--	1
2	Curb Removal	300	LF	--	1
3	New Curb	300	LF	--	1
4	Concrete Sidewalk Removal	250	SY	--	1
5	Brick Sidewalk Removal	150	SY	--	1
6	Concrete Driveway Removal	20	SY	--	1
7	New Concrete Pavement	40	SY	--	1
8	New Concrete Sidewalk	290	SY	--	1
9	New Brick Sidewalk	170	SY	--	1
10	Asphalt Removal	70	SY	--	1
11	New Asphalt	70	SY	--	1
12	Preparation of as-built drawings	1	EA	--	1

*** QUANTITIES SHOWN ABOVE ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING HIS OWN QUANTITIES.**

***BROADWAY BOULEVARD QUANTITIES**
 (OBTAIN PERMIT FROM PARKS AND RECREATION FOR THE BELOW QUANTITIES IN THE PUBLIC R/W ON BROADWAY BOULEVARD.)

Item No.	Item Description	Quantity	Unit	As-Built	Contract
1	Sawcut	300	LF	--	1
2	Curb Removal	310	LF	--	1
3	New Curb	310	LF	--	1
4	Concrete Sidewalk Removal	190	SY	--	1
5	Brick Sidewalk Removal	130	SY	--	1
6	Concrete Driveway Removal	45	SY	--	1
7	New Concrete Sidewalk	210	SY	--	1
8	New Brick Sidewalk	150	SY	--	1
9	Accessible Ramp	2	EA	--	1
10	Asphalt Removal	35	SY	--	1
11	New Asphalt	35	SY	--	1
12	Preparation of as-built drawings	1	EA	--	1

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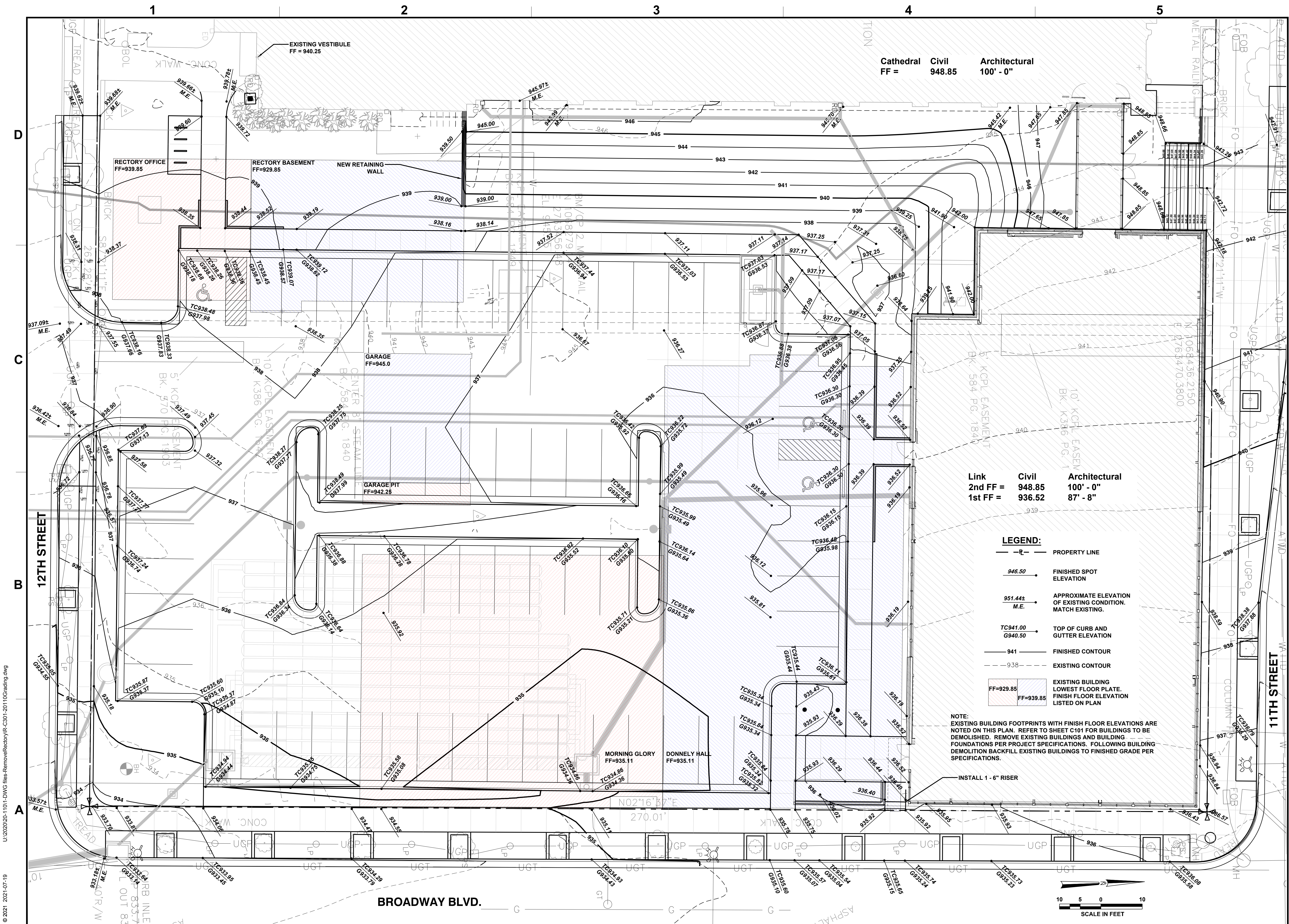


CATHEDRAL OF THE IMMACULATE CONCEPTION - EXPANSION
 CATHOLIC DIOCESE OF KANSAS CITY - ST. JOSEPH
 416 W 12TH ST, KANSAS CITY, MO 64105

MARK	DATE	DESCRIPTION
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SFS PROJECT NO: 211082
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 Site Layout Plan

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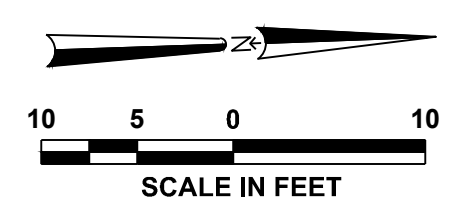


