



CITY PLAN COMMISSION REPORT

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

Project Name

Cathedral of the Immaculate Conception

Hearing Date March 15, 2022

Docket # Request

04 CD-CPC-2021-00239
 Development Plan

Applicant

Lindsay Tatro,
 SFS Architecture
 2100 Central Street Unit 31
 Kansas City, MO 64108

Owner

Martha Kauffman
 Catholic Diocese of Kansas City - St. Joseph

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

Surrounding Land Uses

North: zoned UR
South: zoned UR
East: zoned DC-15
West: zoned DR-1

Land Use Plan

The Greater Downtown Area Plan recommends future land use for "Downtown Core" and the proposed plan complies to this recommendation.

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.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to surrounding properties within 300 feet and to Downtown Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on February 7, 2022. A summary of the meeting is attached to this report.

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. The Cathedral of the Immaculate Conception is a Catholic cathedral in Kansas City, Missouri, United States. Along with the Cathedral of St. Joseph it is the seat of the Diocese of Kansas City-St. Joseph. 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

A request to approve a development plan to remodel and expand a religious assembly and its accessory uses in District DC-15 (Downtown Core dash 15) on about 1.613 acres, generally located on the west side of Broadway, in between W. 11th Street to the north and W. 12th Street to the south.

KEY POINTS

- Non-Residential Development Plan due to a gross floor area of more than 40,000 square feet in DC District
- Boulevard and Parkway Standards
- Building expansion and renovation
- Cathedral of the Immaculate Conception

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
 04 Approval with conditions

CONTROLLING CASE

No controlling case was found.

RELATED RELEVANT CASES

CD-BZA-2022-00014 - Approval of two (2) variances to the Boulevard and Parkway standards. Variance (A): A 26-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. – Granted on 3/8/2022; 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. – Granted on 3/8/2022

HISTORY

The existing site sits between W. 11th and W. 12th streets to the north and south and Broadway Boulevard is the eastern boundary. The site currently has four buildings including the historic Cathedral of the Immaculate Conception. The existing parking has a total of 42 stalls and is located primarily along W. 11th Street and continues to the south. Existing parking stalls are partially screened between the Cathedral and the two-story brick building which abuts Broadway Boulevard. There is a small amount of parking located on the southern edge of the site, but a green space and short brick wall provide a visual buffer along Broadway Boulevard. There are currently three driveways located on W. 11th Street, W. 12th Street and Broadway Boulevard that serve the existing parking area.

PLAN REVIEW

The proposed project plan consists of the expansion of the Cathedral of the Immaculate Conception. The applicant is proposing to demolish the existing eastern two-story brick building that sits along Broadway Boulevard. The proposed new addition contains a new Parish Hall, parish offices, meeting rooms and support spaces. The new Parish Hall will be located on the north end of the site along W. 11th Street. The main entrance to the new addition will be located on the southeast corner of the building on Broadway Boulevard. The proposed project also includes the reconfiguration of the parking lot and creating an additional 10 spaces (52 total spaces). 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.

The proposed site layout doesn't fully comply with 88-323 Boulevard and Parkway Standards stated below:

88-323-02-B. SURFACE PARKING

Non-accessory surface parking is prohibited. Accessory surface parking shall be designed and constructed as follows, except as may be otherwise allowed in this section (for lodging uses):

1. If adjacent to and within 150 feet of a boulevard or within a development node, a vehicular use area must be located on the side or rear of the building. Parking located on the side of the building shall be set back a minimum of 10 feet behind the front building line or 30 feet from the right-of-way, whichever is greater.

The applicant proposed Variance Request (A): A 26-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.

3. No more than 30% of a site's frontage adjacent to the boulevard or parkway may be used for vehicular use areas."

The applicant proposed Variance Request (B): A 26-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.

Even though DC (Downtown Core) District does NOT require any parking spaces, the applicant is proposing 52 parking spaces through a reconfigured parking lot by Broadway located to the south of the new building addition. Staff doesn't adore this site layout, but with the variances been granted, the design generally complies with the code.

A landscape plan was submitted by the applicant indicating all street trees will be remained. A total of 14 trees will be added to the internal landscape area. The proposed new trees include 3 Malus "Prairie Fire" and 11 Ginkgo biloba 'Fastigiata'. The applicant has also proposed 85 shrubs concentrated along Broadway. The proposed plan generally complies with the code requirement and staff has recommended the applicant to secure approval of a streetscape plan from Development Management Division staff prior to building permit. The plan shall include all vertical and horizontal obstructions within and adjacent to the right-of-way along the project frontage including but not limited to signage, sidewalks, driveways, landscaping, etc.

The applicant didn't submit a signage plan. Any proposed signage in the future shall comply with 88-445.

An outdoor lighting plan was submitted showing less than 1.0 foot candle light on all property lines. This complies with the code requirement.

The proposed elevations indicate a beige and earth tone color for the proposed addition. A major of the building materials on the façade will be cast stone veneer and fritted glass with accent materials made of aluminum and prefinished metal. The proposed east elevation facing Broadway has a transparency of 61%, which complies with the Boulevard and Parkway Standards.

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

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	Yes	No	Two variances were granted regarding to these requirements: Variance Request (A): A 26-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.
<i>Parkland Dedication (88-408)</i>	No	N/A	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	DC District doesn't require any parking spaces; however, the applicant is proposing 52 parking stalls.
<i>Landscape and Screening Standards (88-425)</i>	Yes	Subject to conditions	A Streetscape Plan shall be submitted and approved by Development Management Division prior to building permit. Landscaping affidavit required prior to Certificate of Occupancy. No fence shall be placed closer to the public Right-of-Way than the proposed building.
<i>Outdoor Lighting Standards (88-430)</i>	Yes	Yes	
<i>Sign Standards (88-445)</i>	Yes	Subject to conditions	No Signage Plans were submitted and all future signage are subject to 88-445.

Pedestrian Standards (88-450) Yes

Yes

The applicant proposes to provide ADA ramp to the southeast building entrance by Broadway from the existing sidewalk. There is pedestrian connection around and onto the site. However, staff has encouraged the applicant to expand the addition along Broadway to provide an enhanced pedestrian experience as promoted by the Boulevard and Parkway Standards.

PLAN ANALYSIS

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.)

With variance been granted to the Boulevard and Parkway Standards, the development plan complies with the code, subject to conditions.

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

The proposed use is religious assembly, which is allowed in DC-15.

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.

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 a safer vehicular circulation.

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.

The applicant proposes to provide ADA ramp to the southeast building entrance by Broadway from the existing sidewalk. There is pedestrian connection around and onto the site. However, staff has encouraged the applicant to expand the addition along Broadway to provide an enhanced pedestrian experience as promoted by the Boulevard and Parkway Standards.

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

The plans show existing utilities and conditions have been placed in the attached Condition Report to address this requirement.

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.

The architectural style and features are differentiated from the historic building. Instead of mimicking the red brick building, the applicant has proposed a more modern looking addition in beige tone with 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.

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.

The proposed plan generally complies with the code requirement. A Streetscape Plan shall be submitted and approved by Development Management Division prior to building permit. Landscaping affidavit required prior to Certificate of Occupancy. No fence shall be placed closer to the public Right-of-Way than the proposed building.

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.

The proposed development will not increase the impervious area while the reconfiguration allows an increase of the parking stalls by 10 spaces; however, staff discourage the proposed surface parking due to its location within the Downtown Loop.

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 proposed plan indicates all existing trees will be remained.

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: March 09, 2022

Case Number: CD-CPC-2021-00239

Project: Cathedral of the Immaculate Conception

Condition(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / Kambiz.Zoraghchi@kcmo.org with questions.

1. Applicant shall comply with requirements of 1105 of International Building Code for Accessible entrances. (1/11/2022)

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

2. 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. (1/11/2022)
3. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy. (1/11/2022)
4. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (1/11/2022)
5. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (1/11/2022)
6. The developer must submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. (1/11/2022)
7. 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 (1/11/2022)
8. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy. (1/11/2022)
9. 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. (1/11/2022)
10. 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. (1/11/2022)

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

11. 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. (1/13/2022)
12. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat. (1/13/2022)
13. 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. (1/13/2022)
14. That the plan is revised to show short-term bicycle parking as required of 88-420-09. (1/13/2022)
15. As part of the public entitlement process you are required to meet the public engagement Section 88-505-12 of the City's Zoning and Development Code. (1/13/2022)
16. The developer shall secure approval of a streetscape plan from Development Management Division staff prior to building permit. The plan shall include all vertical and horizontal obstructions within and adjacent to the right-of-way along the project frontage including but not limited to signage, sidewalks, driveways, landscaping, etc. and shall demonstrate compliance with applicable policies and regulations. (1/13/2022)
17. That all signage shall conform to 88-445 and shall require a sign permit prior to installation. (1/13/2022)
18. 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. (1/13/2022)

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

19. 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 (1/13/2022)
20. The developer shall fully comply with the Boulevard standards of 88-323 unless variances are specifically granted by the Board of Zoning Adjustment. (1/13/2022)
21. Any proposed fencing shall comply with 88-323-02-D(2). (1/13/2022)
22. 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 (1/13/2022)

Condition(s) by Public Works Department. Contact Jeffrey Bryan at (816) 513-9865 / Jeffrey.Bryan@kcmo.org with questions.

