



CITY PLAN COMMISSION STAFF REPORT

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

December 19, 2023

Project Name
Sheffield Place

Docket #2.1, 2.2, 2.3

Request

CD-CPC-2023-00175
Area Plan Amendment
CD-CPC-2023-00172
Rezoning
CD-SUP-2023-00050
Special Use Permit

Applicant

Matt Schlicht
Midwest Engineering Solutions
50 SE 30th St, Lee's Summit, MO 64082

Owner

Skender Semsudin
2900 NE 63rd St Kansas City, MO 64119

Location 916 Newton Ave
Area About 0.35 acres
Zoning R-2.5
Council District 4th
County Jackson
School District Kansas City MO 110

Surrounding Land Uses

North: Residential uses, zoned R-2.5
South: residential uses, zoned R-1.5, R-2.5
East: Residential uses, zoned R-2.5
West: Residential uses, zoned R-2.5

Major Street Plan

Newton Avenue is not identified on the City's Major Street Plan.

Land Use Plan

The Truman Plaza Area Plan recommends Residential Low Density for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 11/9/2023. No scheduling deviations from 2023 Cycle W have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Sheffield Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 12/11/2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

There is an existing house of the property but the majority of the site is vacant.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of an area plan amendment to the Truman Plaza Area Plan from residential low density to residential high density, rezoning from district R-2.5 to R-1.5, and a special use permit to approve group living in district R-1.5 on about 0.35 acres generally located at 916 Newton Avenue.

CONTROLLING + RELATED CASES

None

PROFESSIONAL STAFF RECOMMENDATION

Docket #2.1 Approval
Docket #2.2 Approval
Docket #2.3 Approval with Conditions

PLAN REVIEW

The proposed plan is for a 5,942 square foot group living facility containing shared kitchen facilities and five resident suites. The facility will also have office space, lounge area, classroom space, outdoor courtyard, and children's playground. The setbacks of the proposed building follow the infill residential standards, which are a reduction of 25 percent of the conventional setbacks in 88-110-06. The plans show an eight foot-tall fence located on the west side of the building to contain the playground area, which will require a variance.

All required parking, two spaces, will be contained on the property to the south at 1004 Newton Avenue via a shared parking agreement. There are proposed pedestrian accesses to the building off of both Newton Avenue and E 10th Street.

Landscaping is proposed primarily around the east and south edges of the site. Species identified on the plans include Linden, Spruce, Redbud, Maple, Red Oak, and Ninebark.

Proposed building materials include stone veneer and shingle siding, which give an appearance similar in character to the existing structures in the neighborhood.

PLAN ANALYSIS

Residential Lot and Building (88-110), Use- Specific (88-300), and Development Standards (88-400)

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	Complies with infill residential setbacks
Accessory or Use- Specific Standards (88-350 – Group Living and Nursing Homes)	Yes	Yes	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Yes/No	Staff notes
Parking and Loading Standards (88-420)	Yes	Yes	Shared parking agreement with Sheffield property to the south
Landscape and Screening Standards (88-425)	Yes	Yes	Subject to conditions
Outdoor Lighting Standards (88-430)	No	N/A	
Sign Standards (88-445)	Yes	Yes	Subject to conditions
Pedestrian Standards (88-450)	Yes	Yes	

*The applicant is requesting a special exception per Section 27-11 of the Code of Ordinances in the amount of two feet to allow an eight foot-tall fence in the side yard.

SPECIFIC REVIEW CRITERIA**Zoning and Development Code Map Amendments, Rezoning (88-515-08)**

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:

A. Conformance with adopted plans and planning policies;

The proposed area plan amendment from residential low density to residential high density aligns with the proposed rezoning from R-2.5 to R-1.5.

B. Zoning and use of nearby property;

Most of the nearby properties are zoned R-2.5 and the property to the south that is owned by Sheffield Place is zoned R-1.5.

C. Physical character of the area in which the subject property is located;

The physical character of the area is largely developed with older homes and older infrastructure.

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

Existing facilities are expected to be adequate for the use, subject to conditions.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The subject site is one parcel that appears to have been two separate lots at one time. There is an existing house to be demolished on the northern portion of the site (lot 32). There has been no residential structure on the southern portion of the site (lot 33) since at least prior to 2005. Although the site is suitable for the types of residential structures permitted in the R-2.5 district, the proposed group living use will provide an essential asset of living space and services.

F. Length of time the subject property has remained vacant as zoned;

There is an existing house on the site. There is a consistent log of inspections in response to nuisance complaints filed on the site from October 2021 through January 2023 when the inspector closed the complaint case (NPD-2021-14251) and noted all violations had been abated.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The proposed rezoning is not expected to detrimentally affect nearby properties. Sheffield Place owns the property zoned R-1.5 containing an existing facility to the south of the subject site and has no code cases or open 311 complaints. The requested R-1.5 district allows for slightly more density than the R-2.5 district, which will allow for more dwelling units on the property.

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.

There is no expected gain to public health, safety, or welfare due to the denial of this application. If the rezoning is not approved, a residential building would still be permitted, but allow lower density.

Special Use Permits (88-525-09)

No special use application may be approved unless the Board of Zoning Adjustment finds that the proposed use in its proposed location:

A. Complies with all applicable standards of this Zoning and Development Code;

The plan complies with all standards in the Zoning and Development Code. The applicant is requesting a special exception to Chapter 27 of the Code of Ordinances to allow an eight foot fence in the side yard.

B. Is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community;

The proposed group living facility is not expected to adversely impact the general welfare of the neighborhood. This group living use and facility is not expected to generate excess vehicular traffic.

C. Is compatible with the character of the surrounding area in terms of site planning and building scale and project design;

The proposed building is an appropriate scale, appearance, and character for the surrounding area. This use will provide services while keeping the residential character to integrate with the houses in the neighborhood.

D. Is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and

There is no expected excess of lighting or traffic to this site. The operating character will be complementary to the residential nature of the surrounding area.

E. Will not have a significant adverse impact on pedestrian safety or comfort.

Approval of the special use permit is not expected to have an adverse impact on pedestrian safety and comfort. The proposed building scale will be compatible with the surrounding detached houses and improved concrete sidewalk will be constructed on-site.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Additional documents, if applicable

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **approval of the area plan amendment, approval of the rezoning, and approval with conditions of the special use permit** as stated in the conditions report.

Respectfully Submitted,



Genevieve Kohn, AICP
Planner



Plan Conditions

Report Date: December 13, 2023

Case Number: CD-SUP-2023-00050

Project: Sheffield Place

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
2. That a special use permit is hereby issued for group living for a period not to exceed five years from the date of approval by the Board of Zoning Adjustment. Prior to the expiration, the applicant shall renew the special use permit by the Board of Zoning Adjustment.
3. 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.
4. 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.
5. The developer shall comply with any parkland dedication requirements per the Parks Department prior to certificate of occupancy.

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

6. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
7. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1
8. 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)

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

9. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
10. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to certificate of occupancy.
11. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.

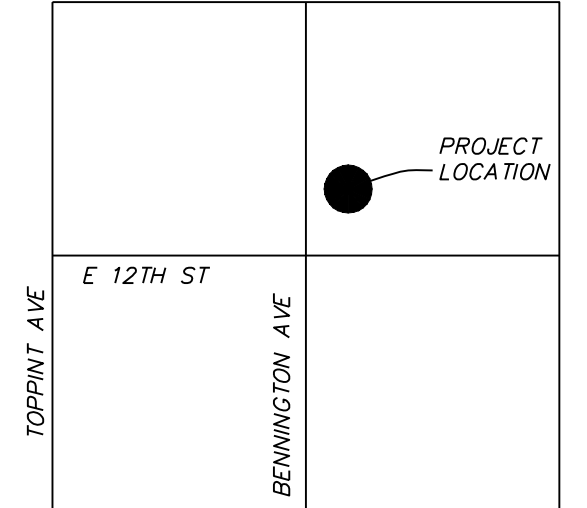
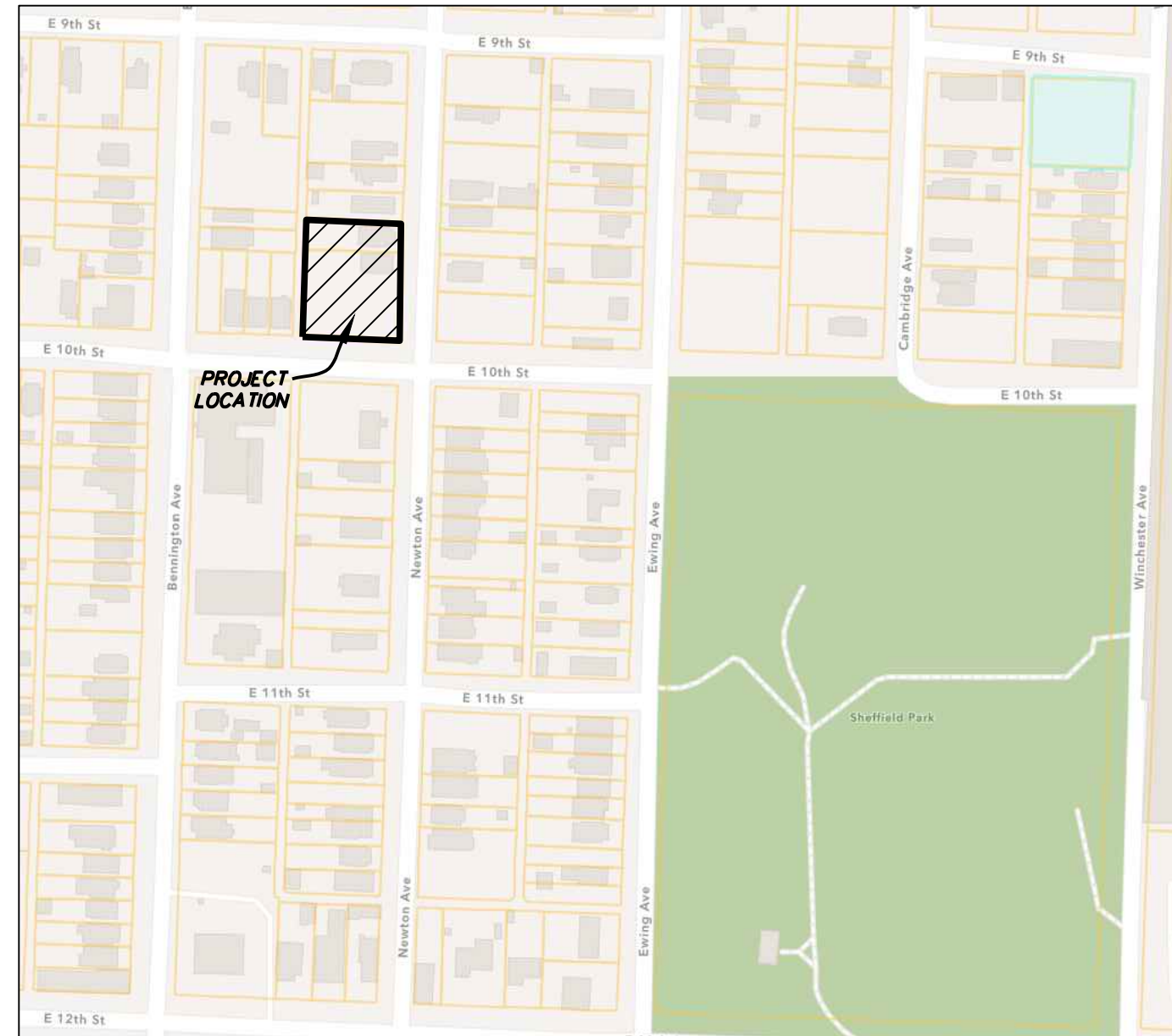
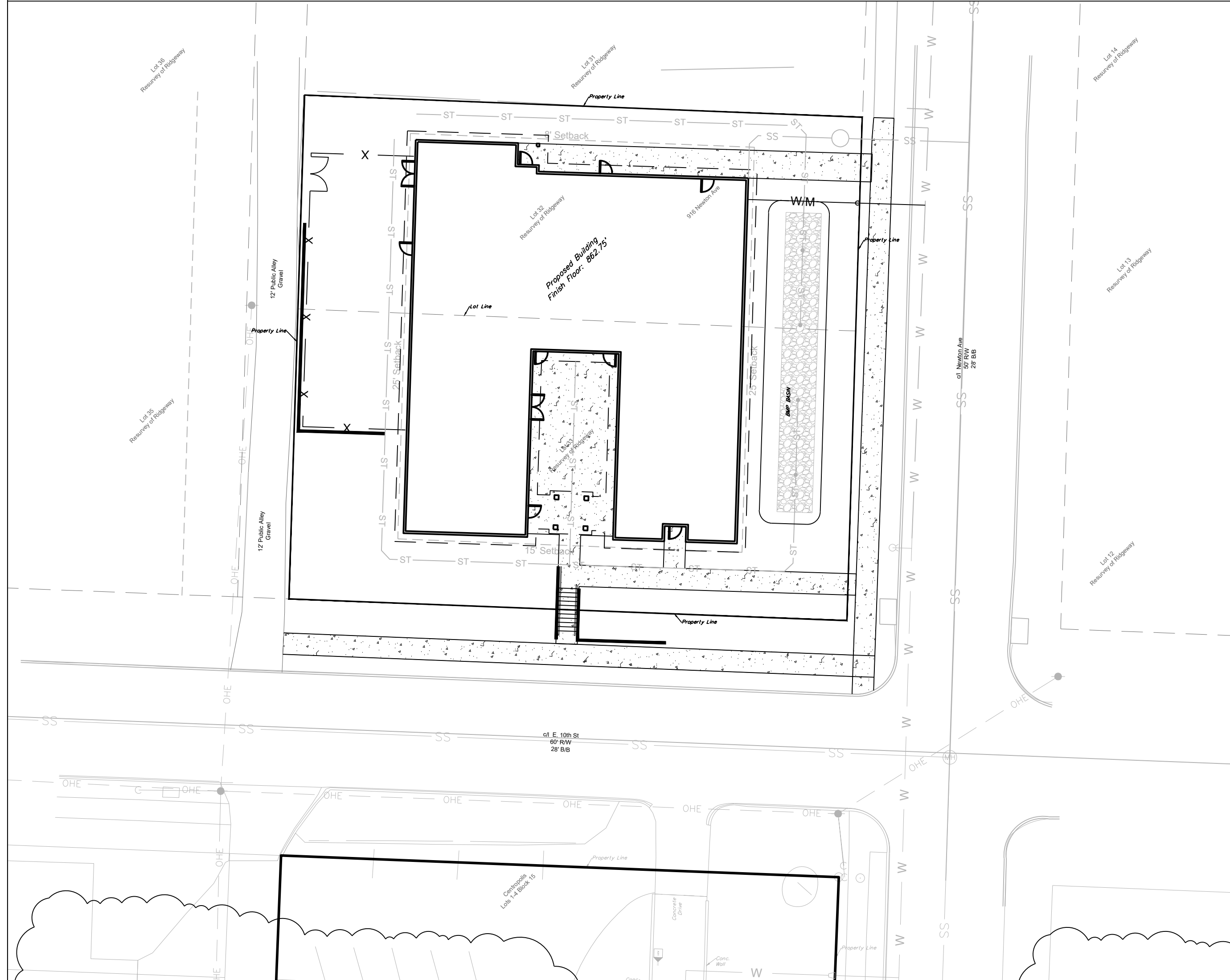
Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