Cathedral Civil Architectural
 FF = 948.85 100' - 0"

Link Civil Architectural
 2nd FF = 948.85 100' - 0"
 1st FF = 936.52 87' - 8"

- LEGEND:**
- R — PROPERTY LINE
 - 946.50 FINISHED SPOT ELEVATION
 - 951.44± APPROXIMATE ELEVATION OF EXISTING CONDITION. MATCH EXISTING.
 - TC941.00 TOP OF CURB AND GUTTER ELEVATION
 - 940.50
 - 941 FINISHED CONTOUR
 - 938- EXISTING CONTOUR
 - FF=929.85 EXISTING BUILDING LOWEST FLOOR PLATE. FINISH FLOOR ELEVATION LISTED ON PLAN
 - FF=939.85

NOTE:
 EXISTING BUILDING FOOTPRINTS WITH FINISH FLOOR ELEVATIONS ARE NOTED ON THIS PLAN. REFER TO SHEET C101 FOR BUILDINGS TO BE DEMOLISHED. REMOVE EXISTING BUILDINGS AND BUILDING FOUNDATIONS PER PROJECT SPECIFICATIONS. FOLLOWING BUILDING DEMOLITION BACKFILL EXISTING BUILDINGS TO FINISHED GRADE PER SPECIFICATIONS.



CATHEDRAL OF THE IMMACULATE CONCEPTION - EXPANSION

CATHOLIC DIOCESE OF KANSAS CITY - ST. JOSEPH
 416 W 12TH ST, KANSAS CITY, MO 64105

MARK	DATE	DESCRIPTION
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SFS PROJECT NO: 211082
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 Site Grading Plan



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1

2

3

4

5

MARK	DATE	DESCRIPTION
	1/31/22	REVISION 1
	2/28/22	REVISION 2
	1/16/23	REVISION 3
	2/6/23	REVISION 4

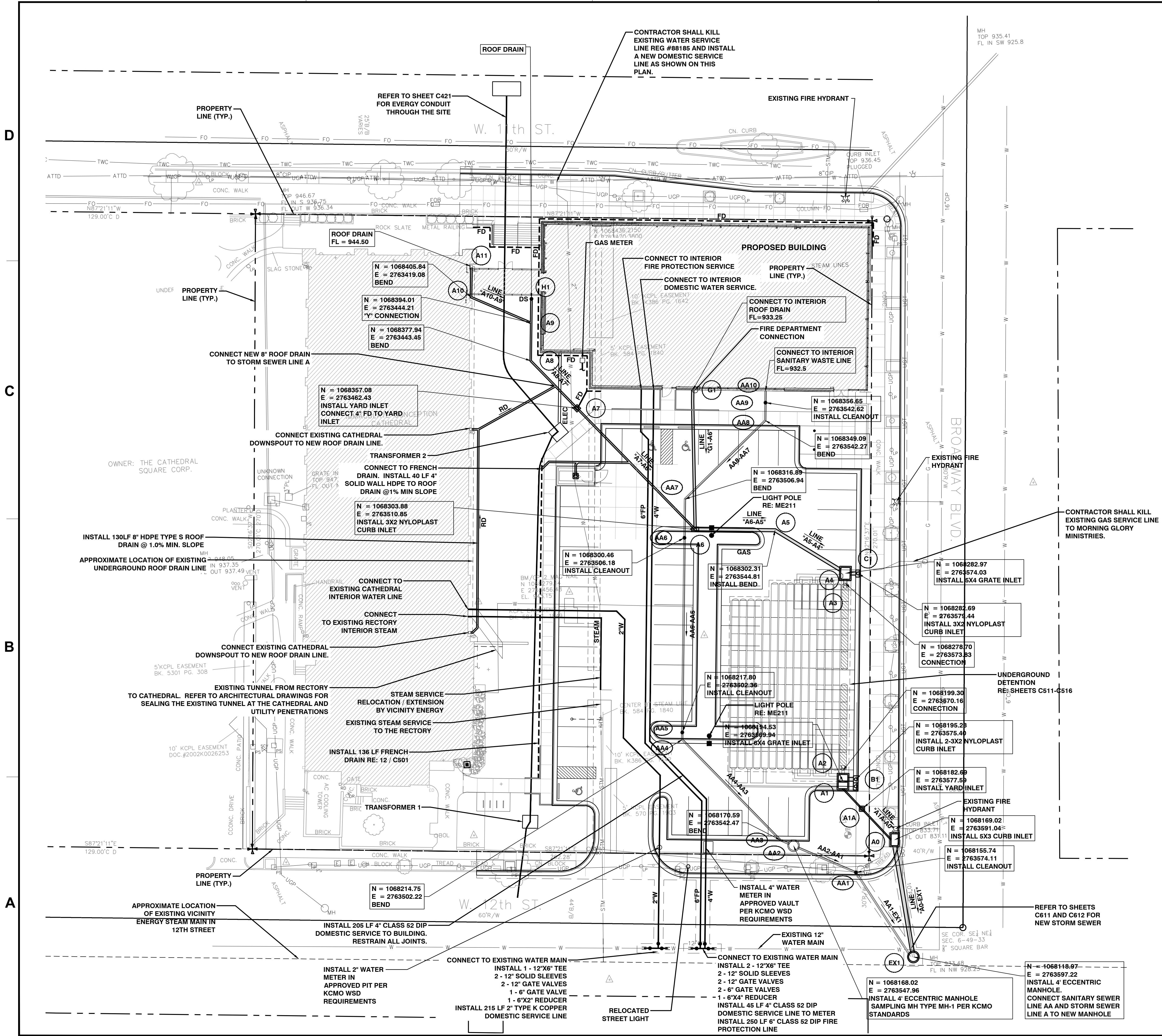
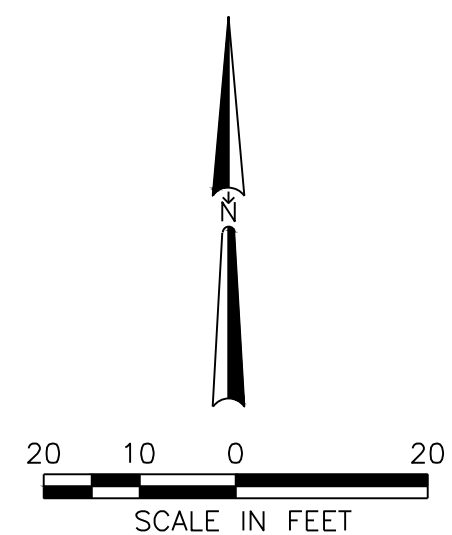
SFS PROJECT NO: 211082
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 Site Utility Plan