23. Label the driveway width and radii. (2/01/2022)

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

24. 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>
(1/12/2022)

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

25. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

South of River contact –Sean Allen -816-513-0318

North of River contact David Miller – 816-513-4884 (1/12/2022)

Meeting Sign-In Sheet

Project Name and Address

Cathedral of the Immaculate Conception

416 W 12th St, Kansas City, MO 64105

Name	Address	Phone	Email
Paul TURNER	416 W 12 th KCMO	816-842-0416	pturner@kcgaldome.org
Graess Sandvick	12448 Travis St O.R. KS	913-226-8650	gsandvick@outlook
Steve Boehm ^{Livingston}	8736 Riverview KCK	913-334-4481	slivingston@kcgaldome.org
DONNA LIVINGSTON	8736 Riverview Ave K.C.K. 66113	913-334-4481	slivingston@kcr.com
Jared Campbell	21 W 10 th St, #6E KCMO 64105	81304-2790	jaredincampbell@outlook.com
JEFF BOEHM	523 GRAND #3A KCMO 64106	816-201-5688	jboehm@gmail.com
Kim Mueller	909 Walnut St KCMO 64106	615-661-8700	kimmueller@fnal.gov
Chissy Dastrop	3444 Campbell 64109	580-678-3123	chissydastrop@gmail.com
Sean O'Byrne	1720 Madison KCMO 64106	816-569-8915	
ANNIE RINGHOFFER	909 WALNUT ST	452 426 9062	ANNIE.RINGHOFFER@GMAIL.COM

Meeting Sign-In Sheet

Project Name and Address

Cathedral of the Immaculate Conception

416 W 12th St, Kansas City, MO 64105

Name	Address	Phone	Email
Philip Lofflin			flylip@yahoo.com
Kate Loncar			kateloncar@earthlink.net
Jim McGuire			jim483@hotmail.com
NATALIA RICKOTS	W 11 th St 412 W 11 th St, KC, MO		NATALIARICKOTS@MAIL.PAC.NET
Shuntan Hunter Patrick	2525 Main St KC		Shuntan.kc@gmail.com
Charles Everson	1307 Holmes KC, MO 64104		Charles.everson@gmail.com
Warren Erdman	114 W. 12 th Street KCMO	816-392-7172	werdman@kcsouthern.com
Marsha Hoffmann			
MATTHEW HOLDERBACH	SFS	785-383-5880	MHOLDERBACH@SFSARCH.COM
Keri Fletten	3312 Summit Berne	913 253 3305	
Lynda Hurt	1307 Holmes KCMO 64106		



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2021-00239

Meeting Date: 02/07/2022

Meeting Location: 416 W 12th Street, Kansas City, MO 64105 (O'Hara Room)

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

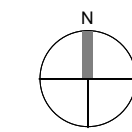
Additional Comments (optional):

All participants attended in person.

A virtual option was provided but no participants attended via zoom.



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:

BUSINESS NAME
1234 STREET, SUITE 100
CITY STATE ZIP CODE

O: 000.000.0000

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, MO 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

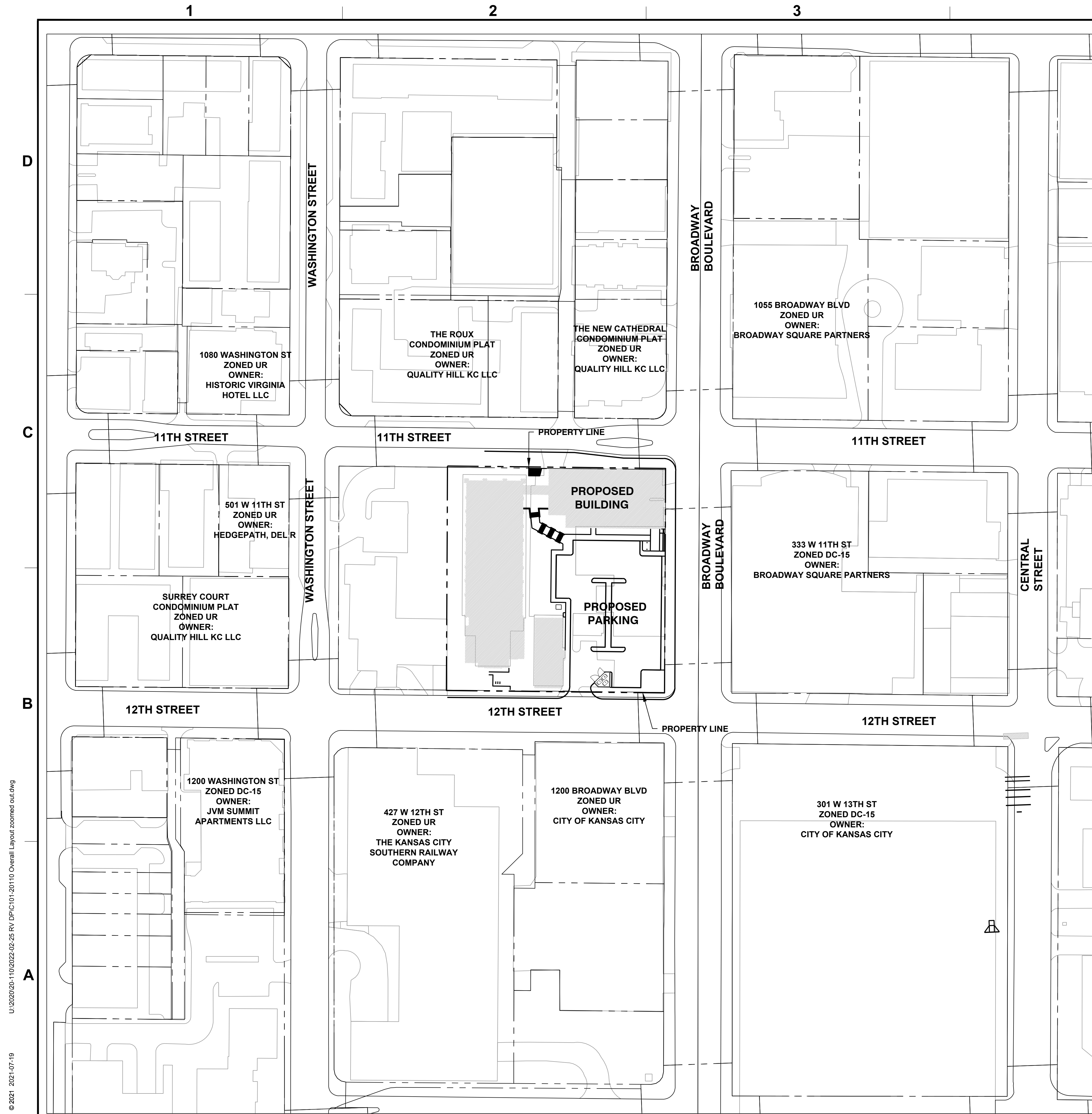
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RESUBMITTAL 2 - 02/28/2022

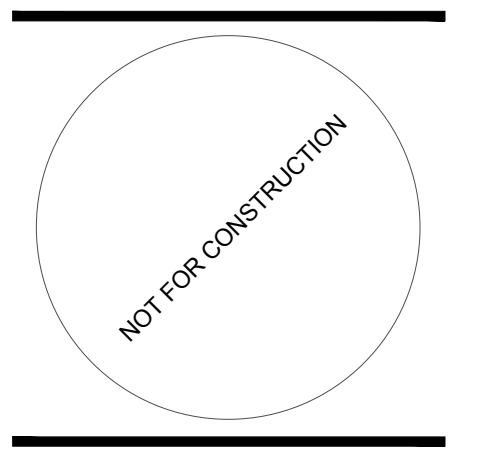
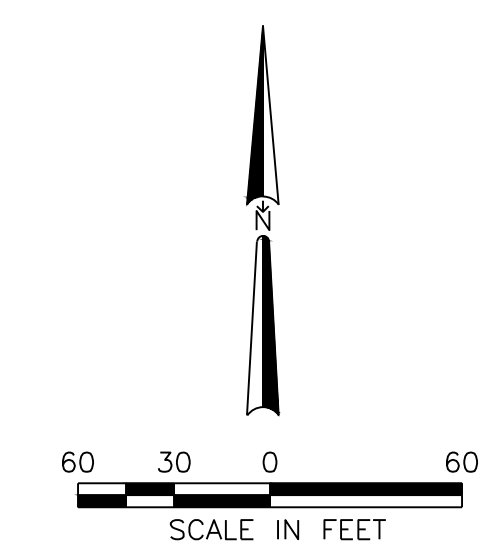
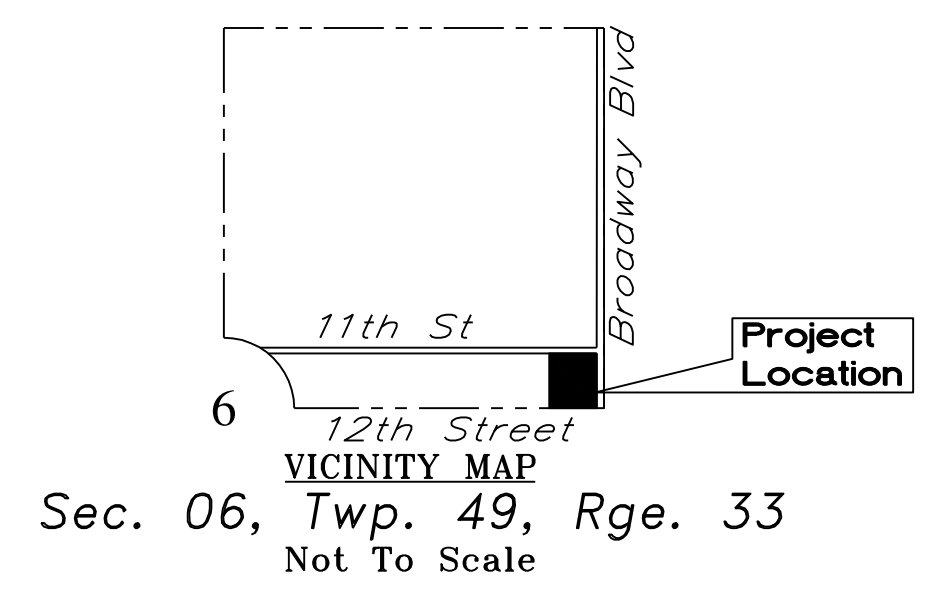
DEVELOPMENT
PLAN

