



CITY PLAN COMMISSION REPORT

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

Project Name

8001 Longview MPD

Hearing Date March 1, 2022

Docket # Request

9 CD-CPC-2021-00224
Rezoning to UR/MPD

Applicant

Luther Solomon
Catholic Charities of Kansas City/St Joseph
Diocese

Owner

Diocese of Kansas City-St Joseph Real Estate
Corporation
20 W 9th St
Kansas City, MO 64105

Location 8001 Longview Rd

Area About 9.5 acres

Zoning R-7.5

Council District 6th

County Jackson

School District Hickman Mills 140

Surrounding Land Uses

North – residential use, zoned R-7.5

South – residential use, zoned R-7.5

East – residential use, zoned R-7.5

West – residential use, zoned R-7.5/R-6

Land Use Plan

The Hickman Mills Area Plan recommends Residential Low Density. The request complies in this recommendation.

Major Street Plan

Longview Rd and Greenwood Rd are identified as Local Links according to the Major Street Plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject property is located within the Kirkside Homes Association. Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on February 15, 2022. A summary of the meeting is attached to this report.

EXISTING CONDITIONS

The subject site contains two existing buildings. The main building was used to hold religious assembly, and the second building, closer to Longview Rd, was used to house priests/religious personnel. Nearby uses are primarily single family residential and schools.

SUMMARY OF REQUEST

CD-CPC-2021-00224 - 8001 Longview MPD - A request to approve a rezoning from R-7.5 (Residential 7.5) to MPD (Master Planned Development District) to allow reuse of a religious assembly place for community services, office, food pantries on about 9.495 acres generally located at the southwest corner of Longview Road and Greenwood Road.

KEY POINTS

- Rezoning to MPD

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
9 Approval with conditions

CONTROLLING CASE

No controlling case was found.

RELATED RELEVANT CASES

No relevant cases were found.

HISTORY

The subject parcel contains two buildings. The previous use was for religious assembly in the primary building and residential in the secondary building.

PLAN REVIEW

The subject site is approximately 9.5 acres. The 1-story former St. Matthew the Apostle Catholic Church building is approximately 24,400 square feet, and the 1-story former Apostle Rectory/Residence is approximately 3,400 square feet. The overall building coverage for the site is 6.7 percent. The existing 184 parking spaces will remain for the proposed uses. Additionally, existing lighting will remain the same with no changes proposed.

The proposed use for the former church building is mixed use. More specifically, the mixed use will include food pantry, social service programs (housing assistance, job training and placement, educational training, etc.), and office space. The 3,400 square foot building will remain as a residential use for emergency housing, run by the Catholic Charities organization.

Access to the site will remain off of Longview Rd and Greenwood Rd. There is existing sidewalk along Longview Rd, but not existing sidewalk on Greenwood Rd. Staff asked the applicant to consider adding sidewalk along Greenwood Rd; however, the applicant decided the sidewalk addition is not feasible for this rezoning project and is not required by Code. There is some existing pedestrian connection around the former church building. Landscaping and street tree requirements are in the condition report.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	No	N/A	
<i>Parkland Dedication (88-408)</i>	No	N/A	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Subject to conditions	Staff recommends street trees to be provided to along Greenwood Road.
<i>Outdoor Lighting Standards (88-430)</i>	No	N/A	
<i>Sign Standards (88-445)</i>	Yes	Subject to conditions	All future proposed signage shall comply with 88-445.
<i>Pedestrian Standards (88-450)</i>	Yes	Subject to conditions	Staff recommends that sidewalk to be provided to along Greenwood Road and connect to the primary building entrances and connect to the existing sidewalk on Longview Rd.

PLAN ANALYSIS

Rezoning Analysis

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-515-08-A. Conformance with adopted plans and planning policies;

Although the Area Plan recommends Residential Low for the future land use, the proposed MPD (Master Planned Development) provides a mixture of uses serving the community, thus it is acceptable for this area.

88-515-08-B. Zoning and use of nearby property;

Nearby properties are largely zoned R-7.5 and R-6 for residential uses. The proposed uses provides a mixture of food pantry, community training and office uses that serves the community as a whole; therefore, staff believes the request is compatible to the surrounding zoning and use.