12. 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 disturbed area 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.

DEVELOPMENT PLAN

916 NEWTON AVENUE

Kansas City, Jackson County, Missouri



VICINITY MAP
 SEC. 1-49-33

OWNER:
 SKENDER SEMSUDIN
 2900 NE 63RD ST
 KANSAS CITY, MO 64119

CIVIL ENGINEER:
 ENGINEERING SOLUTIONS
 CONTACT NAME: MATT SCHLICHT
 EMAIL: mschlicht@es-kc.com
 PHONE: 816-623-9888
 ADDRESS: 50 SE 30TH STREET
 LEE'S SUMMIT, MO 64082

- INDEX OF SHEETS:**
- C.001 ~ COVER SHEET
 - C.010 ~ DEMOLITION PLAN
 - C.050 ~ PRE CLEARING PLAN
 - C.051 ~ INACTIVE AREA STABILIZATION PLAN
 - C.052 ~ FINAL RESTORATION PLAN
 - C.100 ~ OVERALL SITE PLAN
 - C.101 ~ SITE PLAN
 - C.200 ~ GRADING PLAN
 - C.201 ~ SPOT ELEVATIONS
 - C.300 ~ UTILITY PLAN
 - L.100 ~ LANDSCAPE PLAN
 - A.1 ~ EXTERIOR ELEVATIONS
 - A.2 ~ EXTERIOR ELEVATIONS

LEGAL DESCRIPTION
 Resurvey of Ridgeway Lots 32 & 33.

CALL 2 WORKING DAYS
 BEFORE YOU
 DIG - DRILL - BLAST
 (TOLL FREE)
1-800-344-7483
 MISSOURI ONE CALL SYSTEM, INC.

SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	R-2.5	R-1.5		
Gross Land Area				
in square feet	15,362.78	15,362.78		
in acres	0.35	0.35		
Right-of-way Dedication				
in square feet	N/A	N/A		
in acres	N/A	N/A		
Net Land Area				
in square feet	15,362.78	15,362.78		
in acres	0.35	0.35		
Building Area (sq. ft.)	831	5,942		
Floor Area Ratio	5.4%	38.7%		

Rev #1
 City Comment 11-30-2023

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	18.75'	26.26'	No	
Front Setback	15.00'	26.19'	No	
Side Setback	6.00'	9.40'	No	
Side Setback (abutting street)	11.25'	16.39'	No	

Rev #1
 City Comment 11-30-2023

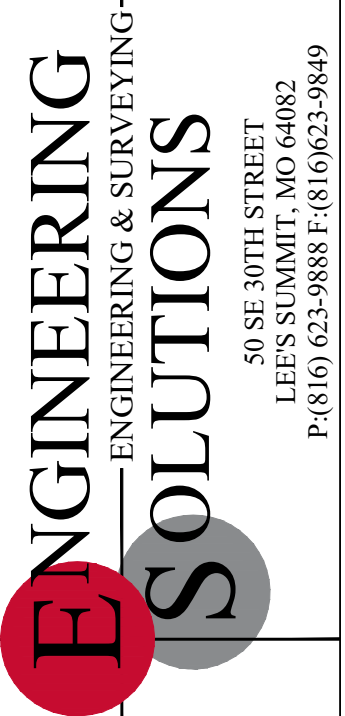
MODIFICATION REQUEST:

Variance requested to allow a 8.00 foot tall wooden fence surrounding the playground area in the rear of the facility. This will exceed the allowed 4.00 feet along 10th Street. This variance will provide better security for the children playing in this facility and is located 39.00 feet from the 10th St right of way line.

Roof and / or Ground Mounted Mechanical and Utility Equipment:

All roof and ground mounted mechanical and utility equipment will be screened in compliance with Section 98-425-08

Rev #1
 City Comment 11-30-2023

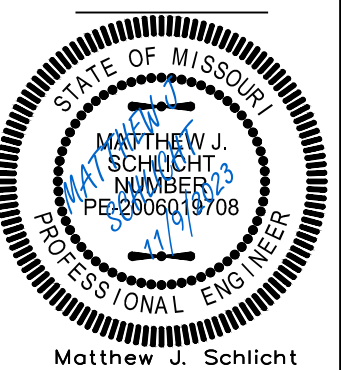


Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1695
 Surveying LS-218
 Oklahoma
 Engineering S254
 Nebraska
 Engineering CA2821

916 NEWTON
 Construction Plans For
 Kansas City, Jackson County, Missouri

Project:
 916 NEWTON KCMO
 Issue Date:
 November 6, 2023

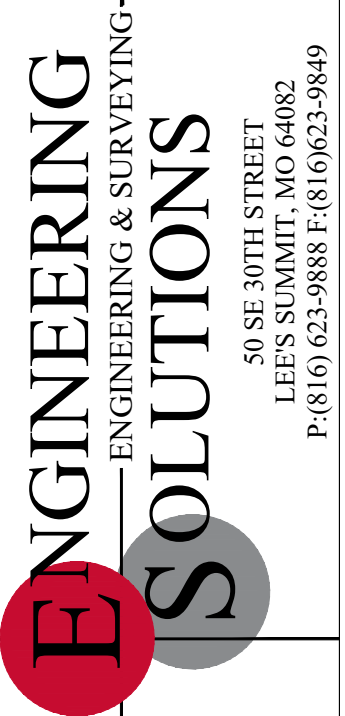
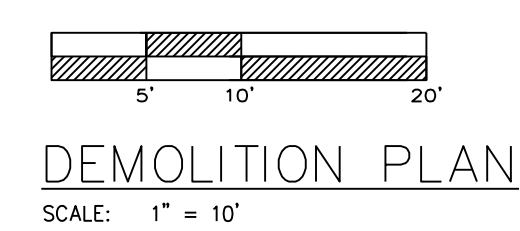
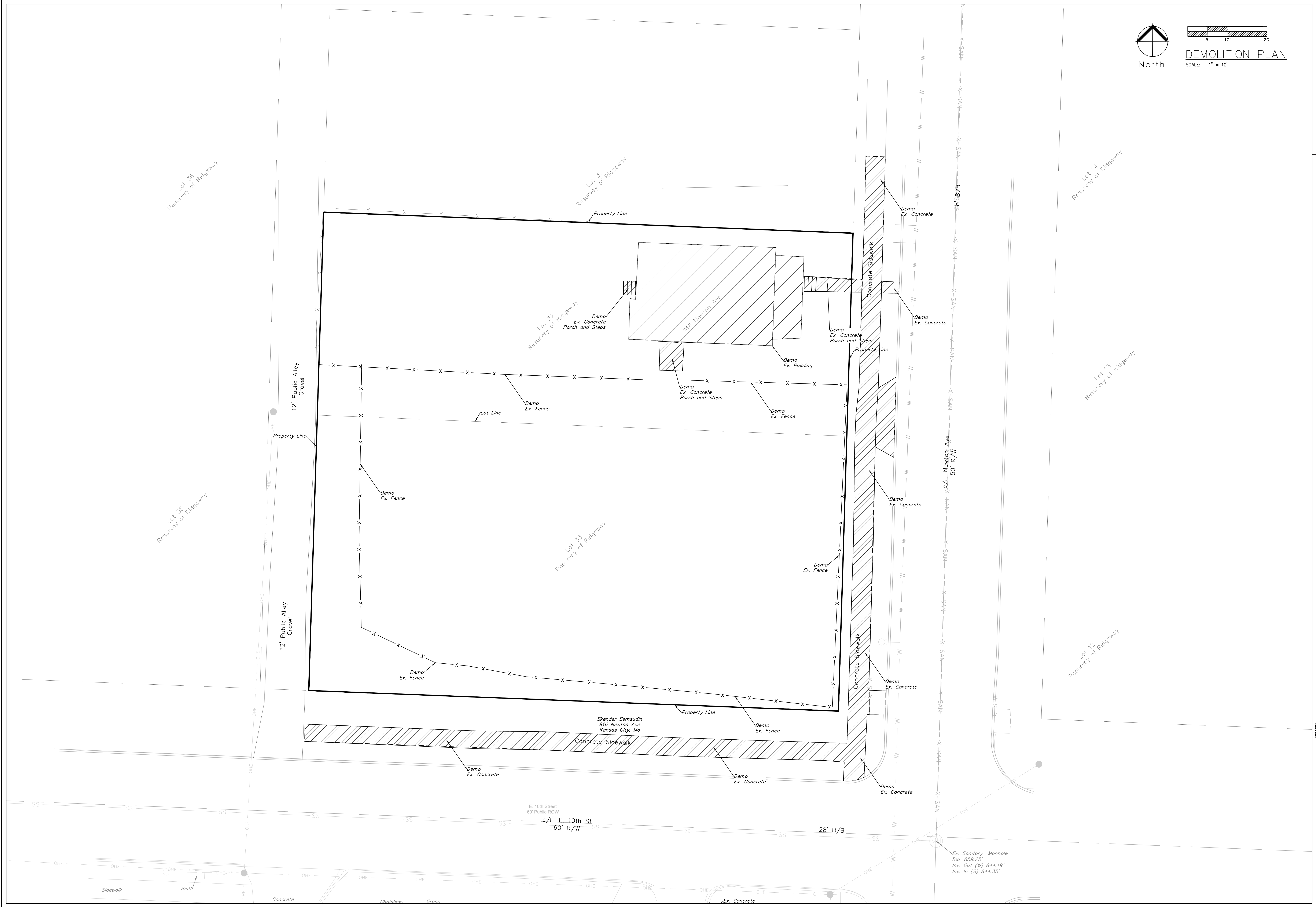
COVER SHEET
 916 NEWTON
 Construction Plans For
 Kansas City, Jackson County, Missouri