C401

LEGEND:

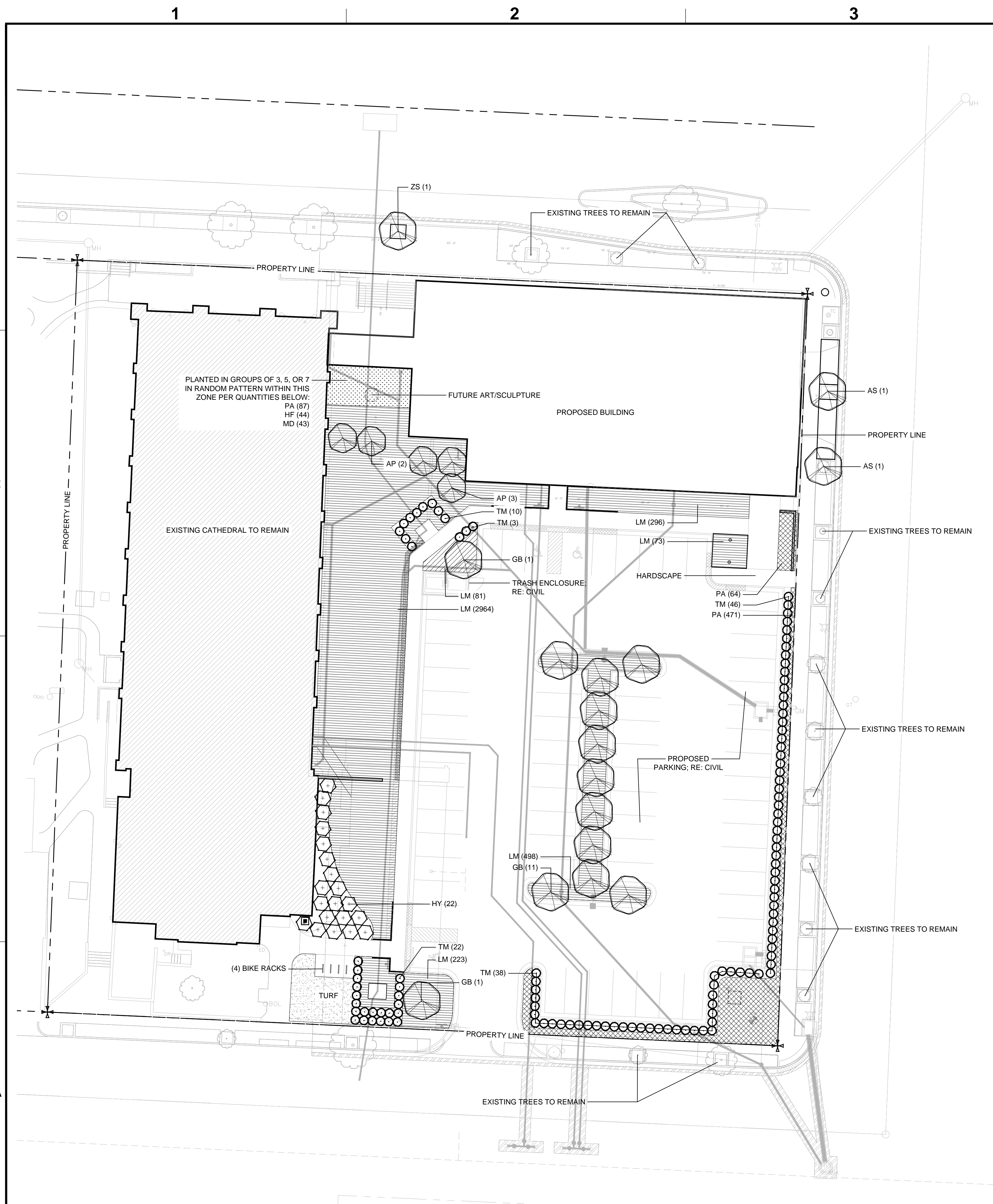
- NEW BUILDING
- NEW STORM SEWER
- NEW STORM STRUCTURE / INLET
- NEW ROOF DRAIN
- NEW SANITARY SERVICE
- NEW WATER MAIN
- NEW ELECTRIC
- NEW GAS
- NEW COMMUNICATIONS
- 4" PERFORATED HDPE TYPE S FOUNDATION DRAIN
- 4" SOLID WALL HDPE TYPE S FOUNDATION DRAIN

- WATER SERVICE NOTES:**
- ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.
 - SERVICE LINES SHALL HAVE A COVER OF NOT LESS THAN FOUR (4) FEET NOR MORE THAN FIVE (5) FEET, UNLESS OBSTRUCTIONS REQUIRE DEEPER EXCAVATION FOR DEEPER EXCAVATION FOR CLEARANCE.
 - WHERE SERVICE LINES MUST CROSS OVER SEWERS, STORM DRAINS, OR SANITARY SEWERS, THE SERVICE LINE MUST BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE SERVICE LINE IS AT LEAST 18" ABOVE THE TOP OF THE SEWER. THIS VERTICAL SEPARATION MUST BE MAINTAINED FOR THAT PORTION OF THE SERVICE LINE LOCATED WITHIN 10 FEET HORIZONTALLY OF ANY SEWER OR SEWER LINE THAT IT CROSSES, SAID 10 FEET TO BE MEASURED AS THE NORMAL DISTANCE FROM THE SERVICE LINE TO THE SEWER.
- GAS SERVICE NOTE:**
 CONTRACTOR SHALL COORDINATE AND SCHEDULE THE GAS SERVICE AND METER INSTALLATION WITH SPIRE ENERGY. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE PROPOSED GAS SERVICE LINE WITH SPIRE ENERGY. THE GAS METER SHALL BE INSTALLED AT THE LOCATION INDICATED ON THIS PLAN.