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





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			
	Proposed = 1.626 AC			
f.	Building Height & Number of Floors			
	Existing Two Story Church - Religious Building			
	Proposed Religious Building - Church			
	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	
	Proposed Rectory			
	Lower Level	1,875	SF	
	Level 1	3,925	SF	
Level 2	2,840	SF		
Level 3	2,300	SF		
		SF		
		SF		
TOTAL		50,160	SF	
	Project Total =	50,160	SF	
h.	Building Coverage & Floor Ratio			
	FAR=	0.708		
i.	Gross & Net Density			
	Gross Density	N/A	units per acre	
	Net 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 =	52		
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 =	6	maximum currently used is zero spaces	
Provided Spaces =	6			
l.	Construction TimeLine			
	Begin =	July 2022		
	Construction =	15 months		
m.	Amendments to Development Plan			
	Completion =	September 2023		
	None			

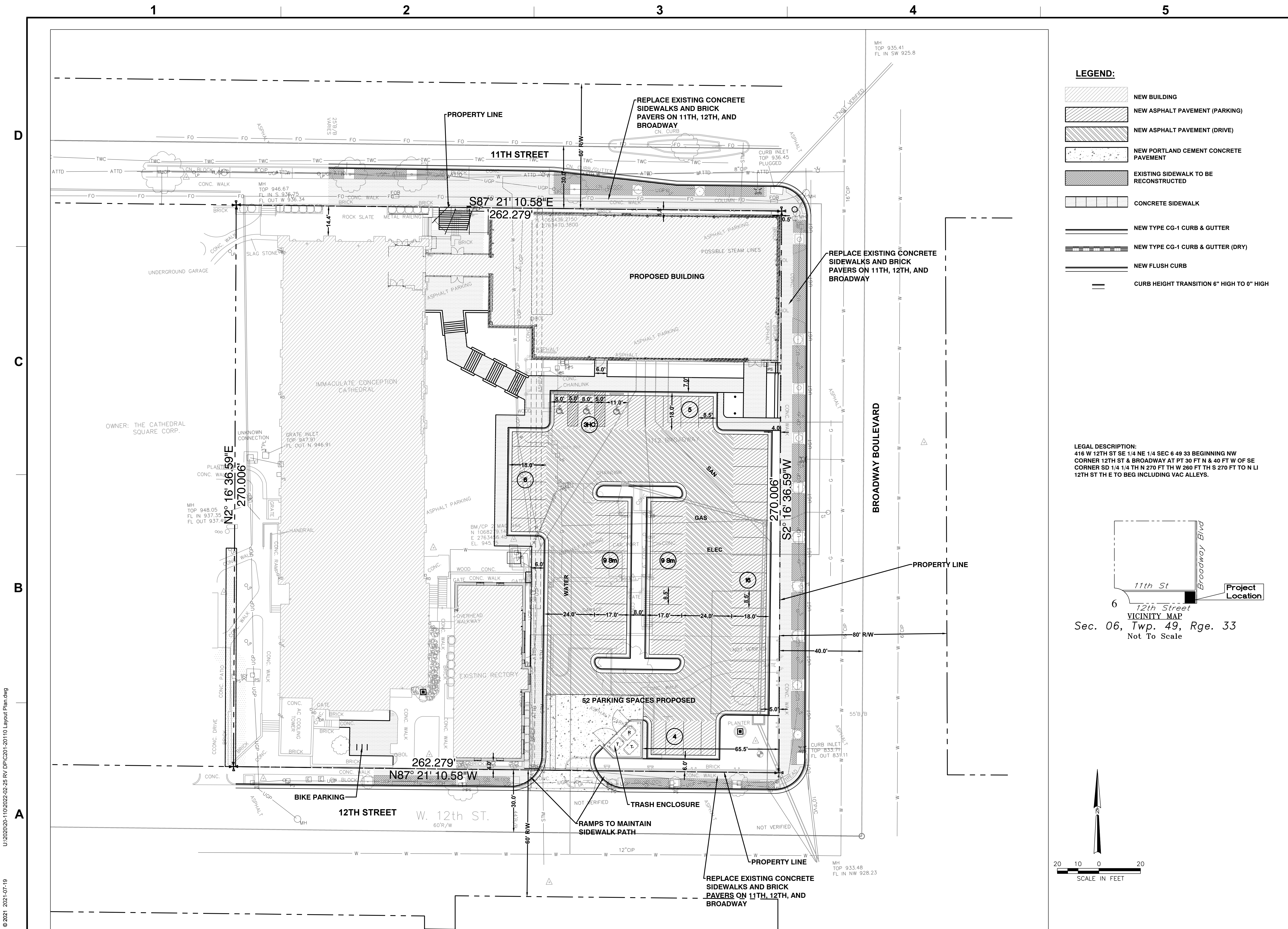


**CATHEDRAL OF THE IMMACULATE
 CONCEPTION - EXPANSION**
 CATHOLIC DIOCESE OF KANSAS CITY - ST. JOSEPH
 416 W 12TH ST, KANSAS
 CITY, MO 64105

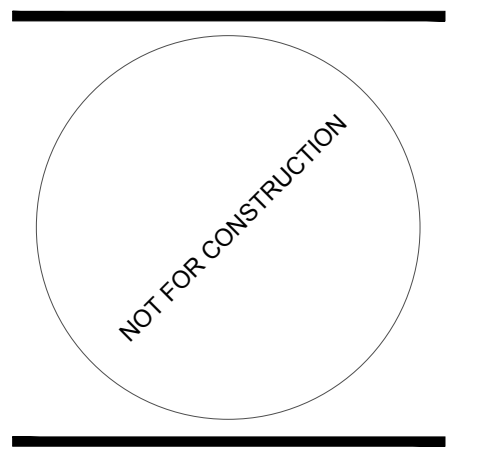
MARK	DATE	DESCRIPTION
	1/31/22	REVISION 1
	2/28/22	REVISION 2

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

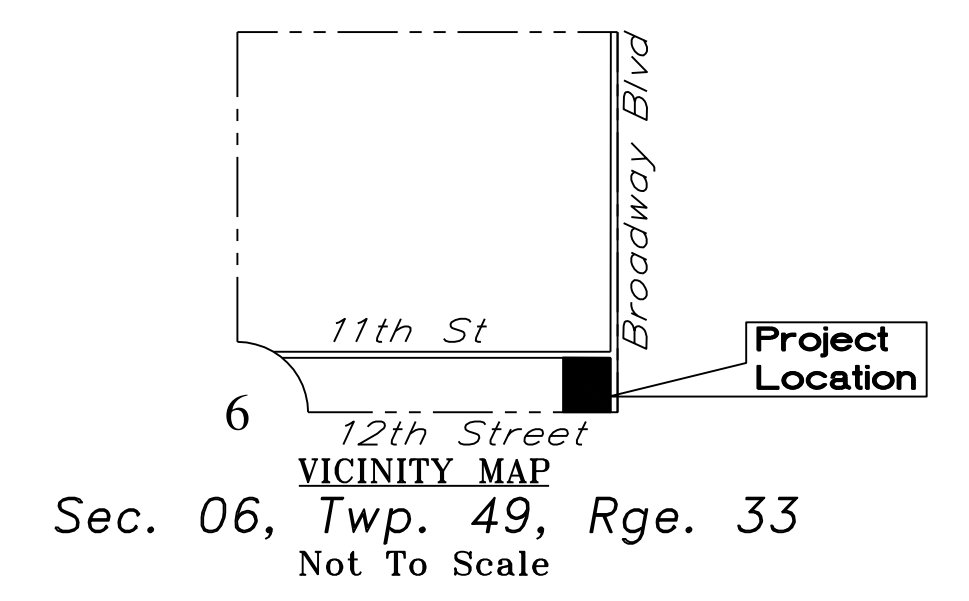
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- LEGEND:**
- NEW BUILDING
 - NEW ASPHALT PAVEMENT (PARKING)
 - NEW ASPHALT PAVEMENT (DRIVE)
 - NEW PORTLAND CEMENT CONCRETE PAVEMENT
 - EXISTING SIDEWALK TO BE RECONSTRUCTED
 - CONCRETE SIDEWALK
 - NEW TYPE CG-1 CURB & GUTTER
 - NEW TYPE CG-1 CURB & GUTTER (DRY)
 - NEW FLUSH CURB
 - CURB HEIGHT TRANSITION 6" HIGH TO 0" HIGH



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.