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226
 NE PE E-143325

REVISIONS

NO.	DESCRIPTION

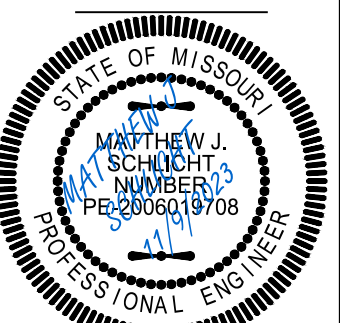


Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1685
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

916 NEWTON
 Construction Plans For
 Kansas City, Jackson County, Missouri

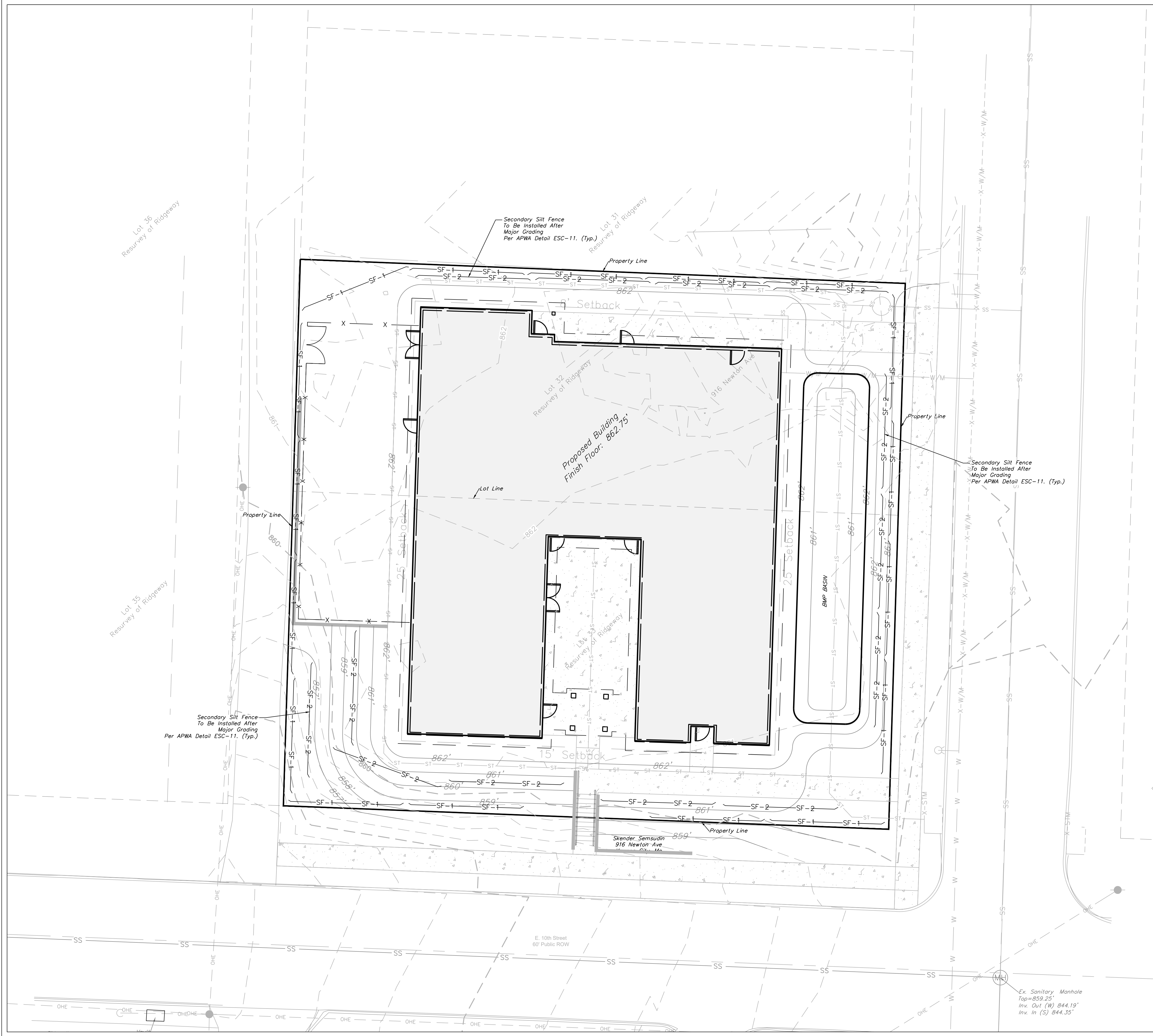
Project: 916 NEWTON, MO
 Issue Date: November 9, 2023

Demolition Plan
 916 NEWTON
 Construction Plans For
 Kansas City, Jackson County, Missouri

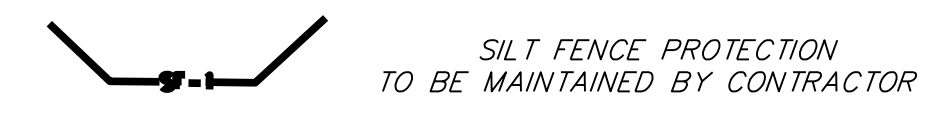
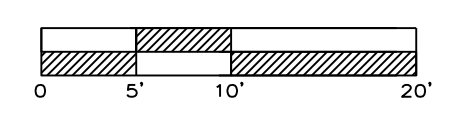


Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

NO.	REVISIONS



INACTIVE AREA STABILIZATION PLAN
SCALE: 1" = 10'

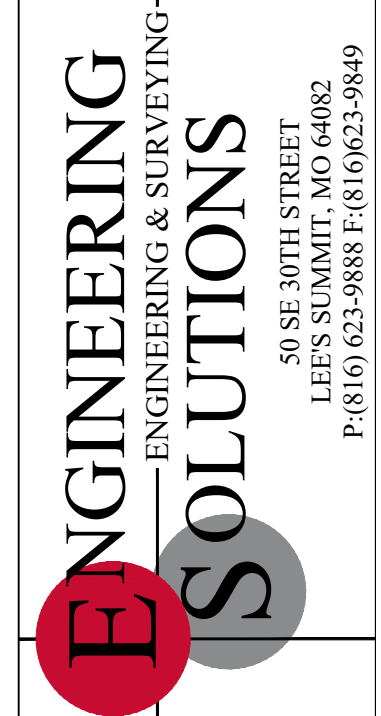


LEGEND

Phase 1 Silt Fence	— SF-1 — SF-1 —
Phase 2 Silt Fence	— SF-2 — SF-2 —
Proposed Storm Line	— S — S — S —
Existing Storm Line	— X-STM — — — —

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

NOTES: The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.

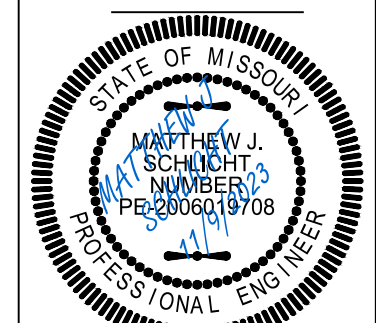


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
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Oklahoma
Engineering S254
Nebraska
Engineering CA2821

Project: 916 NEWTON KCMO
Issue Date: November 6, 2023

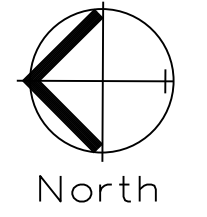
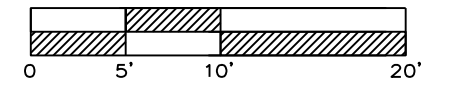
916 NEWTON
Construction Plans For
Kansas City, Jackson County, Missouri

ESC PHASE 2 PLAN
916 NEWTON
Construction Plans For
Kansas City, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS



FINAL RESTORATION PLAN
SCALE: 1" = 10'

SILT FENCE PROTECTION
TO BE MAINTAINED BY CONTRACTOR

LEGEND

- PHASE 1 SILT FENCE ———— SF-1 ———— SF-1
- PHASE 2 SILT FENCE ———— SF-2 ———— SF-2

DURING ALL PHASES OF CONSTRUCTION, INACTIVE AREA STABILIZATION METHODS AS DESCRIBED IN APWA SECTION 5111.3 SHALL BE USED TO CONTROL EROSION AND SILTATION.

- NOTES:**
- 1) The Land Disturbance Plans indicates the Final placement of erosion control devices. The contractor(s) may proceed with construction prior to the final placement of these devices by providing additional devices to control erosion on their items of work. These devices shall be maintained until the final devices are in place.
 - 2) Per Unified Ordinance Section 14.090.B.2. All portions of the site not covered with paving or buildings shall be landscaped. Open areas not covered with other materials shall be covered with sod. Ground cover shall be utilized on all slopes in excess of 3:1 slope.

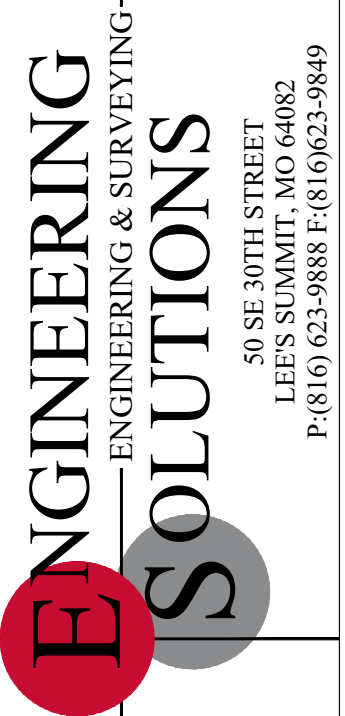
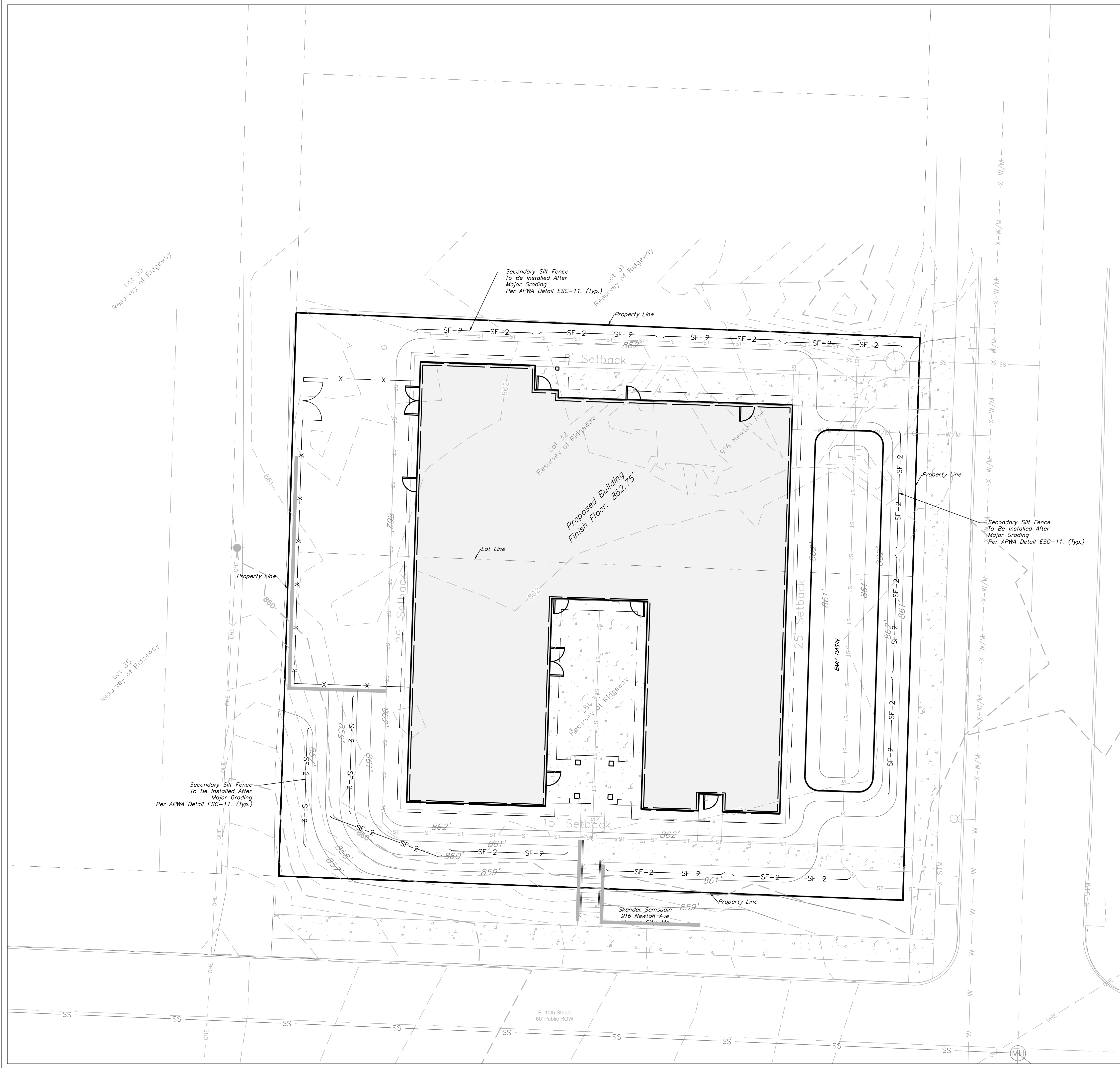
SEED AND MULCH NOTES:

Seeding shall be done before the proposed seedbed becomes eroded, crusted over, or dried out and shall not be done when the ground is frozen, or covered with snow. The seed shall comply with the requirements of the Missouri Seed Law and the Federal Seed Act. Also, it shall contain no seed of any plant on the Federal Noxious Weed List. Other weed seeds shall not exceed one percent by weight of mix.