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PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
AS	2	Acer saccharum 'Endowment'	SUGAR MAPLE	2" CAL.	B&B	TREE FORM - SINGLE STEM
ZS	1	Zelkova serrata 'Musahino'	ZELKOVA	2" CAL.	B&B	TREE FORM - SINGLE STEM
UNDERSTORY TREES						
AP	5	Acer palmatum 'Osakazuki'	OSAKAZUKI JAPANESE MAPLE	2" CAL.	B&B	TREE FORM - MULTI-STEM
GB	13	Ginkgo biloba 'Fastigiata'	GINKGO	2" CAL.	B&B	FRUITLESS
SHRUBS						
HY	22	Hydrangea macrophylla	BIG LEAF HYDRANGEA	3'-0" MIN. HT.	CONT.	AS SEEN ON PLANS
TM	119	Taxus x media 'Hicksii'	HICKS' YEW	3'-0" MIN. HT.	CONT.	AS SEEN ON PLANS
PERENNIALS						
HF	44	Heemerocallis fulva	TAWNY DAYLILY	#1 GAL.	CONT.	18" TRIANGULAR SPACING
LM	4134	Liriope muscari	LILLY TURF	#1 GAL.	CONT.	18" TRIANGULAR SPACING
MD	43	Monarda didyma	BEE BALM	#1 GAL.	CONT.	18" TRIANGULAR SPACING
PA	622	Perovskia atriplicifolia 'Little Spire'	RUSSIAN SAGE	#1 GAL.	CONT.	18" TRIANGULAR SPACING

- PLANTING GENERAL NOTES**
- PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
 - THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
 - SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.
 - STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
 - PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
 - PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
 - THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
 - SEE IRRIGATION PERFORMANCE SPECIFICATION FOR REQUIREMENTS. ALL LANDSCAPE BEDS AS PART OF THIS PROJECT TO BE IRRIGATED.

- CITY REQUIREMENTS:**
- 88-425-05-B: ADJACENT TO STREETS
 - 3' WIDE BUFFER STRIP REQUIRED - PROVIDED
 - CONTINUOUS SHRUB BOUNDARY 3' HIGH MIN. - PROVIDED
 - 88-425-06-B: MINIMUM INTERIOR LANDSCAPE AREA
 - 35 SF PER PARKING STALL (65 STALLS=2,275 SF REQUIRED) - 2,295 SF PROVIDED
 - 88-425-06-E: PLANT MATERIAL
 - 1 TREE PER 5 PARKING SPACE (65 STALLS = 13 REQUIRED) - PROVIDED



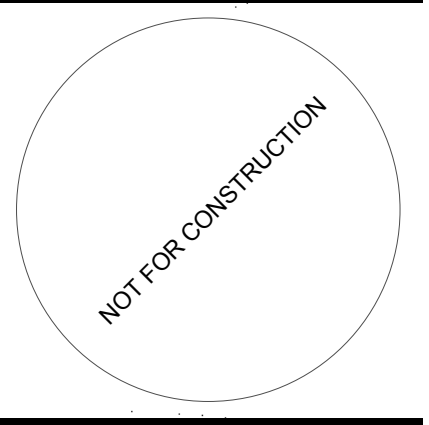
LANDSCAPE ARCHITECT
CONFLUENCE
 417 DELAWARE STREET
 KANSAS CITY, MISSOURI 64105
 PH: 816.531.7227



**CATHEDRAL OF THE IMMACULATE
 CONCEPTION - EXPANSION**
 CATHOLIC DIOCESE OF KANSAS CITY - ST. JOSEPH
 416 W 12TH ST, KANSAS
 CITY, MO 64105

MARK	DATE	DESCRIPTION
	01/31/22	REVISION 1
	02/28/22	REVISION 2
	01/16/23	REVISION 3
	02/06/23	REVISION 4

SFS PROJECT NO: 211082
 ISSUED FOR: DEVELOPMENT PLAN
 ISSUE DATE: 12.22.2021
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LANDSCAPE PLAN