88-515-08-C. Physical character of the area in which the subject property is located;

There is no construction or structural change been proposed to the subject site; therefore, this criteria is not applicable.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The site will tap into existing water and waste water services and will be determined for its adequacy upon the permitting process. However, there is no sidewalk along Greenwood Road and staff recommends the applicant to make the improvement to better serve pedestrian circulation.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The proposed uses provides a mixture of food pantry, community training and office uses that serves the community as a whole; therefore, staff believes the request is compatible to the surrounding zoning and use.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

Unknown, but it appears to be used for a religious assembly in the past.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties;

In staff's opinion, the proposed rezoning would not detrimentally affect nearby properties because the surrounding zoning, uses, and intensity are similar to what was on the subject site.

88-515-08-H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denial of the rezoning would restrict the type of development the applicant would be permitted to do. The Apostle of Catholic Charities is proposing to provide a wide range of community services that would benefit the community as a whole. Without rezoning, this project would not be feasible and the applicant/developer would not be able to provide their services to the general public.

Plan Review Criteria (88-516-05)

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

The development plan complies, subject to conditions listed in this report. The proposed mixed use is acceptable for this area.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The applicant is proposing rezoning to MPD to allow for the variety of the uses. The proposed plan is appropriate for MPD zoning.

88-516-05-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.

No changes are made from the existing site ingress/egress.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

Staff has recommended a sidewalk along Greenwood Road and providing an internal sidewalk network for pedestrian connectivity.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

Utility lines are existing and will be determined for its adequacy upon the permitting process.

88-516-05-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.

There is no construction or structural change been proposed to the subject site; therefore, this criteria is not applicable.

88-516-05-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.

Staff has recommended street trees to be provided along Greenwood Road as well as the internal landscape.

88-516-05-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.

There is no construction been proposed to the subject site; therefore, this criteria is not applicable.

88-516-05-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 applicant is not proposing to remove any trees.

PROFESSIONAL STAFF RECOMMENDATION

Based on the applications submitted by the applicant, staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report

Respectfully submitted,



Xue Wood, AICP
Staff Planner



Plan Conditions

Report Date: February 23, 2022

Case Number: CD-CPC-2021-00224

Project: 8001 Longview MPD

Condition(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / Raymund.rhodes@kcmo.org with questions.

1. Both existing buildings will need to submit plans for change in occupancy. The residence will be reviewed under the IBC for transient occupancy. (2/08/2022)
2. The garage will need to submit plans and calculations for review and approval. (2/08/2022)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

3. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (2/01/2022)
4. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (2/01/2022)
5. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy. (2/01/2022)
6. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (2/01/2022)
7. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. 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 Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (2/01/2022)
8. The developer must grant a city approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to certificate of occupancy. (2/01/2022)

Condition(s) by City Planning and Development Department. Contact Xue Wood at (816) 513-8823 / Xue.Wood@kcmo.org with questions.

9. The developer shall secure approval of a final development plan from the City Plan Commission prior to building permit. (2/07/2022)
10. The applicant shall provide sidewalk along Greenwood Rd connecting to the existing sidewalk system and provide pedestrian crossing from the parking lot to the front of the primary building. (2/07/2022)
11. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to certificate of occupancy. (2/07/2022)

Condition(s) by City Planning and Development Department. Contact Xue Wood at (816) 513-8823 / Xue.Wood@kcmo.org with questions.

12. 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. (2/07/2022)
13. 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. (2/07/2022)
14. The applicant shall provide street trees along Greenwood. (2/07/2022)

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

15. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(2/01/2022)

Meeting Sign-In Sheet

Project Name and Address

CD-CPC-2021-00224 - 8001 Longview Road Kansas City, MO 64134

CD-CPC-2021-00224 - 8001 Longview Road Kansas City, MO 64134

Name	Address	Phone	Email
William Woods	11612 Greenwood	816 763 3743	
John Harper	11618 Greenwood	816 763 9127	
Priscilla Rogers	11600 Greenwood	816-332-1643	
Beth Boerger	11409 Palmer Ave	816-510-4845	bboerger@aol.com
Arnita Winders	11624 Sycamore Dr	816-765-5117	↑
DARRELL CURLS	8006 E 117TH AVE	816-741-8416	DARRELLCURLS@YAHOO.COM
Tim Cushing	10814 N. Cedar	816 414 8973	screechoo101@gmail.com
April Cushing	8301 E 111th	816 472-3654	beforemay2020@gmail.com
Carol McNamee	6103E 109th	816 966-8854	South Central Community Center
Jessie Peters	4405 E 107 Terrace	816-765-2107	South Central Community Center



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2021-00224

Meeting Date: 2/15/2022

Meeting Location: 8001 Longview Road KCMO 64134

Meeting Time (include start and end time): 7p- 8pm.