Seed and Fertilizer Rate:
 Mix I - Rye Grass / Blue Grass ----- 100 lbs. per Acre
 Mix II - Tall Fescue / Blue Grass ----- 195 lbs. per Acre
 Lime ----- 2000 lbs per Acre (50 lbs. per 1000 sq. ft.)
 Fertilizer ----- 800 to 1200 lbs per Acre (25 lbs per 1000 sq. ft.)

During the dates December 15th through May 31 ALL lime fertilizer, seed and mulch shall be applied to finished slopes of disturbed areas. During the months of June, July, October and November 1st through December 15th, lime fertilizer, seed and mulch shall be applied at the following rates:
 Lime - 100% of specified quantity
 Fertilizer - 75% of the specified quantity
 Seed - 50% of the specified quantity
 Mulch - 100% of the specified quantity

Mulch shall be Vegetative type, cereal straw from stalks of oats, rye, or barley, or approved equal. The straw shall be free of prohibited weed seed and relatively free of all other noxious and undesirable seed. Mulch shall be applied at the rate of 2 tons per acre, (70 to 90 lbs per 1000 sq. ft.). Mulch shall be embedded by a mulch anchoring tool or disk type roller having flat serrated disks spaced not more than 10 inches apart and cleaning scrapers shall be provided

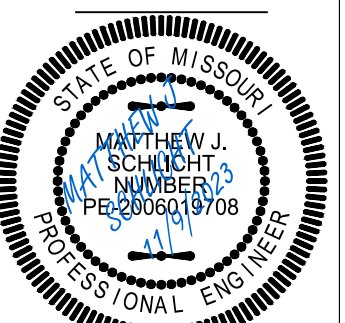


Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1685
 Surveying LS-218
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916 NEWTON
 Construction Plans For
 Kansas City, Jackson County, Missouri

Project: 916 NEWTON/KC/MO
 Issue Date: November 6, 2023

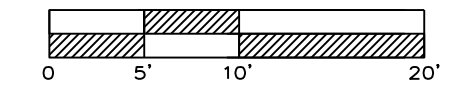
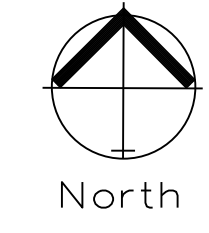
ESC Phase 3 Plan
 916 NEWTON
 Construction Plans For
 Kansas City, Jackson County, Missouri



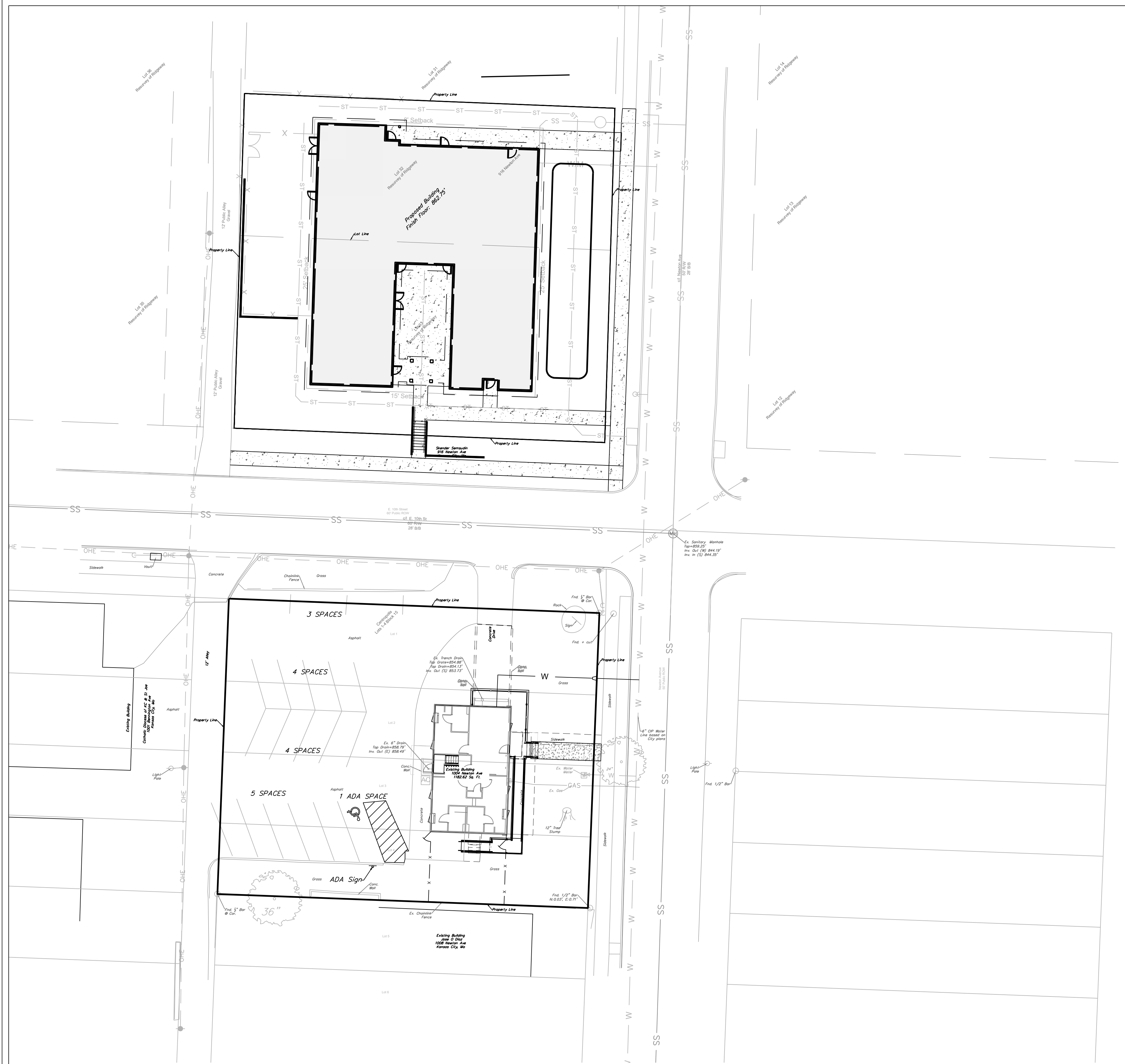
Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

REVISIONS

LEGAL DESCRIPTION
 Resurvey of Ridgeway Lots 32 & 33

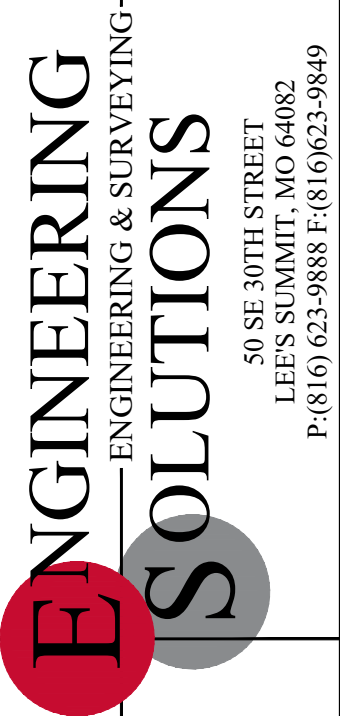


OVERALL SITE PLAN
 SCALE: 1" = 20'



88-420 - PARKING	Vehicle Spaces		Bike Spaces		Alternatives Proposed? (See 88-420-16)
	Required	Proposed	Required	Proposed	
Proposed Use(s) List All Proposed Uses	12	17	X	X	X
Total					

88-420 - ALTERNATIVE COMPLIANCE PARKING	Approved
Alternative Proposed (See 88-420-16-H) Describe Existing 16 Spaces and 1 ADA Space 1004 Newton Ave To Be Used for Parking	Yes

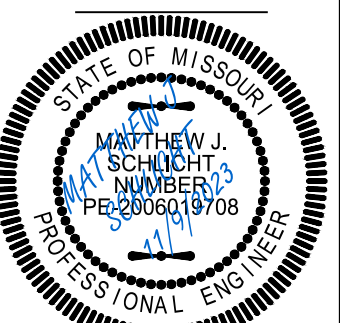


Professional Registration
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 Engineering E-1685
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Project: 916 NEWTON KCMO
 Issue Date: November 8, 2023

916 NEWTON
 Construction Plans For
 Kansas City, Jackson County, Missouri

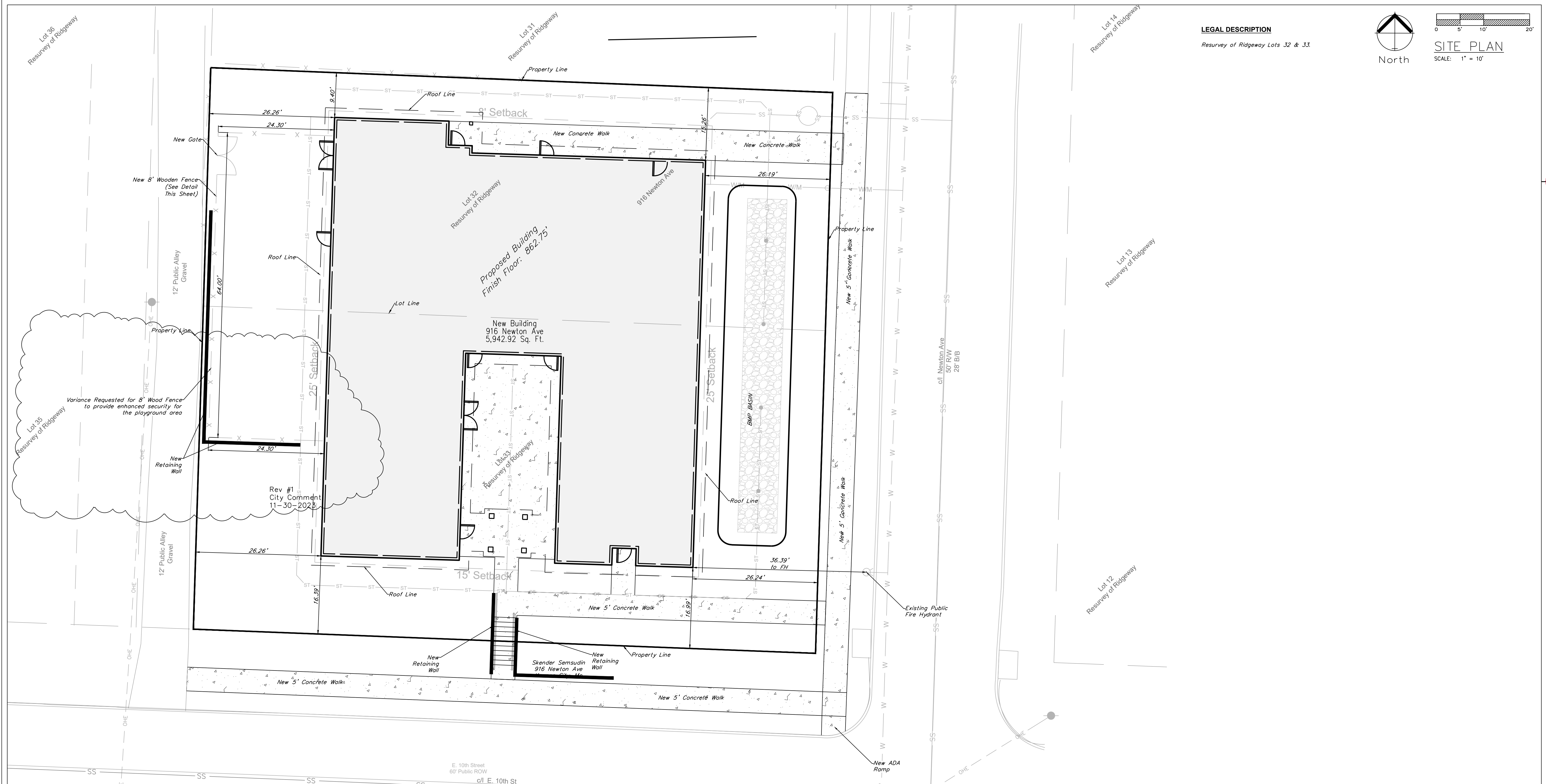
OVERALL SITE PLAN
 916 NEWTON
 Construction Plans For
 Kansas City, Jackson County, Missouri