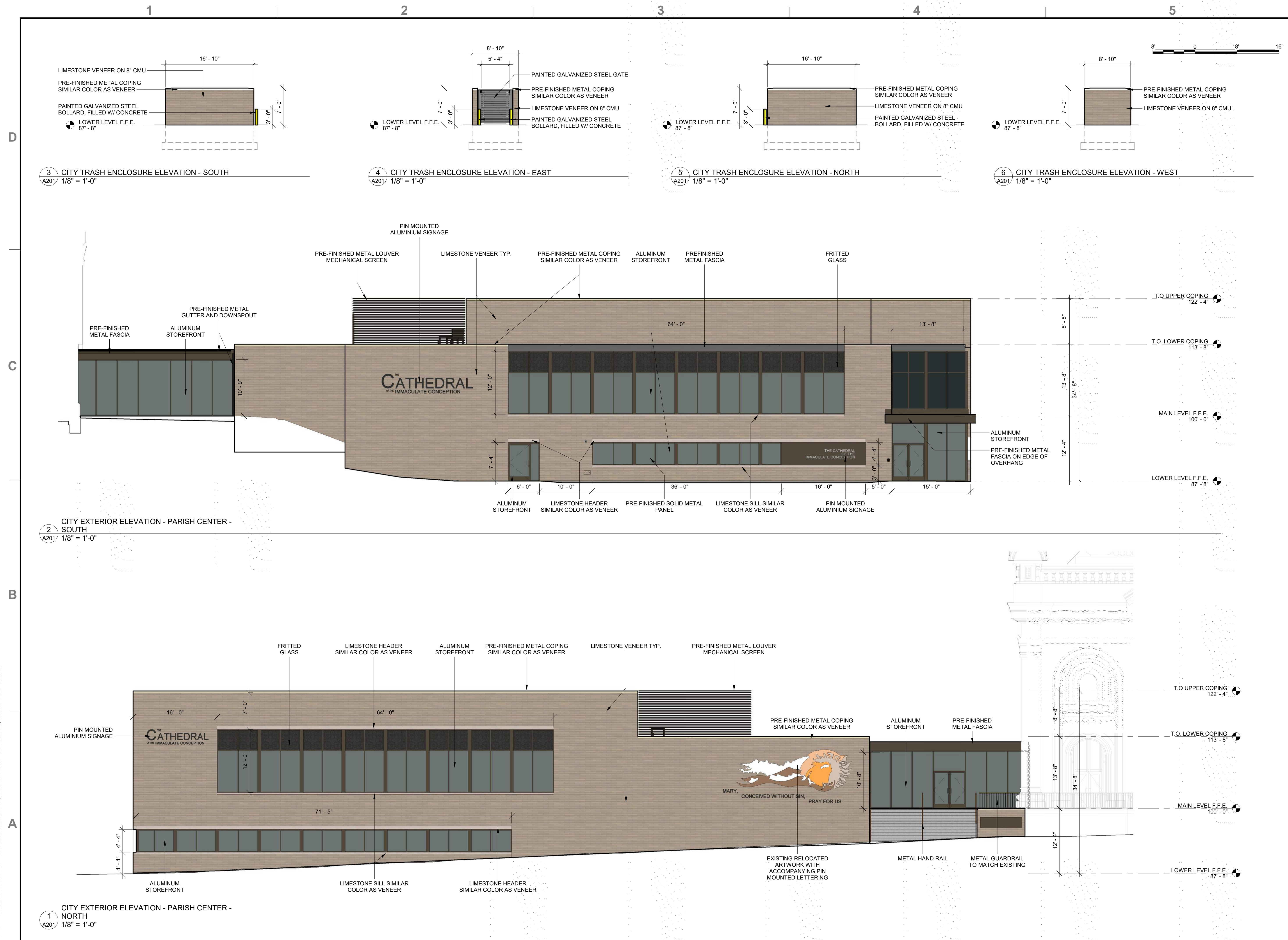


CATHEDRAL OF THE IMMACULATE CONCEPTION - EXPANSION
 CATHOLIC DIOCESE OF KANSAS CITY - ST. JOSEPH
 416 W 12TH ST., KANSAS CITY, MO 64105

MARK	DATE	DESCRIPTION
	01/31/22	REVISION 1
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	02/06/23	REVISION 4

SFS PROJECT NO: 211082
 ISSUED FOR: DEVELOPMENT PLAN
 ISSUE DATE: 12.21.2021
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EXTERIOR ELEVATIONS - PARISH CENTER

A201



© 2021 11/13/2023 9:34:05 AM BIM 360/Cathedral Expansion/211082 - Cathedral Expansion - Arch - R20.rvt

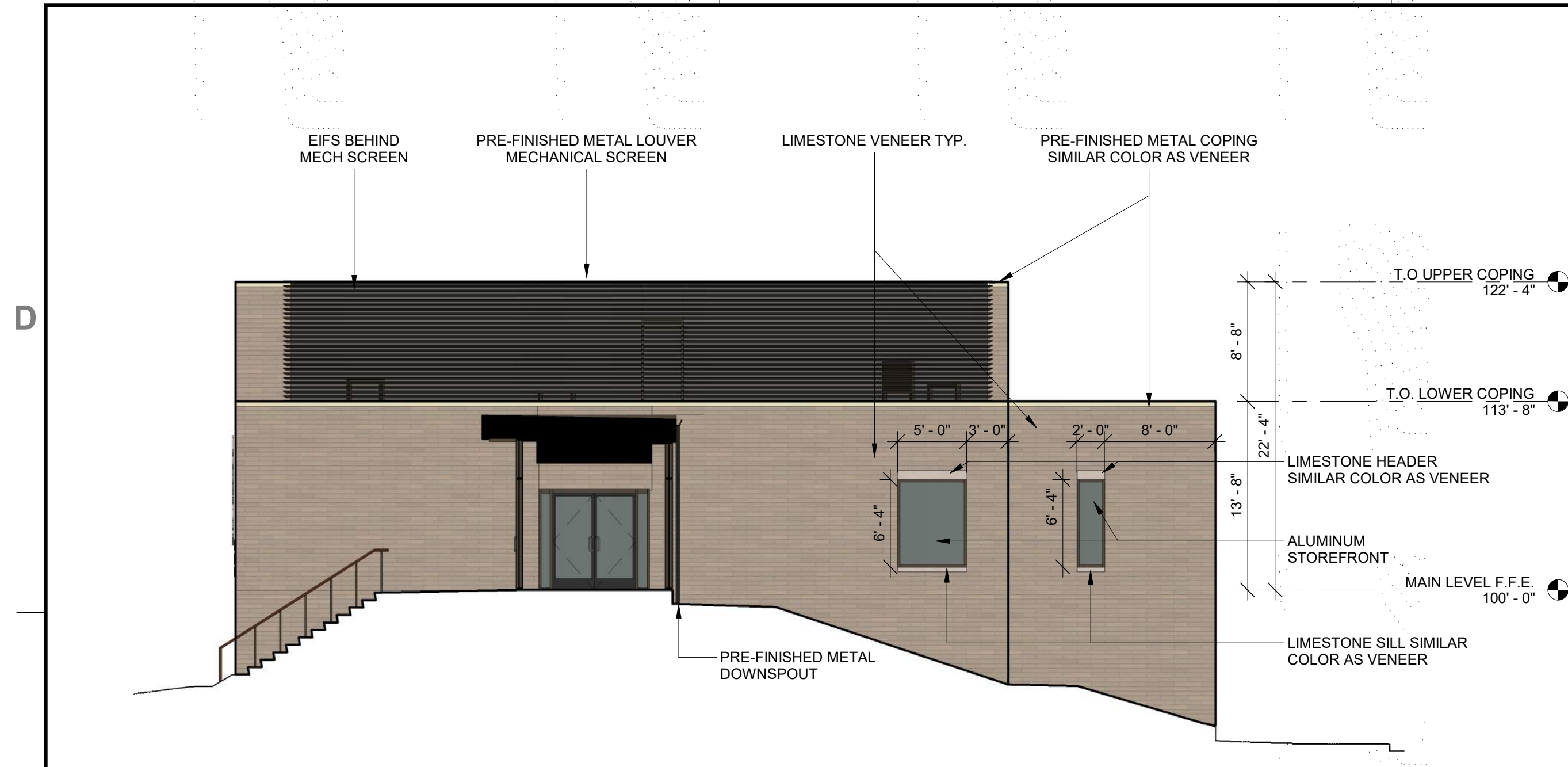
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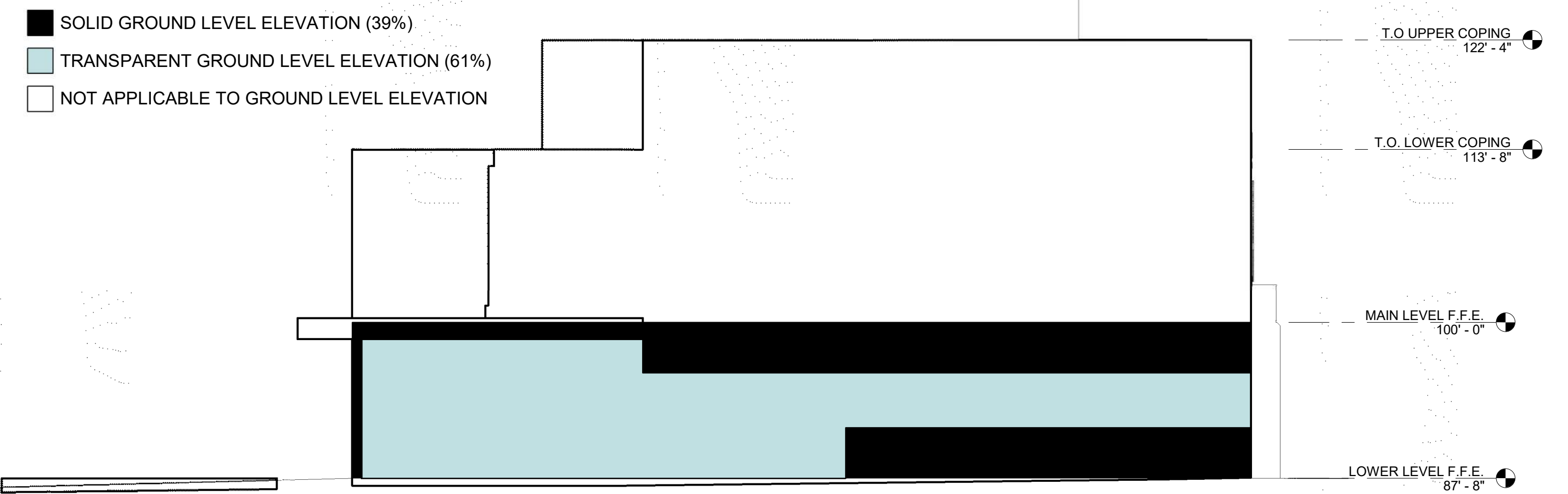
4