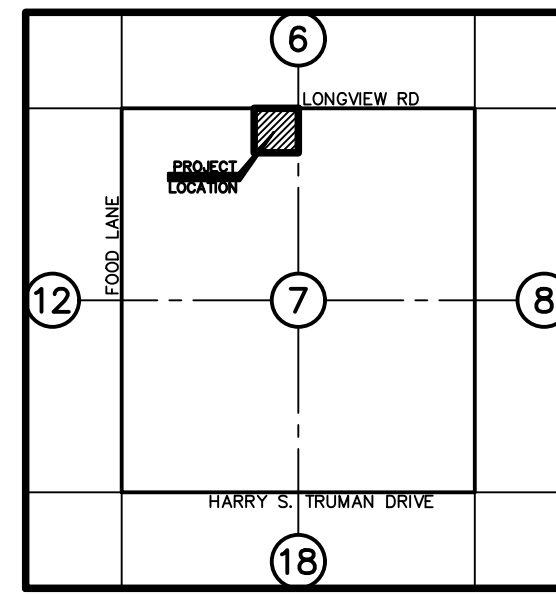
Additional Comments (optional):

Powerpoint Presentation by Karen Noel, C.E.O.

Luther Solomon GP's mgr

Susan Walker Ex. Director of Marketing

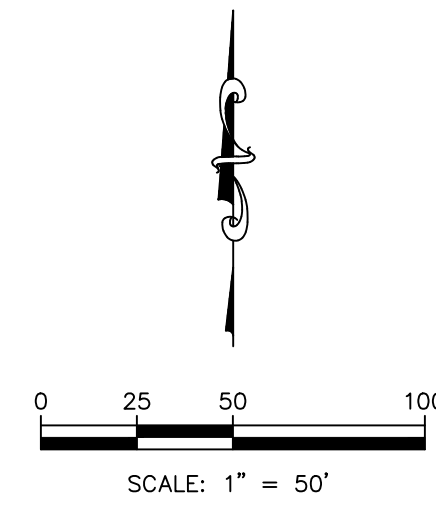
Ashley Everett -



LOCATION MAP
 CITY OF KANSAS CITY, MISSOURI

MPD SITE DEVELOPMENT PLAN INFORMATION

MPD STATEMENT OF INTENT:		This MPD Plan provides for the continued use of existing structures and the reuse of the currently vacant main building on the St. Matthews Parish previously used as a church, meeting hall, and offices. The MPD Plan provides for community benefits by reusing the currently vacant building that will include uses that are to provide human services at the location, with primary activities focused on a community food pantry and programs for emergency and other support services (e.g., rent and utility payment assistance, housing assistance, job training and placement assistance, educational training and workshops, social service case management, etc.). Selected programs engage community partners, which may collaborate with us to provide compatible human services onsite. Temporary shelter/housing may be provided onsite as part of services within the house that is currently on the property. The pantry would include storage to enable food distribution to community pantries throughout the southern part of our 27-county service area, which would necessitate a small fleet of vehicles to be parked on site. Selected staff and social service providers would office on site. This MPD Plan provides greater benefits by providing assurances of what uses will be permitted within this planned area.
a	Existing zoning:	R-7.5
b	Total land area in square feet or acre	435,600 SQ.FT. / 10.0 ACRES
c	Land area or acres for existing and proposed street right of way	22,016 SQ.FT. / 0.51 ACRES
d	Net land area or acres	413,583.765 sq. ft. +/-, 9.495 acres +/-
e	Proposed use or uses of each building and structure	
1-story brick building		TOTAL GROSS S.F. - 24,400 +/- sq. ft.
Former St. Matthew The Apostle Catholic Church		Under the MPD, our intention is to remodel the interior space of the building to facilitate a Food Pantry for the Community. The classrooms and office area would be converted to offices to provide emergency and other support services (e.g. rent and utility payment assistance, housing assistance, job training and placement assistance, education training and workshops, social services case management, etc).
1-story brick building		TOTAL GROSS S.F. - 3400 +/- sq. ft.
Former/Current St. Matthew The Apostle Rectory/Residence/Single family residence.		Under the MPD, our intention is to maintain this building as a short-term/temporary housing option for our clients. This could be a temporary rental property, a temporary housing option for clients or employees that are displaced due to hardships, maintaining as a single family dwelling. It would only be occupied by one family at a time.
f	Height above grade of buildings and structures and number of floors of each building	See information above