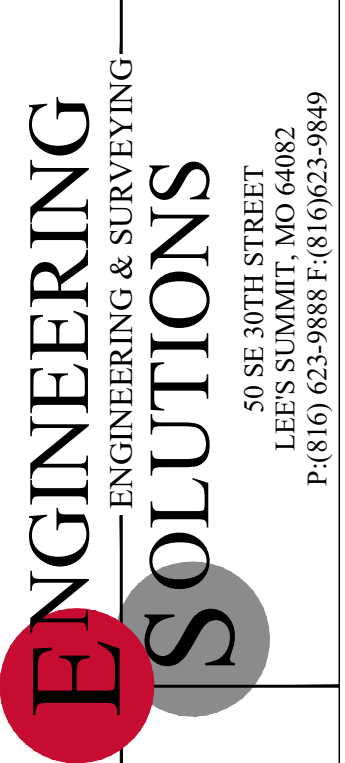
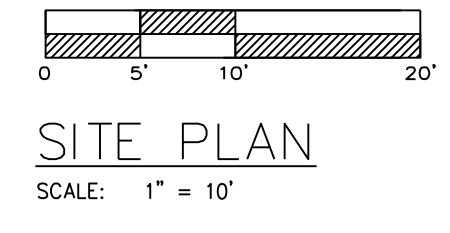
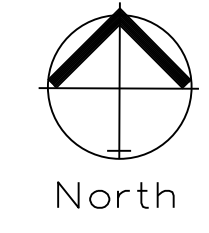
Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226
 NE PE E-143325

REVISIONS

No.	Description



LEGAL DESCRIPTION
Resurvey of Ridgeway Lots 32 & 33

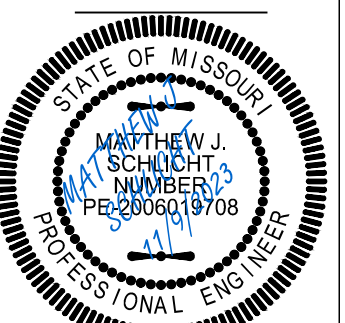


Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1685
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

Project: 916 NEWTON KCMO
Issue Date: November 9, 2023

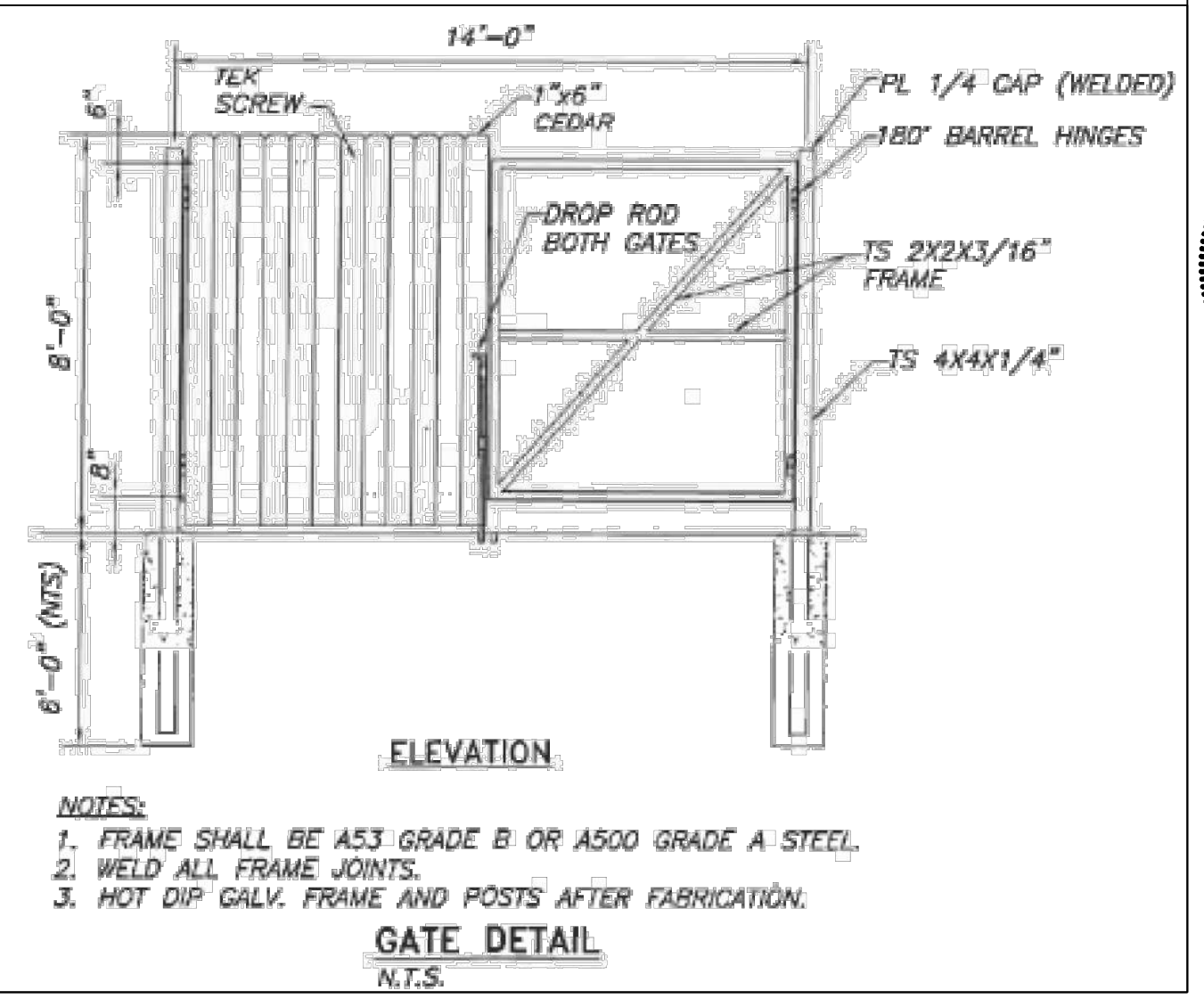
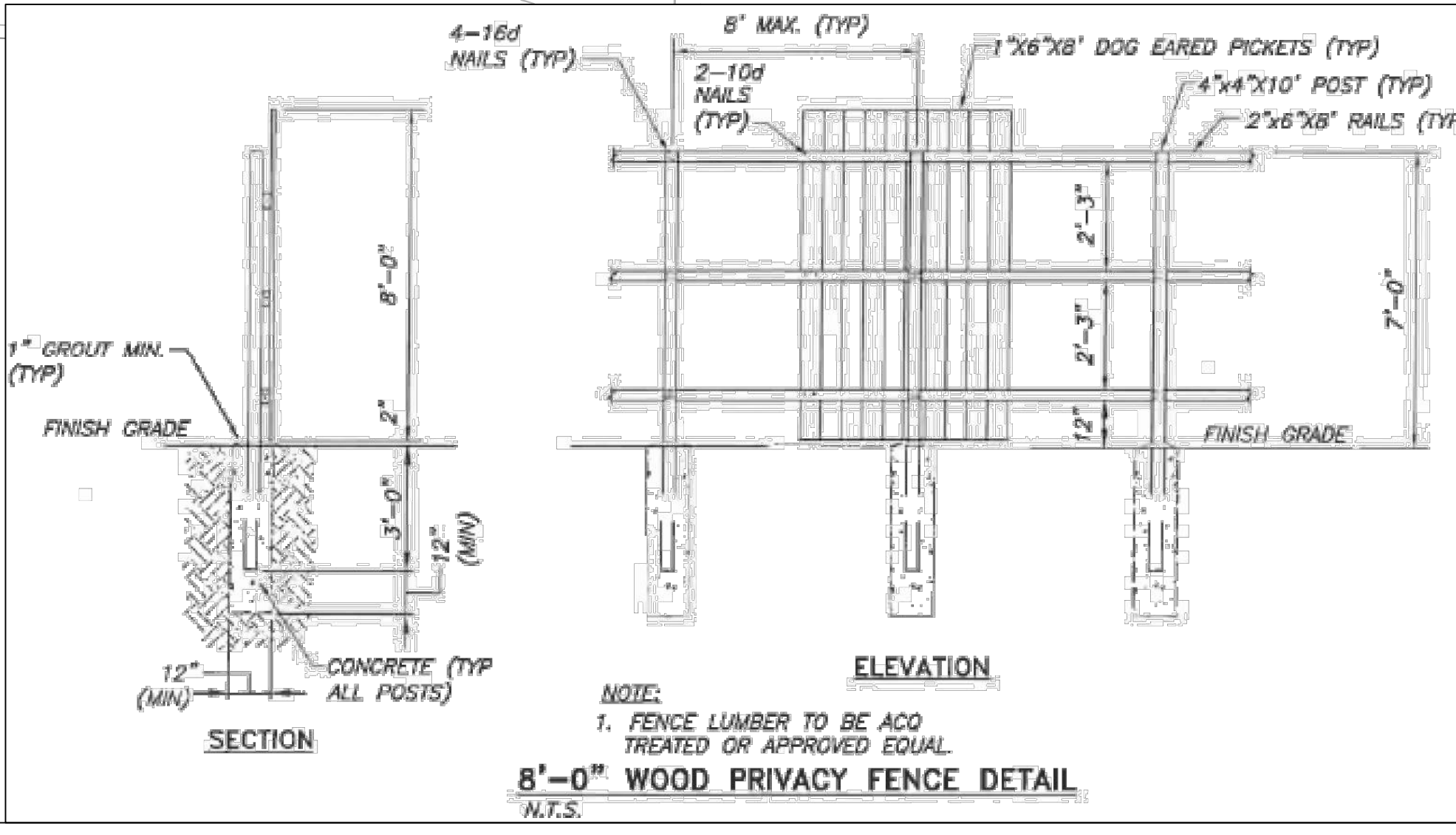
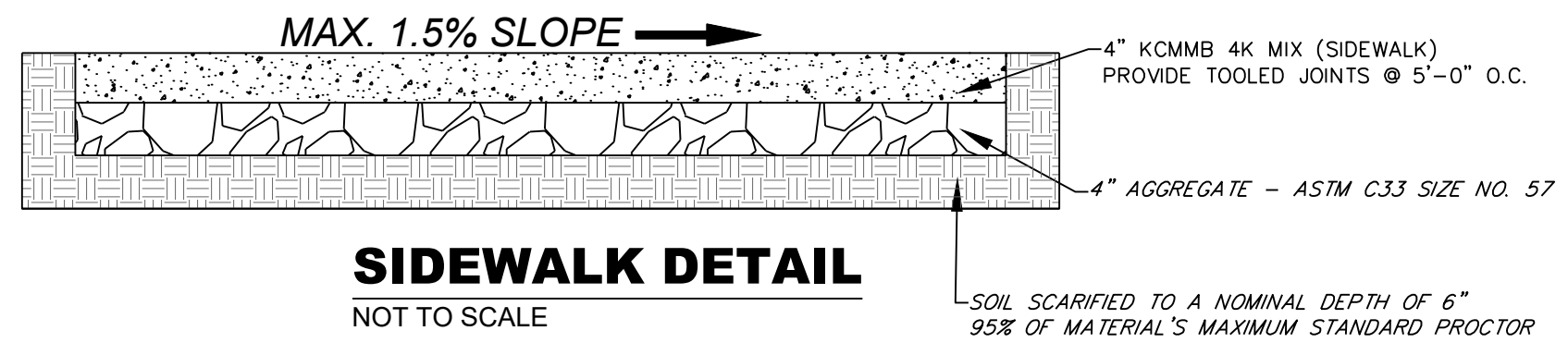
916 NEWTON
Construction Plans For
Kansas City, Jackson County, Missouri