5



2 CITY EXTERIOR ELEVATION - PARISH CENTER - WEST AT LINK
A202 1/8" = 1'-0"

AREA OF TRANSPARENCY WITH DESIGN CHANGE 533 SQFT
TOTAL AREA OF GROUND LEVEL 876 SQFT
PERCENTAGE OF TRANSPARENCY 61%



3 FACADE TRANSPARENCY STUDY DIAGRAM
A202 1/8" = 1'-0"

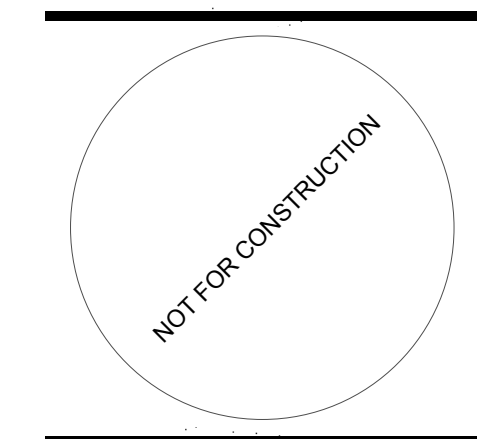
C

B

A



1 CITY EXTERIOR ELEVATION - PARISH CENTER - EAST
A202 1/8" = 1'-0"



CATHEDRAL OF THE IMMACULATE CONCEPTION - EXPANSION
CATHOLIC DIOCESE OF KANSAS CITY - ST. JOSEPH
416 W 12TH ST., KANSAS CITY, MO 64105

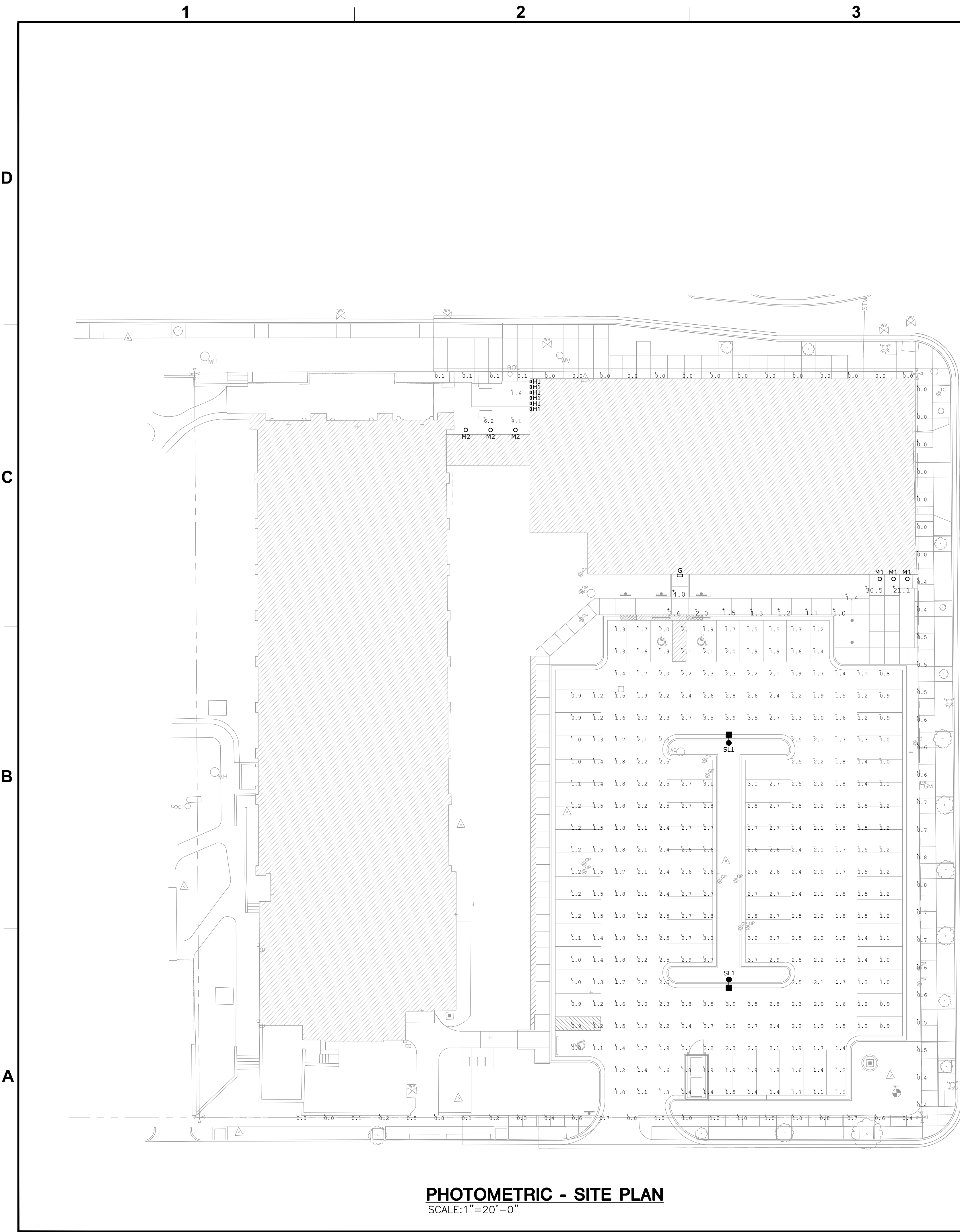
MARK	DATE	DESCRIPTION
	01/31/22	REVISION 1
	02/28/22	REVISION 2