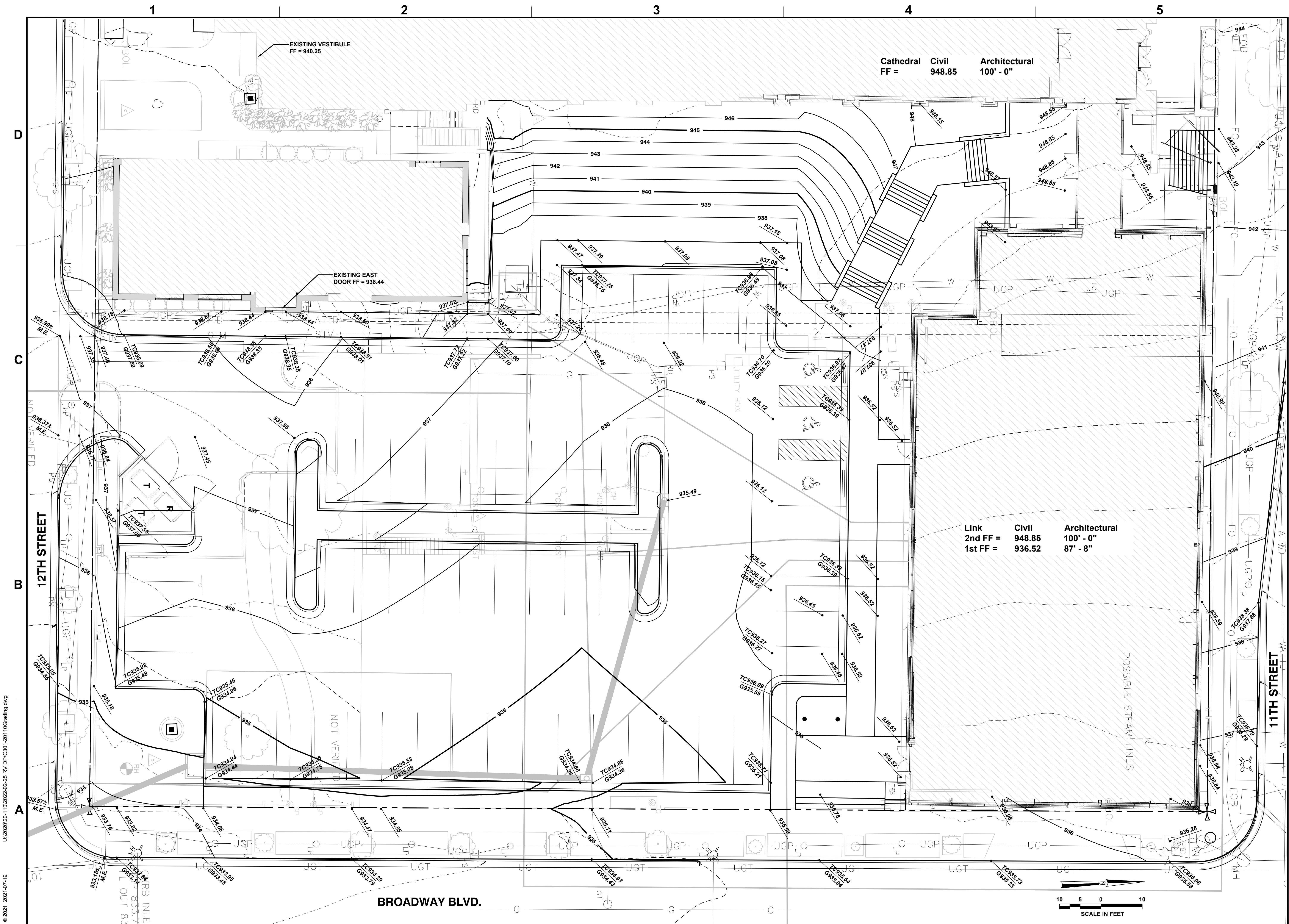
CATHEDRAL OF THE IMMACULATE CONCEPTION - EXPANSION
 CATHOLIC DIOCESE OF KANSAS CITY - ST. JOSEPH
 416 W 12TH ST, KANSAS CITY, MO 64105

MARK	DATE	DESCRIPTION
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 ISSUE DATE: 12.22.2021
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 Site Layout Plan

C201

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EXISTING VESTIBULE
FF = 940.25

EXISTING EAST
DOOR FF = 938.44

Cathedral Civil Architectural
FF = 948.85 100' - 0"

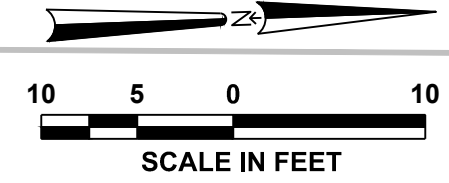
Link Civil Architectural
2nd FF = 948.85 100' - 0"
1st FF = 936.52 87' - 8"

POSSIBLE STEAM LINES

BROADWAY BLVD.

12TH STREET

11TH STREET

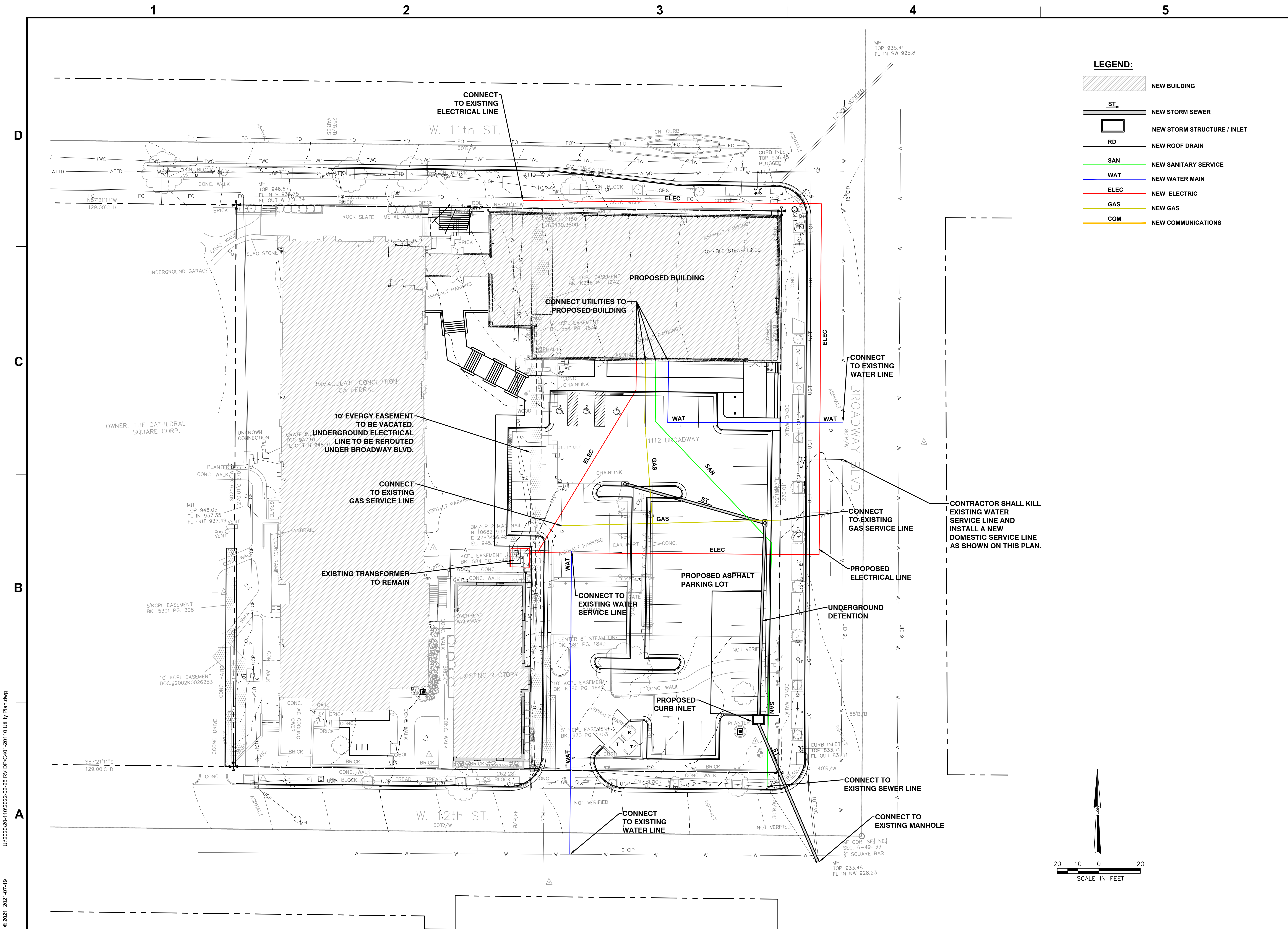


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416 W 12TH ST, KANSAS
CITY, MO 64105

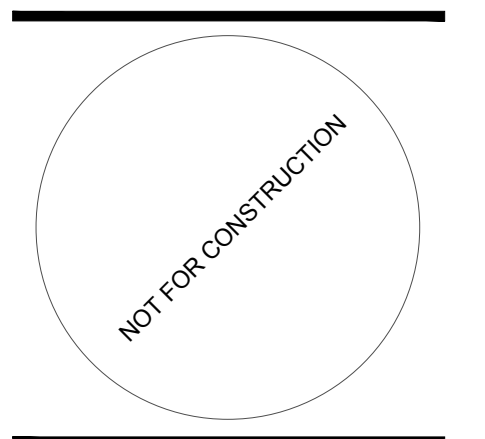
MARK	DATE	DESCRIPTION
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	2/28/22	REVISION 2

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ISSUE DATE: 12.22.2021
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Site Grading Plan

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- LEGEND:**
- NEW BUILDING
 - NEW STORM SEWER
 - NEW STORM STRUCTURE / INLET
 - NEW ROOF DRAIN
 - SAN NEW SANITARY SERVICE
 - WAT NEW WATER MAIN
 - ELEC NEW ELECTRIC
 - GAS NEW GAS
 - COM NEW COMMUNICATIONS