SITE PLAN
916 NEWTON
Construction Plans For
Kansas City, Jackson County, Missouri

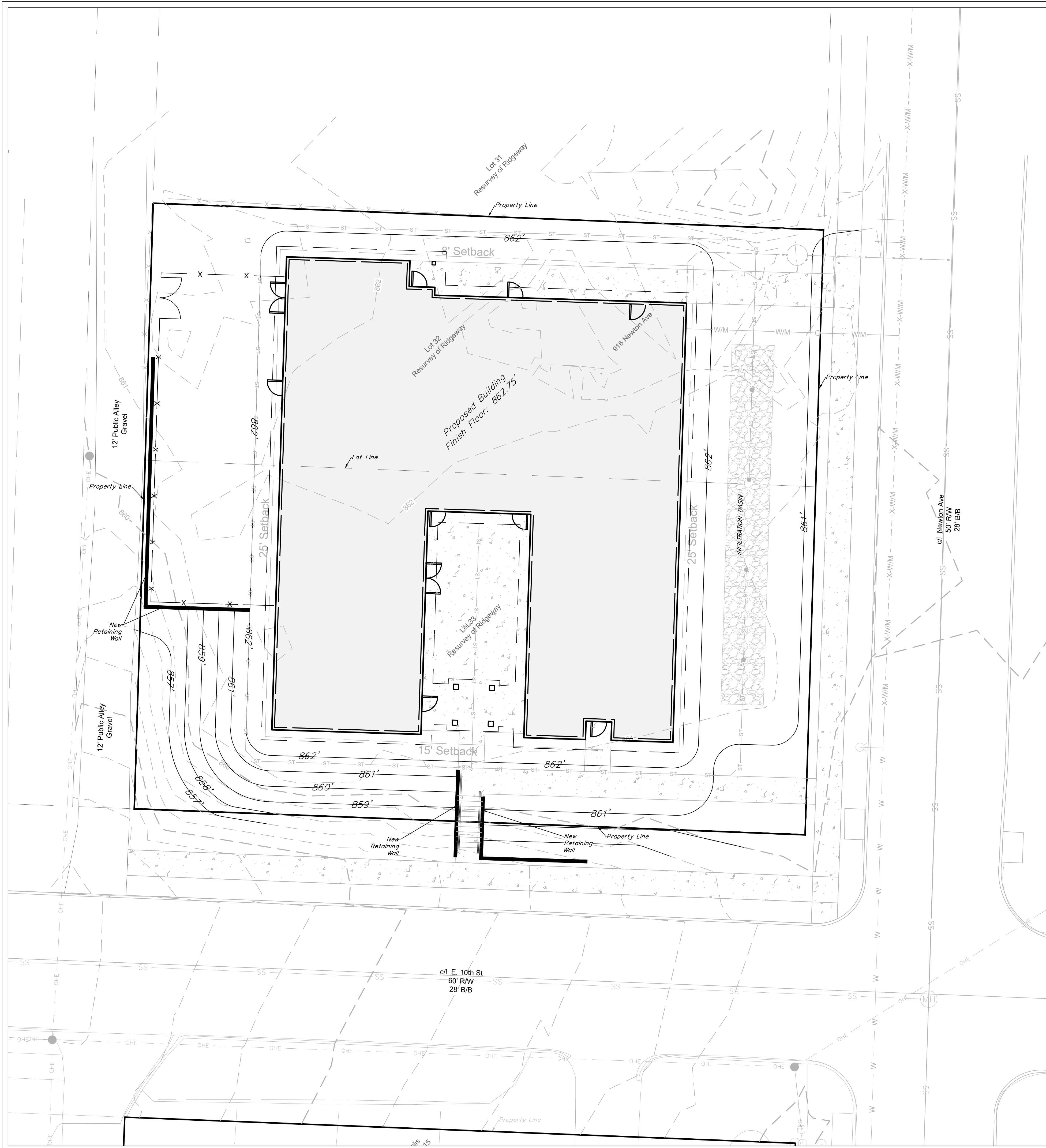


Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

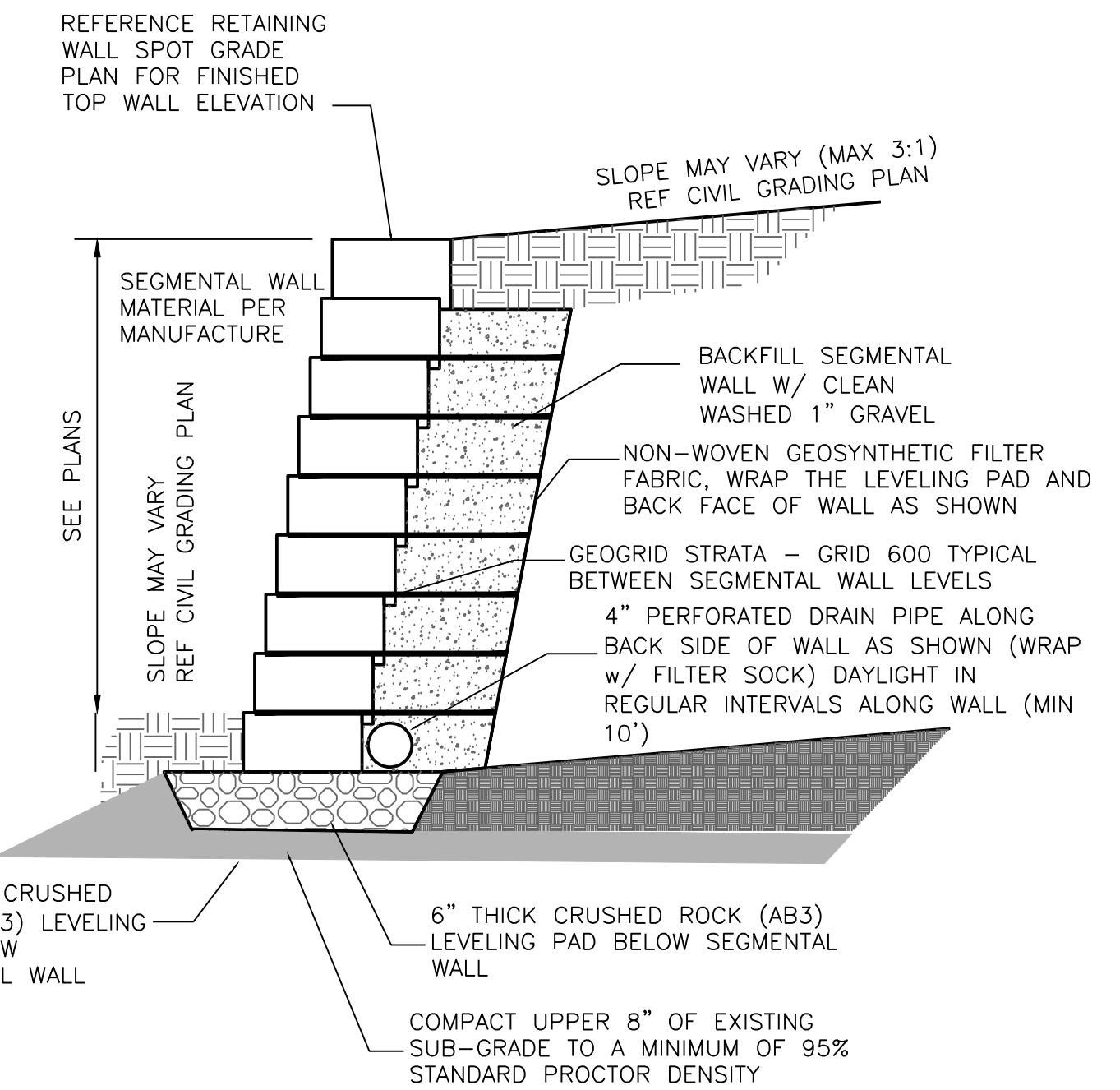
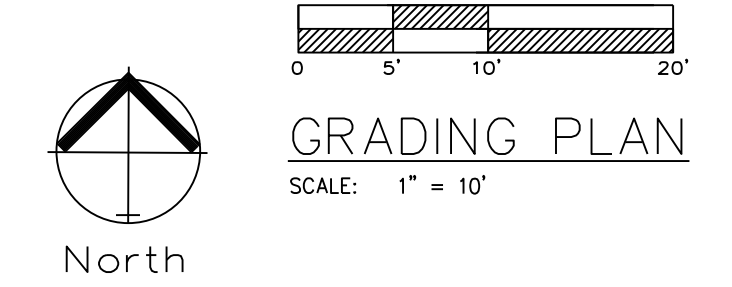
REVISIONS
Rev #1 11-30-2023



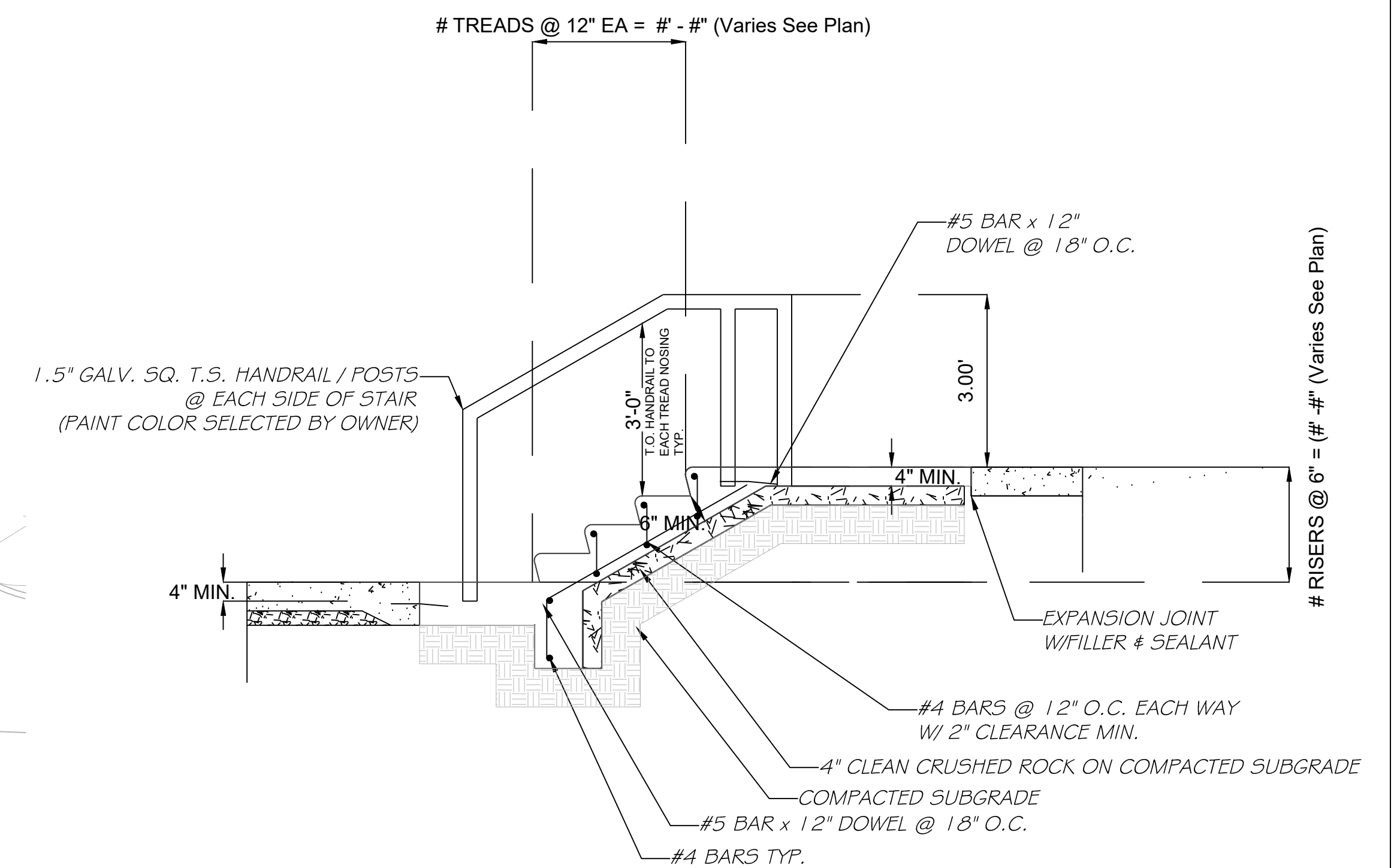
NOTES:
1. FRAME SHALL BE A53 GRADE B OR A500 GRADE A STEEL.
2. WELD ALL FRAME JOINTS.
3. HOT DIP GALV. FRAME AND POSTS AFTER FABRICATION.