SFS PROJECT NO: 211082
ISSUED FOR: DEVELOPMENT PLAN
ISSUE DATE: 12.21.2021
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EXTERIOR ELEVATIONS - PARISH CENTER

A202

PROJECT NAME: **Cathedral of the Immaculate Conception - Expansion**
 AUTOCAD FILE LOCATION \NAME: **X:\20\2016\1\2016101\Drawings\01-2016101_ME211P.dwg**
 LAST CORRECTION BY: **DATE** • TIME: **Wednesday, January 11, 2023 11:00:52 PM**
 Bldg: **Booby Charies** Wednesday, January 11, 2023 11:17:26 PM
 PLOTTED BY: **DATE** • TIME:

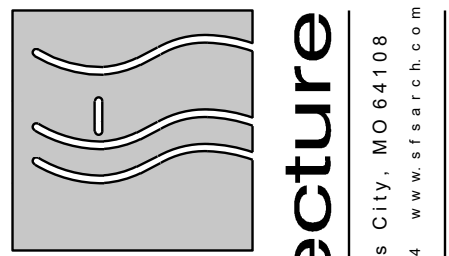


PHOTOMETRIC - SITE PLAN
 SCALE: 1"=20'-0"

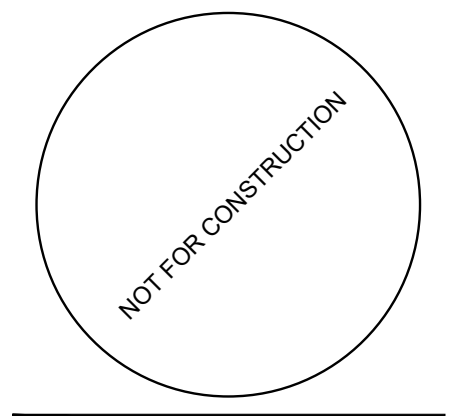
LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	SOURCE	VOLTS	MANUFACTURER	V-A
G	MINI SCONCE LED FIXTURE (12"Lx7"Wx6"H). TYPE IV FORWARD THROW DISTRIBUTION. RATED FOR WET LOCATIONS. INTEGRAL DRIVER. COORDINATE DESIRED MOUNTING HEIGHT AND CUSTOM FINISH WITH ARCHITECT.	SURFACE WALL 8'-6"	1,768 LUMEN 3500K 70 CRI	120 OR UNV	SIGNIFY SERIES - 111L LITHONIA SERIES WEDGE1 HUBBELL SERIES RWL1 WILLIAMS SERIES VWM	18
H1	WET LOCATION CAST-IN-CONCRETE STEP LIGHT. STAINLESS STEEL COVERPLATE AND SCREWS. ASYMMETRIC DOWNWARD AIMING. MILKY WHITE GLASS LENS.	RECESSED (WALL)	90 LUMENS 3500K 80 CRI	120 OR UNV	SPI LIGHTING SERIES EEW12121 SISTEMALUX SERIES S6320W REBELLE LTG SERIES 2400SSLED BEGA SERIES 33053	4
M1	2" RECESSED LED DOWNLIGHT, COMMERCIAL GRADE, NARROW OPTICS (30 DEG). SEMI-SPECULAR REFLECTOR, PAINTED WHITE TRIM FLANGE. INTEGRAL 0-10V 10% DIMMABLE DRIVER. WET LOCATION RATED WHEN BELOW COVERED CEILING.	RECESSED	1,500 LUMEN 3500K 90 CRI	120 OR UNV	GOTHAM SERIES INCITO PORTFOLIO SERIES LD2B PRESCOLITE SERIES D2LED CALCULITE SERIES C2DL	20
M2	2" RECESSED LED DOWNLIGHT, COMMERCIAL GRADE, MEDIUM OPTICS (55 DEG). SEMI-SPECULAR REFLECTOR, PAINTED WHITE TRIM FLANGE. INTEGRAL 0-10V 10% DIMMABLE DRIVER. WET LOCATION RATED WHEN BELOW COVERED CEILING.	RECESSED	2,000 LUMEN 3500K 90 CRI	120 OR UNV	GOTHAM SERIES INCITO PORTFOLIO SERIES LD2B PRESCOLITE SERIES D2LED CALCULITE SERIES C2DL	29
SL1	SINGLE HEAD LED PARKING LOT POLE FIXTURE. TYPE V (T5M) DISTRIBUTION. INTEGRAL 10% 0-10V DIMMING DRIVER. UL LISTED FOR WET LOCATIONS. ARM MOUNTED. MAXIMUM 1000mA DRIVE CURRENT, FULL CUTOFF. COORDINATE DESIRED FINISH WITH ARCHITECT. PROVIDE WITH 20'-0" SQUARE STEEL POLE.	CONCRETE BASE	32,000 LUMEN 3000K 90 CRI	UNV	LITHONIA SERIES DSX2 MCGRAW EDISON SERIES GALLEON BEACON SERIES VIPER LSI SERIES MRM	270