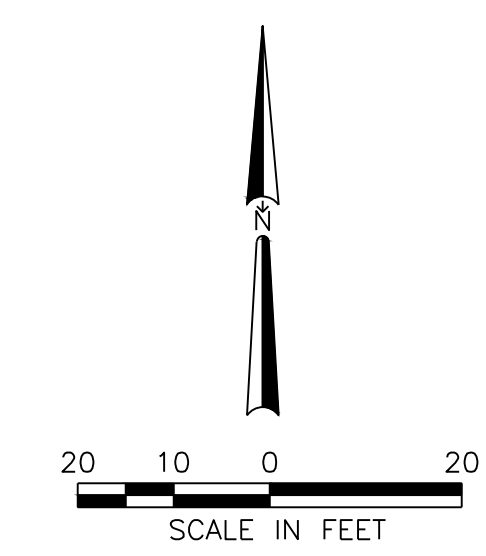


CATHEDRAL OF THE IMMACULATE CONCEPTION - EXPANSION
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 416 W 12TH ST, KANSAS CITY, MO 64105

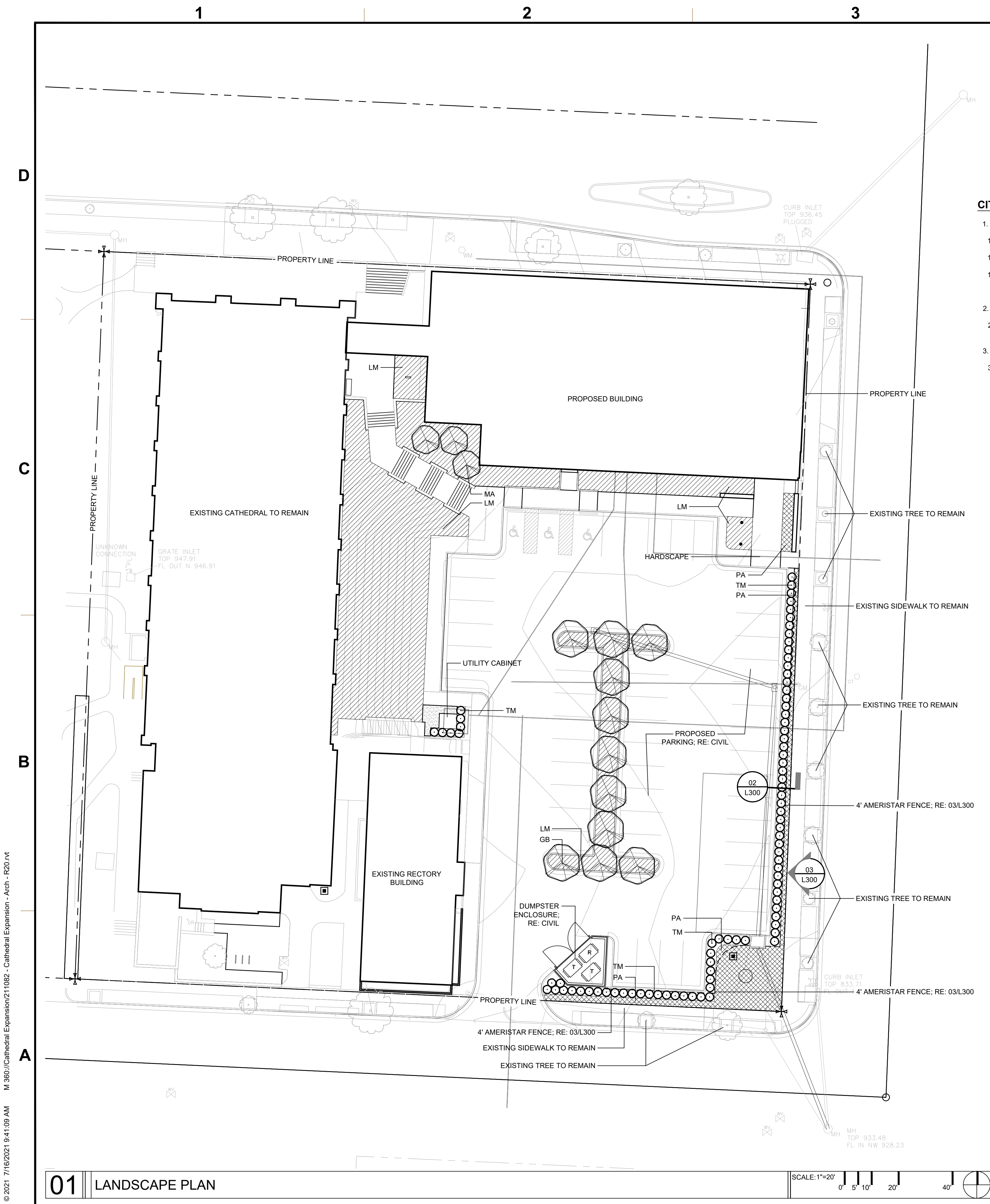
MARK	DATE	DESCRIPTION
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	2/28/22	REVISION 2

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 Site Utility Plan

C401



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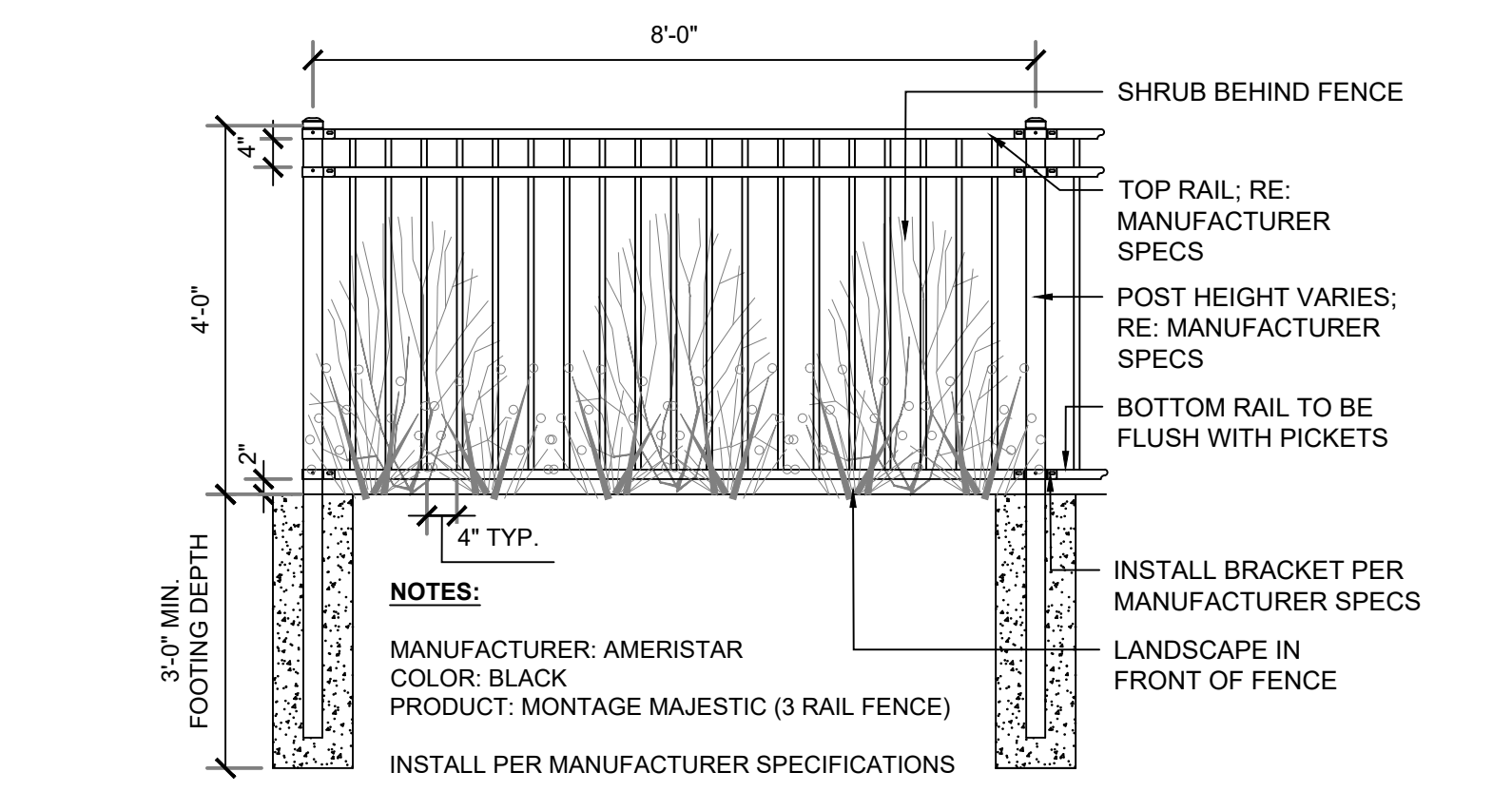
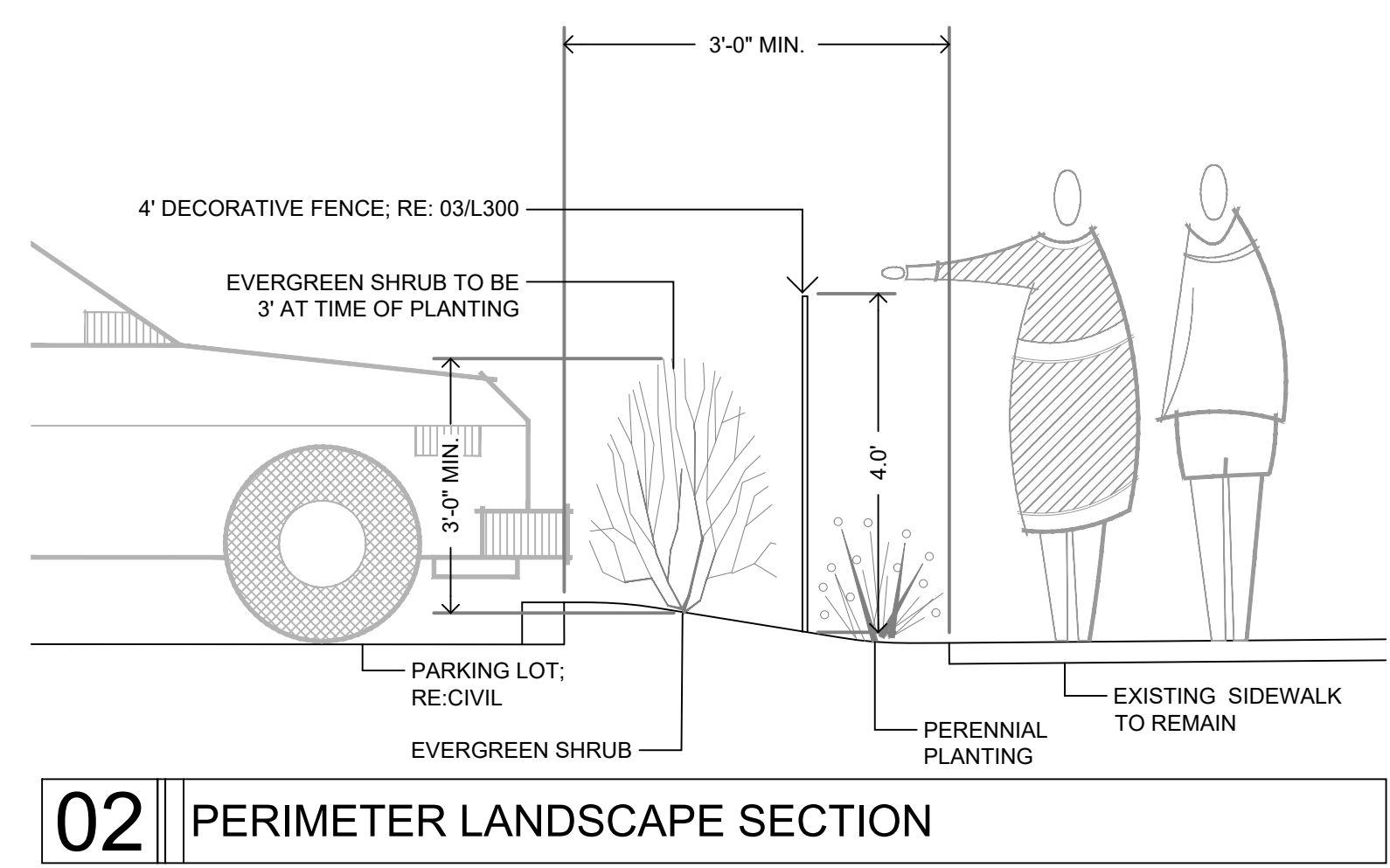
PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
UNDERSTORY TREES						
MA	3	Malus 'Prairie Fire'	PRAIRIE FIRE CRABAPPLE	8' HT - 1.5" CAL.	B&B	TREE FORM - SINGLE STEM
GB	11	Ginkgo biloba 'Fastigiata'	GINKGO	8' HT - 1.5" CAL.	B&B	FRUITLESS
SHRUBS						
TM	85	Taxus x media 'Hicksii'	HICKS YEW	3'-0" MIN.	CONT.	AS SEEN ON PLANS
PERENNIALS						
LM	3019	Liriope muscari	LILLYTURF	#1	CONT.	18" TRIANGULAR SPACING
PA	545	perovskia atriplicifolia 'Little Spire'	RUSSIAN SAGE	#1	CONT.	18" TRIANGULAR SPACING