LEGAL DESCRIPTION
 Resurvey of Ridgeway Lots 32 & 33.



SEGMENTAL WALL SECTION
 NOT TO SCALE

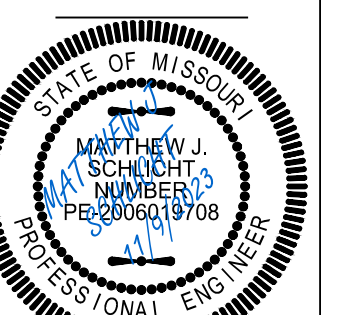


Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1685
 Surveying LS-218
 Oklahoma
 Engineering S254
 Nebraska
 Engineering CA2821

916 NEWTON
 Construction Plans For
 Kansas City, Jackson County, Missouri

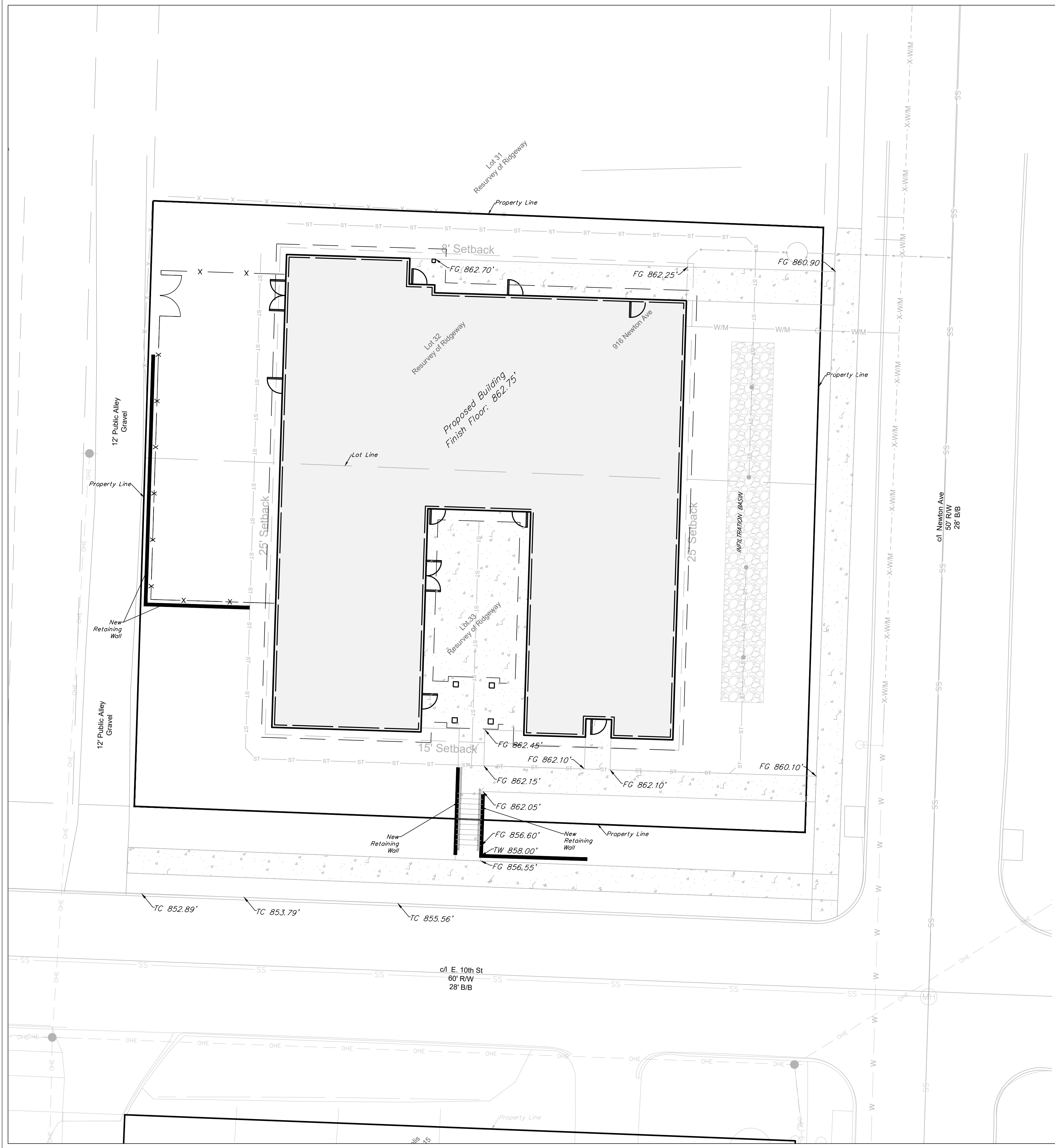
Project: 916 NEWTON KCMO
 Issue Date: November 6, 2023

Grade Plan
 916 NEWTON
 Construction Plans For
 Kansas City, Jackson County, Missouri

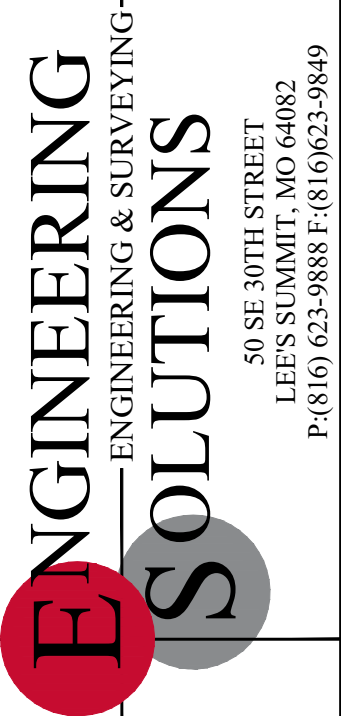
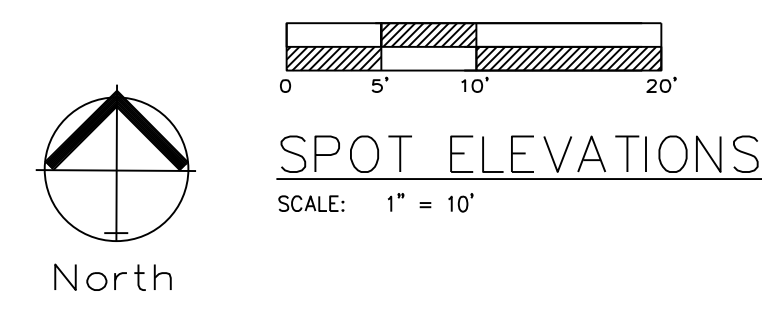


Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

REVISIONS
 Rev #1 11-30-2023



LEGAL DESCRIPTION
 Resurvey of Ridgeway Lots 32 & 33.

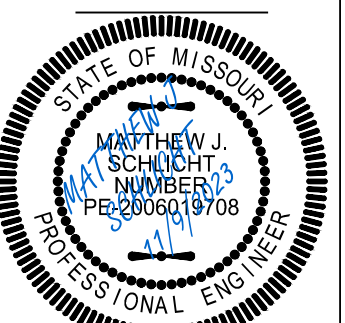


Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1685
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

916 NEWTON
 Construction Plans For
 Kansas City, Jackson County, Missouri

Project: 916 NEWTON KCMO
 Issue Date: November 8, 2023

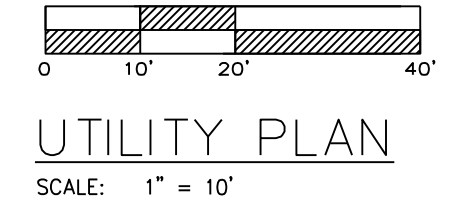
Spot Elevations
 916 NEWTON
 Construction Plans For
 Kansas City, Jackson County, Missouri



