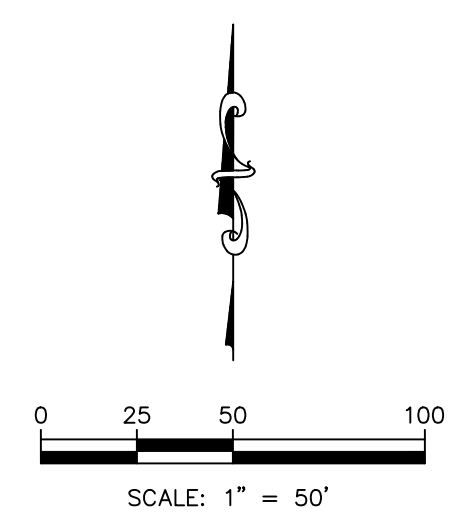


**LOCATION MAP**  
CITY OF KANSAS CITY, MISSOURI

**MPD SITE DEVELOPMENT PLAN INFORMATION**

<b>MPD STATEMENT OF INTENT:</b>	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.
<b>a Existing zoning:</b>	R-7.5
<b>b Total land area in square feet or acre</b>	435,600 SQ.FT. / 10.0 ACRES
<b>c Land area or acres for existing and proposed street right of way</b>	22,016 SQ.FT. / 0.51 ACRES
<b>d Net land area or acres</b>	413,583.765 sq. ft. +/-, 9.495 acres +/-
<b>e Proposed use or uses of each building and structure</b>	
<b>1-story brick building</b>	TOTAL GROSS S.F. - 24,400 +/- sq. ft.
<b>Former St. Matthew The Apostle Catholic Church</b>	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).
<b>1-story brick building</b>	TOTAL GROSS S.F. - 3400 +/- sq. ft.
<b>Former/Current St. Matthew The Apostle Rectory/Residence/Single family residence.</b>	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.
<b>f Height above grade of buildings and structures and number of floors of each building</b>	See information above
<b>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</b>	See information above
<b>h Building coverage and floor area ratio</b>	Building coverage: 27,800+/- s.f Overall site: 413,583.765 +/- s.f. Coverage: .067 (6.7%)
<b>i</b>	
<b>j Ratio of required number of parking spaces for each use and amount of required, proposed parking spaces</b>	OFFICE= 1 SPACE / 1,000SF GROUP LIVING= 1 FAMILY=1 PARKING REQUIRED SPACES= 29
<b>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.</b>	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 (OPC) LG-TM PROVIDED INSIDE
<b>l Commencement and completion dates for each phase</b>	and completion shall occur between 2021-2025
<b>m Amendment proposed</b>	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.
<b>n SIGNAGE</b>	NO STRUCTURAL CHANGES TO SIGNAGE
<b>o LANDSCAPING</b>	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.
<b>p TRAFFIC</b>	ALTHOUGH TRAFFIC PATTERNS WILL VARY FROM ORIGINAL USE, THE PROPOSED CHANGES SHOULD LESSEN THE OVERALL IMPACT.
<b>q STORMWATER</b>	AS NO SITE CHANGES ARE PROPOSED, NO IMPACT SHALL OCCUR.
<b>q SITE LIGHTING</b>	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
CITY COMMENTS	1 02/11/22 0 01/21/22
INITIAL SUBMITTAL	
REV	DATE
DESCRIPTION	DSN DWN CHK



**MATTHEW A. CROSS**  
ENGINEER  
MO # 2020008364

8040 N. OAK TRAFFICWAY  
KANSAS CITY, MISSOURI 64118  
PH: (816) 888-6651  
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/23

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

**DEVELOPMENT PLAN**  
**SITE PLAN**