CITY REQUIREMENTS:

- 88-425-05-B: ADJACENT TO STREETS
 - 3' WIDE BUFFER STRIP REQUIRED - PROVIDED
 - DECORATIVE METAL FENCE - PROVIDED
 - CONTINUOUS SHRUB BOUNDARY 3' HIGH MIN. - PROVIDED
- 88-425-06-B: MINIMUM INTERIOR LANDSCAPE AREA
 - 35 SF PER PARKING STALL (52 STALLS=1,820 SF REQUIRED) - 1,861 SF PROVIDED
- 88-425-06-E: PLANT MATERIAL
 - 1 TREE PER 5 PARKING SPACE (52 STALLS = 11 REQUIRED) - PROVIDED

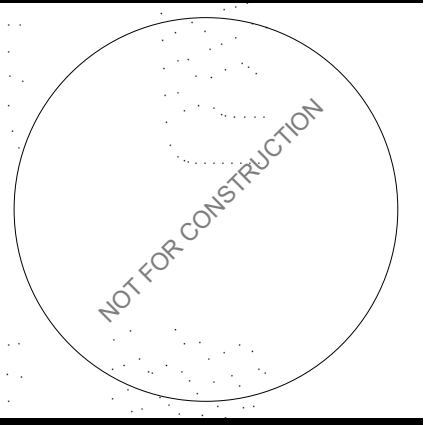
PLANTING GENERAL NOTES

- 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 SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.



MARK	DATE	DESCRIPTION
01	01/13/22	REVISION 1
02	02/28/22	REVISION 2

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LANDSCAPE PLAN

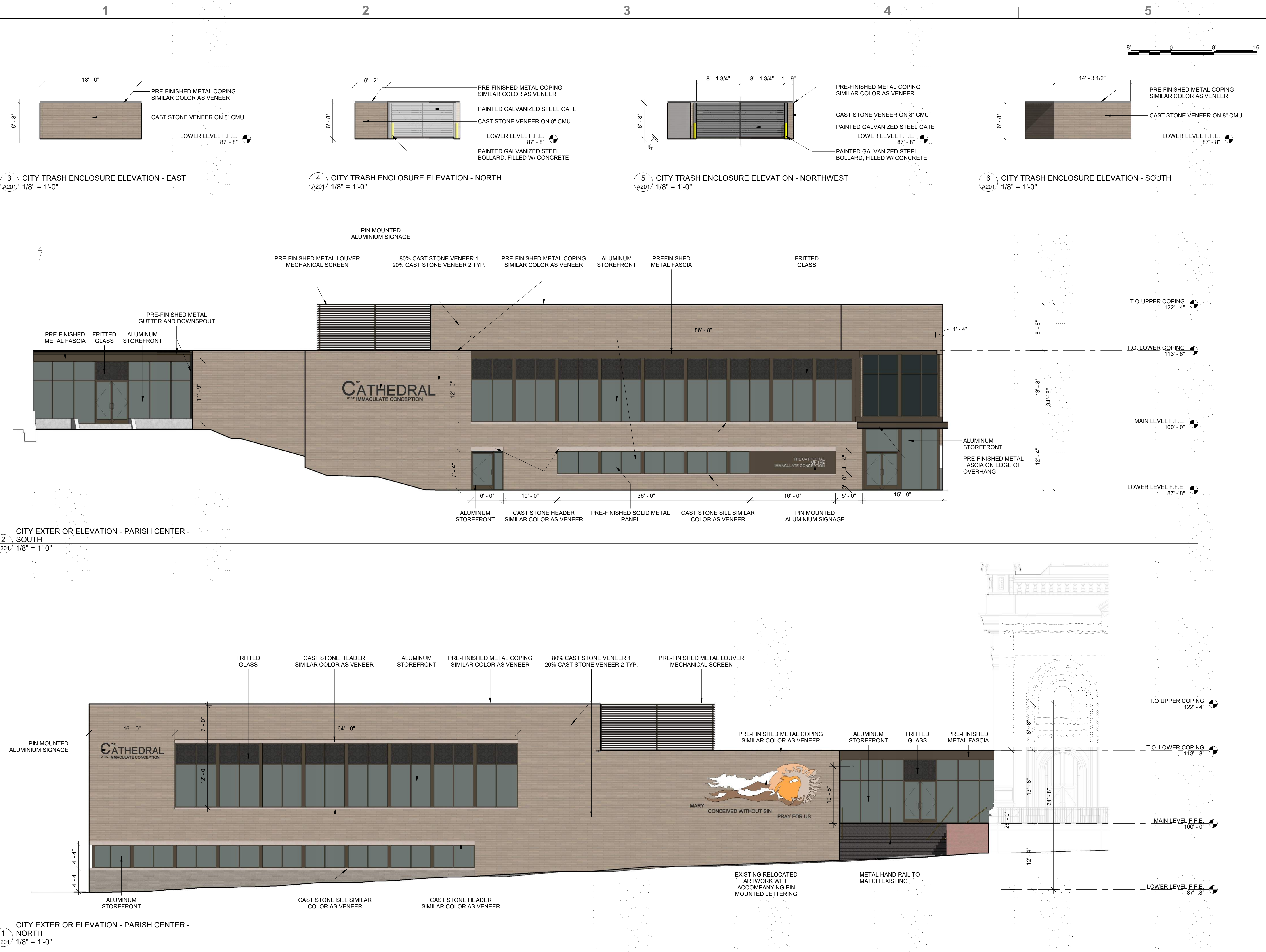


CATHEDRAL OF THE IMMACULATE CONCEPTION - EXPANSION
 CATHOLIC DIOCESE OF KANSAS CITY - ST. JOSEPH
 416 W 12TH ST, KANSAS CITY, MO 64105