g	Gross floor area per floor and total for each building. Residential buildings shall also include type of dwelling units, number of dwelling units per floor, and total number of dwelling units	See information above
h	Building coverage and floor area ratio	Building coverage: 27,800 +/- s.f Overall site: 413,583.765 +/- s.f. Coverage: .067 (6.7%)
i	Ratio of required number of parking spaces for each use and amount of required, proposed parking spaces	OFFICE= 1 SPACE / 1,000SF GROUP LIVING= 1 FAMILY=1 PARKING REQUIRED SPACES= 29
k	Ratio of required number of short term and long term bicycle parking spaces for each use and amount of required, proposed short term and long term bicycle parking spaces.	BASED ON 10% OF NUMBER OF REQUIRED PARKING SPACES FOR PROPOSED USES: REQUIRED SPACES= 3 (SHORT TERM) PROVIDED SPACES= 5 (SHORT TERM) 1 (RES) 4 (OFF) LG-TM PROVIDED INSIDE
l	Commencement and completion dates for each phase	and completion shall occur between 2021-2025
m	Amendment proposed	This submission is to utilize the existing structures to provide community support services and support services to the surrounding areas. With these support services, the potential for an increase in vehicles used to assist in the distribution of goods and services might increase, thus facilitating the need for a garage/storage structure to be built. This need would be submitted as an amendment when the time arises.
n	SIGNAGE	NO STRUCTURAL CHANGES TO SIGNAGE
o	LANDSCAPING	SITE DOES NOT MEET APPLICABILITY REQUIREMENTS OF 88-425-03-A STREET TREES, OR 88-425-05-A PERIMETER LANDSCAPING OF VEHICULAR USE AREAS, OR 88-425-06A INTERNAL LANDSCAPING OR PARKING LOTS.
p	TRAFFIC	ALTHOUGH TRAFFIC PATTERNS WILL VARY FROM ORIGINAL USE, THE PROPOSED CHANGES SHOULD LESSEN THE OVERALL IMPACT.
q	STORMWATER	AS NO SITE CHANGES ARE PROPOSED, NO IMPACT SHALL OCCUR.
q	SITE LIGHTING	EXISTING SITE LIGHTING TO REMAIN. NO CHANGES PROPOSED.



EXISTING SIGN



1

RECORD DESCRIPTION (PER WARRANTY DEED INSTR# 2021E0131516)
 SECTION 07 TOWNSHIP 47 RANGE 32 THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4.

- GENERAL NOTES:**
1. ADDRESS: 8001 LONGVIEW RD., KANSAS CITY, MO. 64134
 2. GROSS LAND AREA: 435,600 SQ.FT. / 10.0 ACRES
 3. TREES AND LANDSCAPING TO REMAIN.
 4. NO SITE CHANGES ARE PROPOSED AT THIS TIME.

- SURVEY REFERENCE:**
1. RUSKIN HEIGHTS LOTS 53 TO 220 RECORDED IN BOOK 16 PAGE 125.
 2. RUSKIN HILLS LOTS 1 TO 74 RECORDED IN BOOK 18 PAGE 105.
 3. BELLE ACRES RECORDED IN BOOK 10 PAGE 118.
 4. KIRKSIDE FIRST PLAT (LOTS 1 TO 55) RECORDED IN BOOK 29 PAGE 15.

PROJ. NO.	B22D4404
DESIGNER	MAC
DRAWN BY	JAD
CFN	4404DEVPLAN
SHEET	1 OF 1
REV	1

MPD FOR CCKC, KANSAS CITY, MO
 8001 LONGVIEW ROAD
 KANSAS CITY, MO 64134

DEVELOPMENT PLAN
 SITE PLAN

PROFESSIONAL ENGINEER
 MATTHEW A. CROSS
 ENGINEER
 MO # 2020008364

STATE OF MISSOURI
 MATTHEW A. CROSS
 ENGINEER
 NUMBER
 PE-2020008364
 2/11/22

8040 N. OAK TRAFFICWAY
 KANSAS CITY, MISSOURI 64118
 PH: (816) 451-8888
 FAX: (816) 451-8851
 www.kawvalley.com

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 KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

REV	DATE	DESCRIPTION
1	02/11/22	CITY COMMENTS
0	01/21/22	INITIAL SUBMITTAL