Area Name	Illuminance				
	Average	Max	Minimum	Avg/Min	Max/Min
North Egress	3.97	6.20	1.60	2.48	3.88
South Egress	6.15	30.50	1.00	6.15	30.50
Parking	1.93	3.90	0.80	2.41	4.88
Property Line	0.37	1.00	0.00	-	-



sfs architecture
 2100 Central St, Suite 311 Kansas City, MO 64108
 (816) 471-1397 (816) 421-8824 www.sfsarch.com



CATHEDRAL OF THE IMMACULATE CONCEPTION - EXPANSION
 CATHOLIC DIOCESE OF KANSAS CITY - ST. JOSEPH
 416 W 12TH ST, KANSAS CITY, MO 64105

1	1/31/22	REVISION 1
2	2/28/22	REVISION 2
3	1/16/23	REVISION 3

SFS PROJECT NO: 211082
 ISSUED FOR: DEVELOPMENT PLAN
 ISSUE DATE: 12.22.2021
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PHOTOMETRIC SITE PLAN

smith & boucher
 engineers
 25618 west 103rd St. olathe, ks 66061
 phone 913.345.2127 fax 913.345.0617
 project number: 2016101

ME211P

CASE NUMBER CD-CPC-2023-00007

ADDRESS OR LOCATION 416 W 12th St, Kansas City, MO 64105

AFFIDAVIT OF SIGN POSTING

STATE OF Missouri)

COUNTY OF Jackson)

I, Lindsay Tatro being duly sworn upon my oath and being of sound mind and legal age state:

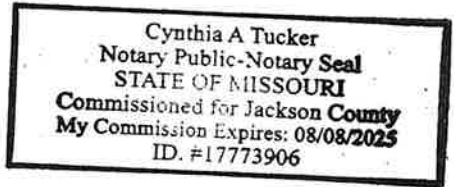
That I am the agent (agent, owner, attorney) of the lot, tract or parcel of land for which the application was filed and did not later than fifteen (15) days prior to the date of first hearing scheduled for the above-referenced case at the above-referenced location, place a sign upon said lot, tract or parcel of land in compliance with the applicable Notice of Hearing procedures in the Zoning and Development Code.

Lindsay C Tatro
(Print Name)

Lindsay C Tatro
(Signature)

Subscribed and sworn to before me this 2nd day of February, 20 23.

Cynthia A Tucker
Notary Public



My Commission Expires 08/08/2025

Said sign shall be furnished by the City to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame. The sign shall be posted in a fashion visible from a public right-of-way or public place, shall not be further than ten (10) feet from the property line exclusive of the public right-of-way and shall be posted in a manner that the bottom portion of the sign is no further than eighteen (18) inches from the ground. The applicant shall file an affidavit prior to the public hearing stating that said sign has been posted according to these regulations.

Public Meeting Notice

Please join **The Cathedral of the Immaculate Conception**
for a meeting **The Cathedral Expansion Project**
case number **CD - CPC - 2023 – 00007**

proposed for the following address: 416 West 12th Street
Kansas City Missouri 64105

Meeting Date: Monday February 13, 2023

Meeting Time: 6 PM

**Meeting Location: Kansas City Public Library
Central Branch
14 West 10th Street (Room 312)**

Project Description:
Construction of a new building which will include a parish hall, parish offices and related site improvements.

If you have any questions, please contact:

Name: Martha Kauffman
Phone: (816) 714-2370
Email: kauffman@diocesekcsj.org

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. 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.

Sincerely,

Martha C. Kauffman

Meeting Sign-In Sheet

Project Name and Address

Cathedral of the Immaculate Conception

416 W 12th Street, Kansas City, MO 64105


Name	Address	Phone	Email
Jim McGwire	5233 Gladstone Blvd	816-277-5833	jim483@hotmail.com
Matt Holderbach	2100 Central Suite #31	785-583-5880	MHolderbach@sfsarch.com
Fr. Paul Turner	514 W 26 th KCMO	816-842-0416	pturner@kcgoldom.org
ALANA SUCHARSKI	600 ADMIRAL 404	813-631-2297	alanasucharski@gmail.com
Allison Buchwach	4949 Wornall Rd	913-486-9246	alliebud@gmail
Shawn Toliver	1120 9th St KCMO	913-702-8155	shawnt250@gmail.com
Martha Kauffman	20 W 9th St KCMO	816-714-2370	kauffman@diocesekc.org

Meeting Sign-In Sheet

Project Name and Address

Cathedral of the Immaculate Conception

416 W 12th Street, Kansas City, MO 64105

Name	Address	Phone	Email
Ed & Kathy Blasco	9741 Sunset Cir.	913. 451. 0572	edwardblasco@mac.com
Joey Beim	237 W. 4th	816-492-1091	joeybeim@gmail.com
LINDSAY TATRO	2100 Central Suite 31	816. 541. 2253	ltatro@sfsarch.com
Jim/Mary Olsheski	37 The Woodlands	(816) 590-1557 (816) 769-2917	maryolsheski1@aol.com JTO 725@aol.com
	3001 Chelsea	816-377-2290	kaseybora@kcmu.com
Josh Boehm	523 GRAND	816-204-0568	jilboehm@gmail.com



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2023-00007

Meeting Date: 02/13/2023

Meeting Location: The Kansas City Public Library: Central Library

Meeting Time (include start and end time): 6 pm to 7 pm

Additional Comments (optional):

Fifteen people attended the meeting. Fr. Paul Turner and SFS Architecture provided an overview of the design and answered questions.