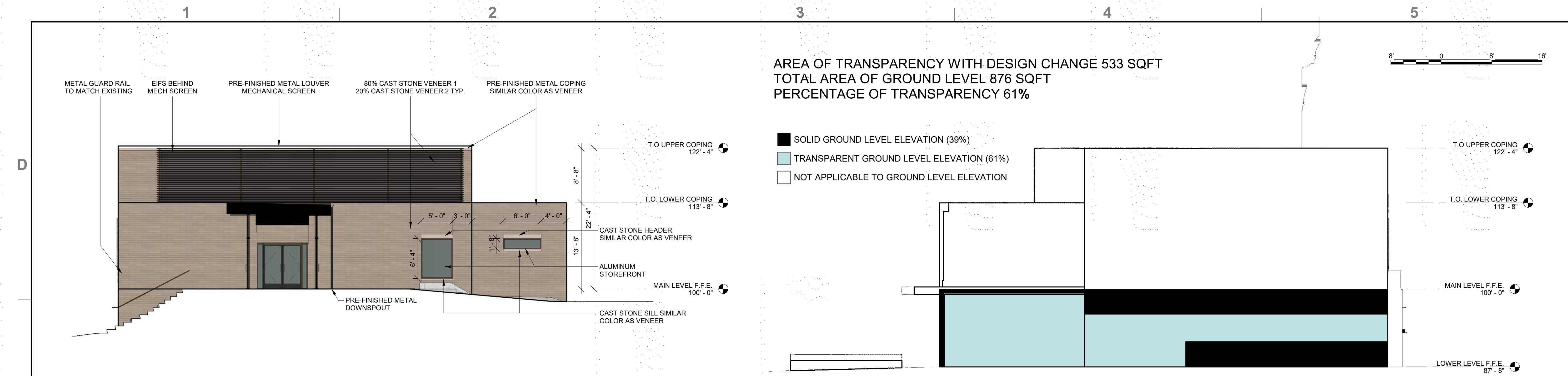
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EXTERIOR ELEVATIONS - PARISH CENTER

A201



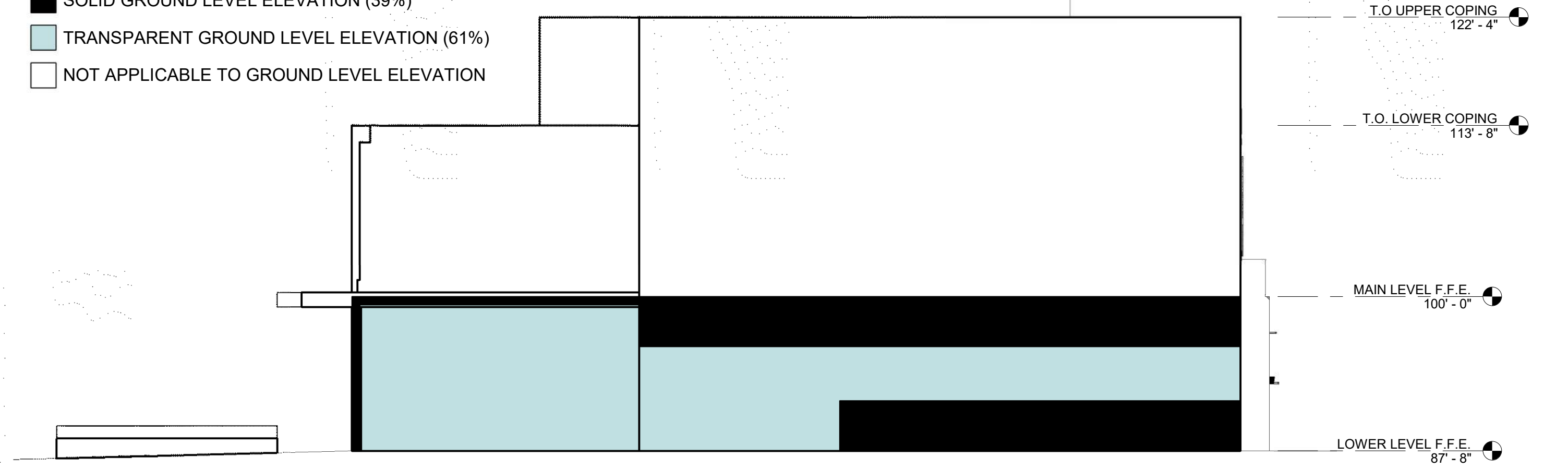
© 2021 2/25/2022 5:35:08 PM BIM 360/Cathedral Expansion/211082 - Cathedral Expansion - Arch - R20.rvt



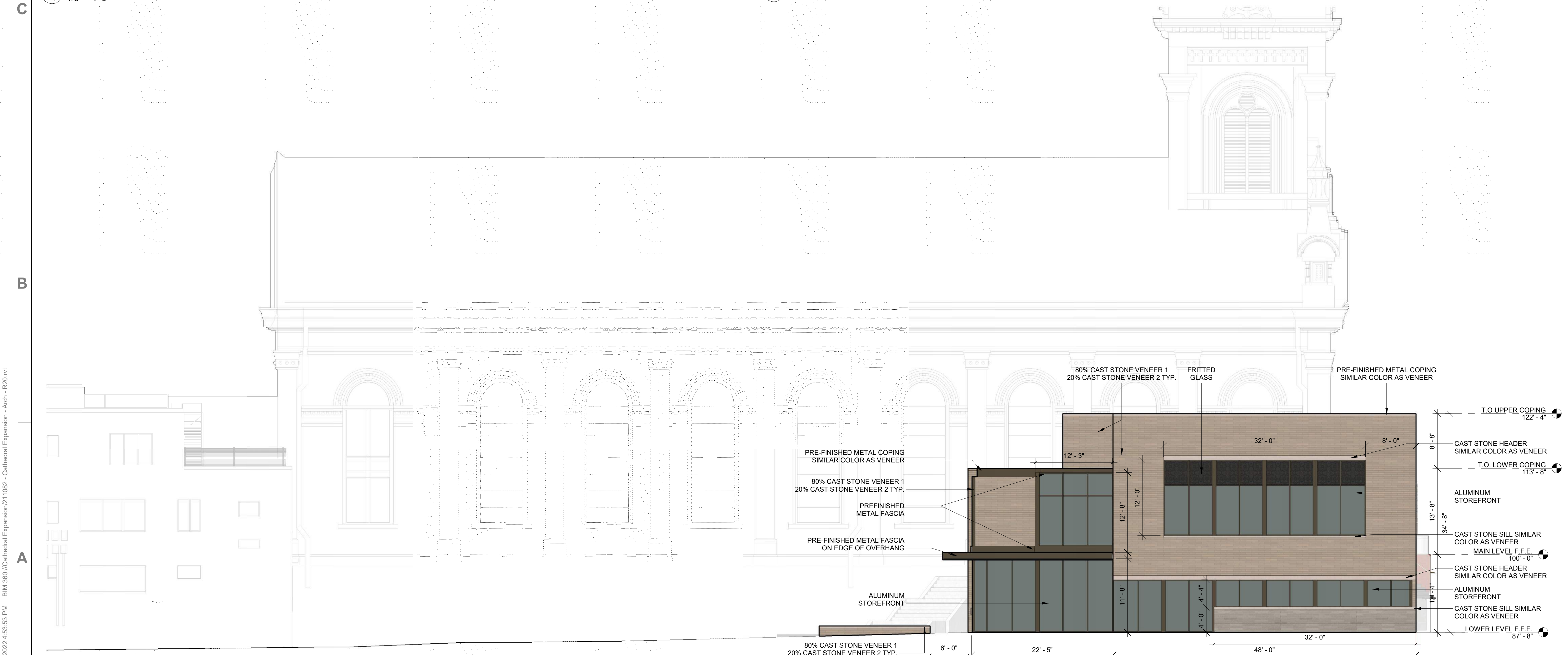
2 CITY EXTERIOR ELEVATION - PARISH CENTER - WEST AT LINK
A202 1/8" = 1'-0"

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

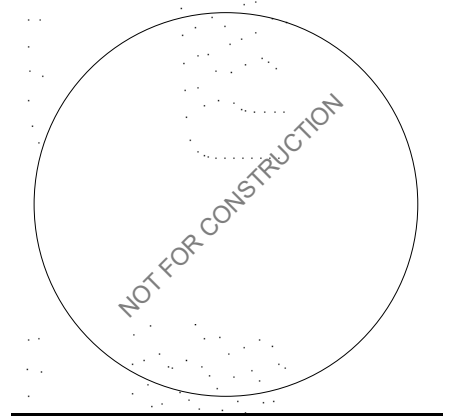
- SOLID GROUND LEVEL ELEVATION (39%)
- TRANSPARENT GROUND LEVEL ELEVATION (61%)
- NOT APPLICABLE TO GROUND LEVEL ELEVATION



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



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



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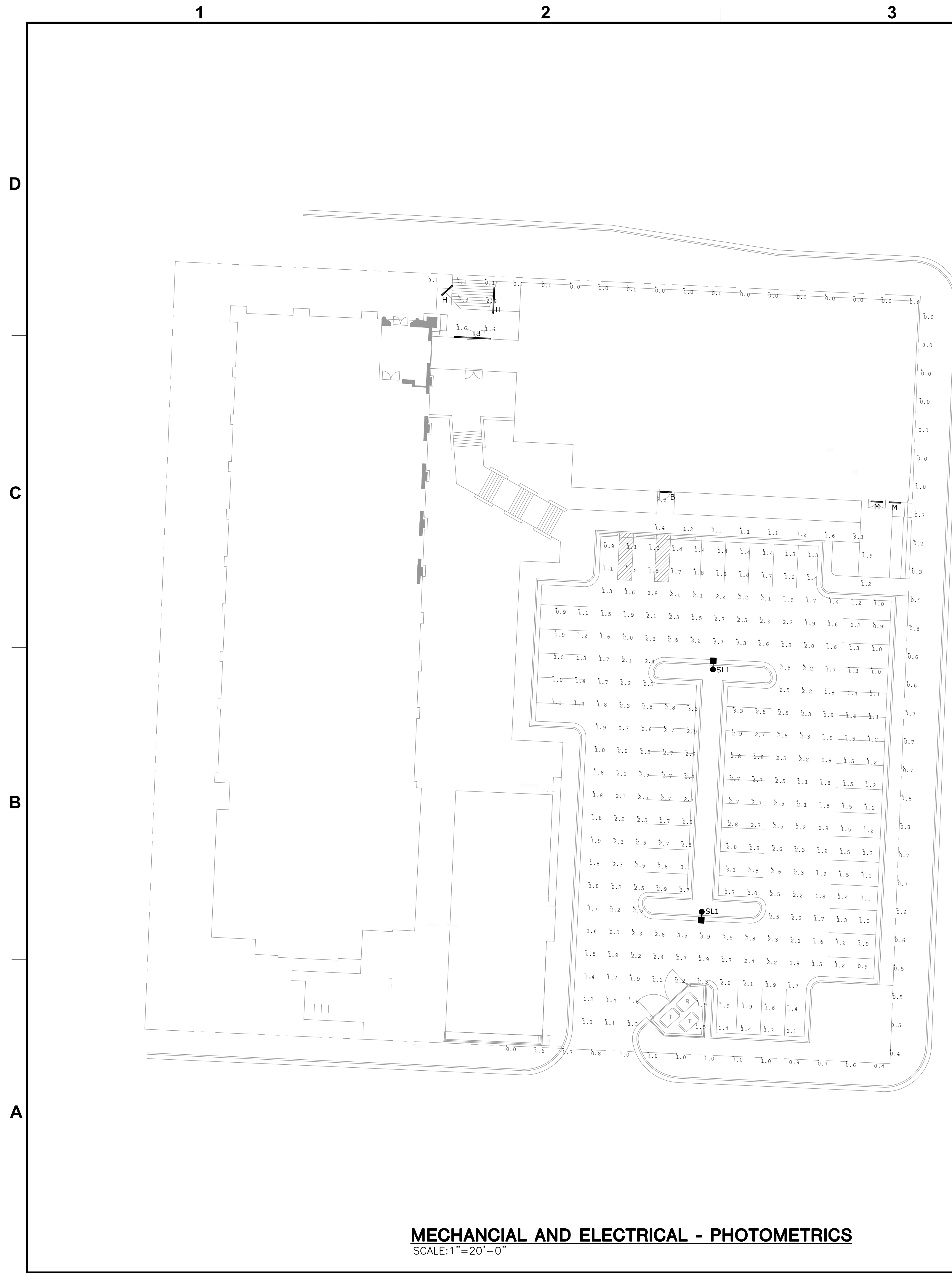
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ISSUED FOR: DEVELOPMENT PLAN
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EXTERIOR ELEVATIONS - PARISH CENTER

A202

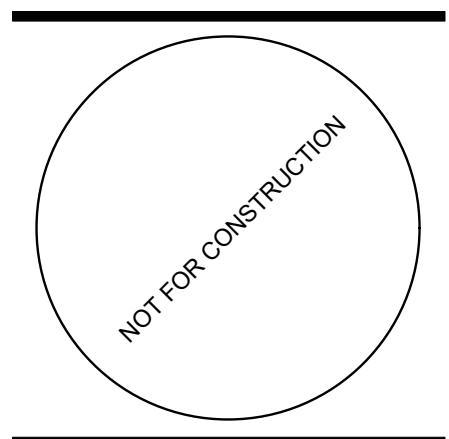
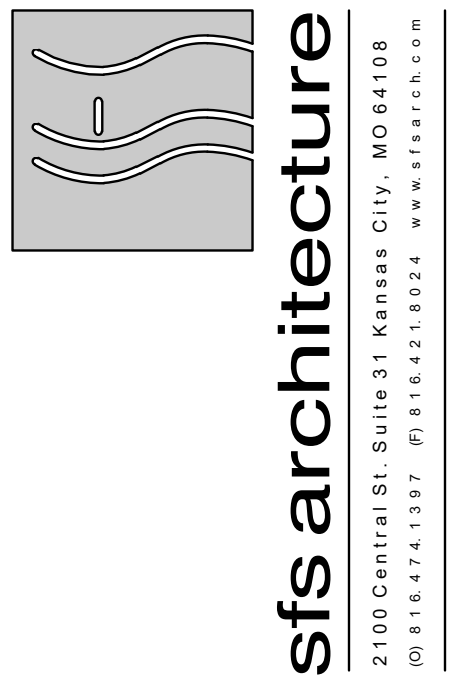
PROJECT NAME: Cathedral of the Immaculate Conception - Expansion
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Cathedral of the Immaculate Conception - Expansion
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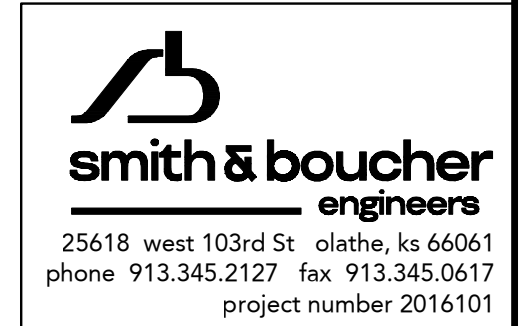
LIGHT FIXTURE SCHEDULE - DEVELOPMENT PLAN						
TYPE	DESCRIPTION	MOUNTING	SOURCE	VOLTS	MANUFACTURER	V-A
B	2'-0" LENGTH LINEAR WALL MOUNT EGRESS FIXTURE. WET LOCATION LISTED, MATTE SAFETY GLASS, ALUMINUM ALLOY. FULL CUTOFF LIGHT DISTRIBUTION.	WALL SURFACE	LED 3000K 587 LUMENS	UNV	BEGA SERIES 44417 OR APPROVED EQUAL	9.6
H	1" WIDTH SYMMETRIC HANDRAIL LIGHT. TRANSPARENT LENS. WET LOCATION LISTED, LENGTHS SHOWN ON PLANS. 70 DEG BEAM SPREAD. MOUNTED WITHIN CHANNEL ON UNDERSIDE OF HANDRAIL AIMED DOWNWARDS.	HANDRAIL	LED 284 LUM/LF 3000K, 80 CRI	UNV	WAGNER LUMENLINEAR	3.57 PER LF
M	4" WIDTH MULLION MOUNT WET LOCATION LISTED INDIRECT LINEAR FIXTURE. LENGTHS SHOWN ON PLANS. INDIRECT SYMMETRIC NARROW DISTRIBUTION. STANDARD OUTPUT. COORDINATE FINISH WITH ARCH/INTERIORS. 0-10V DIMMABLE DRIVER.	SURFACE MULLION	LED 3000K 530 LUM/LF	UNV	ALIGHT D4-XLS-30-80-U-G-D-M-X-D	5 PER LF
T3	EXTERIOR GRADE WET LOCATION WHITE LED TAPE IN LENSED CHANNEL. DIRECT VIEW LARGE HOUSING. MILKY DIFFUSION. 56 DEG BEAM ANGLE. IP65. INSTALL IN CONTINUOUS LENGTHS. REMOTE 0-10V DIMMABLE POWER SUPPLIES. FULL CUTOFF. COORDINATE FINISH WITH ARCH	EXTERIOR SURFACE	LED 100 LUM/LF 3000K	UNV/24	ACCOLYTE CHWH35-M-90-SWS265-1.5-40	0.75 PER LF
SL1	SINGLE HEAD PARKING LOT POLE FIXTURE. TYPE V (T5M) DISTRIBUTION. 0-10V DIMMING, UL LISTED FOR WET LOCATIONS, ARCHITECT TO SELECT FINISH, PROVIDE PARALLEL ARM MOUNT 1000mA DRIVE CURRENT, FUT CUTOFF HOUSING.	POLE 20'-0"	LED 3000K, 90 CRI 32000 LUMENS	UNV	LITHONIA DSX2 OR APPROVED EQUAL	270

Area Name	Illuminance				
	Average	Max	Minimum	Avg/Min	Max/Min
North Egress	2.10	2.90	1.60	1.21	1.81
South Egress	1.60	3.30	1.10	1.45	3.00
Parking	2.01	3.90	0.90	2.23	4.33
Property Line	0.40	1.00	0.00	-	-
Rectory Egress	1.80	1.80	1.80	1.00	1.00



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 416 W 12TH ST, KANSAS CITY, MO 64105

NO.	DATE	REVISION
1	02/28/22	REVISION 1



ME211P

MECHANICAL AND ELECTRICAL - PHOTOMETRICS
 SCALE: 1"=20'-0"