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

REVISIONS
 Rev #1 11-30-2023

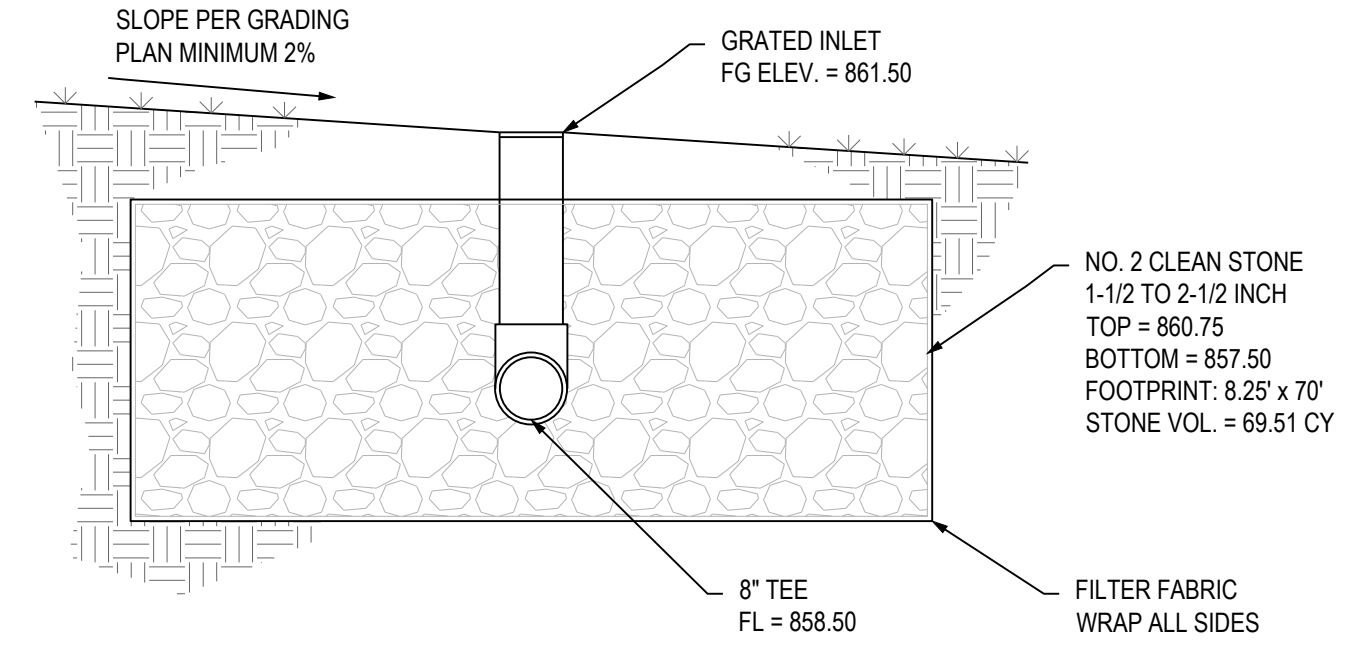
NO.	DATE	DESCRIPTION



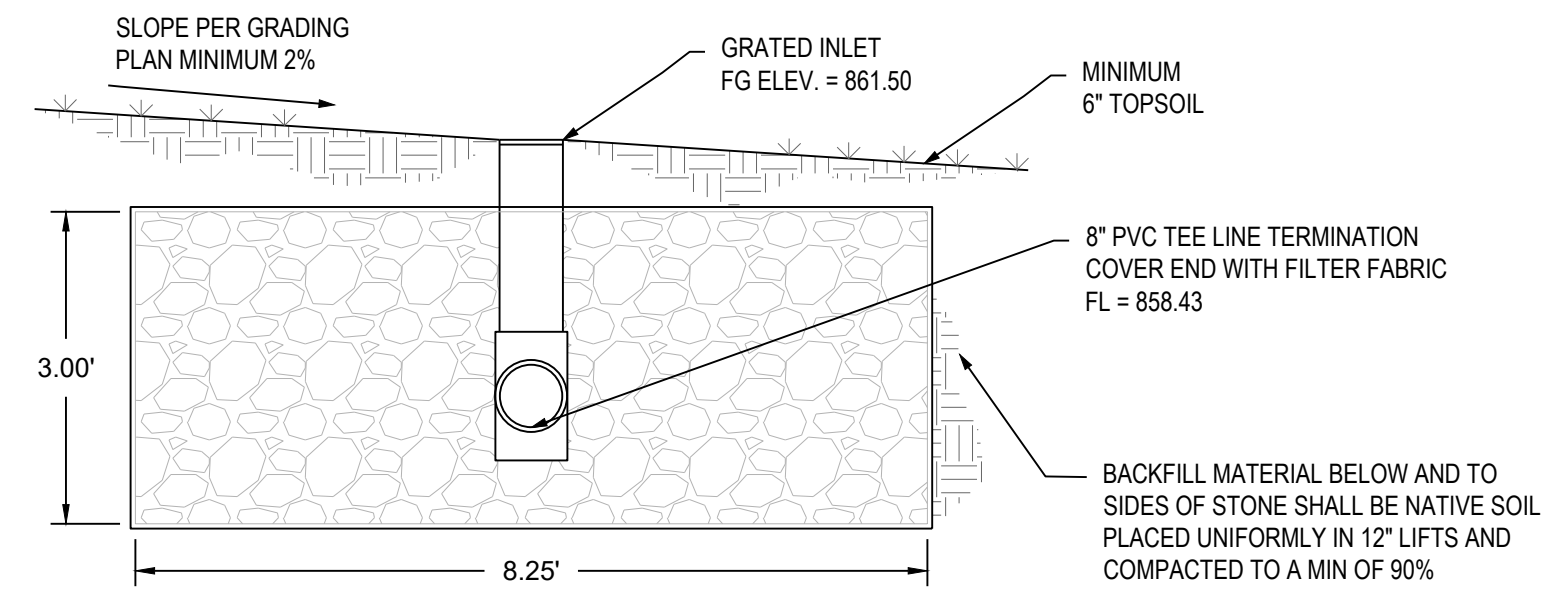
Fire Department Commentary
 -Fire Flow requirements shall meet Appendix B of the 2018 International Fire Code
 -Fire hydrants shall be installed and operable prior to the arrival of any combustible building material onto the site. (Existing hydrant is located at the southeast corner of the project site)
 -Fire hydrant distribution shall follow IFC-2018 Table C.102.1 Hydrant
 -Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection

Water Services Department Commentary
 -The developer shall ensure that the water and fire service lines should meet current Water Service Department Rules and Regulations.
 -The existing water service and meter shall be removed per Water Services Department Rules and Regulations
 -Branch service lines one-and-one-half inches and larger in diameter for domestic water service or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.

Rev #1
 City Comment
 11-30-2023

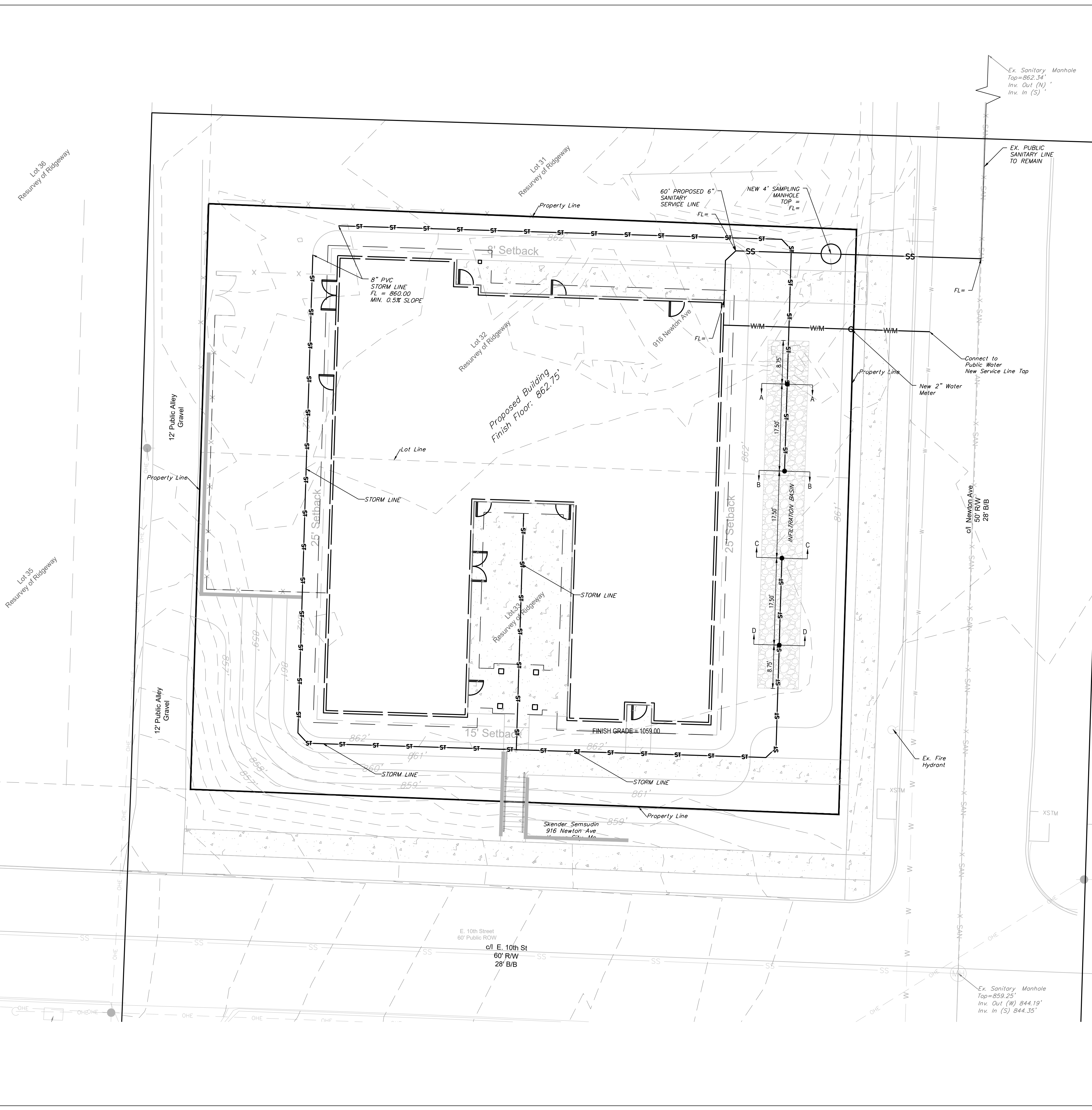


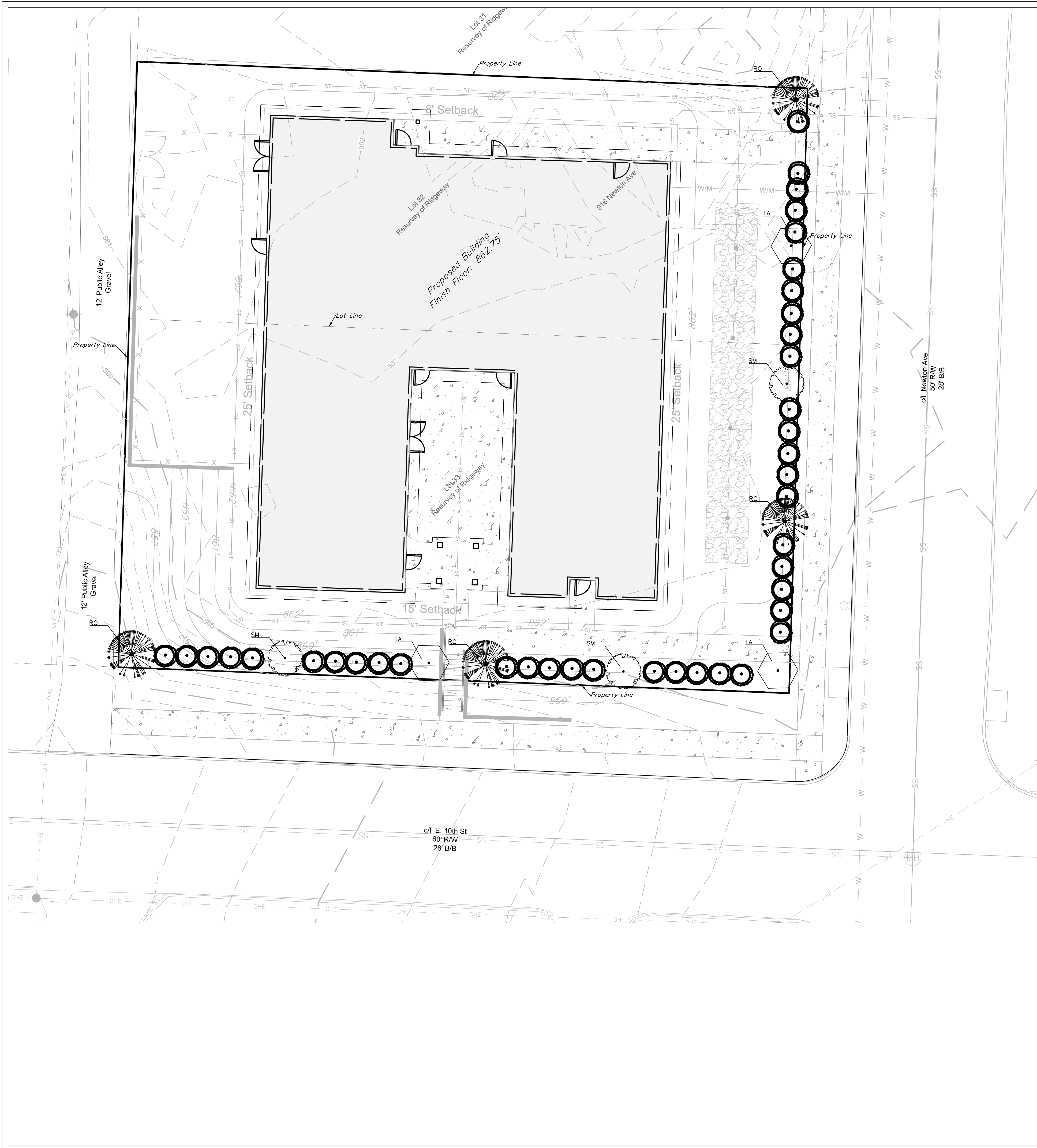
INFILTRATION BASIN SECTIONS A-A & D-D
 N.T.S.



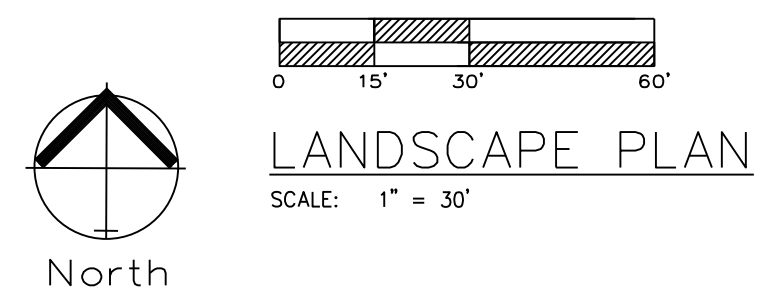
INFILTRATION BASIN SECTIONS B-B & C-C
 N.T.S.

- NOTES (INFILTRATION BASIN):**
- PIPE AND FITTINGS SHALL BE 8" PVC SDR-35 OR APPROVED EQUAL. LONGITUDINAL PIPING INSTALLED WITHIN INFILTRATION MEDIA FOOTPRINT SHALL BE PERFORATED. THE PIPE SHALL HAVE A MINIMUM OF 0.785 SQUARE INCHES OF PERFORATION PER FOOT OF PIPE. THE PERFORATIONS SHALL BE LOCATED ALONG THE FLOWLINE OF THE PIPE.
 - GEOTEXTILE SHALL BE "GEI WORKS 4 OUNCE" NON-WOVEN FILTER FABRIC DESIGNED FOR FILTRATION, STABILIZATION AND SEPARATION WRAPPED CONTINUOUSLY ALONG THE SIDEWALLS, TOP AND BOTTOM OF THE PREPARED AREA.
 - WATER FLOW = 120 GPM/SF
 - GRAB STRENGTH (MIN) = 400 N
 - PUNCTURE STRENGTH (MIN) = 178 N
 - TRAPEZOIDAL TEAR (MIN) = 133 N
 - ELONGATION (MIN) = 15%





LEGAL DESCRIPTION
 Resurvey of Ridgeway Lots 32 & 33.



LANDSCAPE REQUIREMENTS
 PER 88-425 OF THE CITY OF KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE
 STREET TREES (88-425-03)

A. At least one street tree is required for each 30 feet of street frontage

LOCATION	REQUIREMENT	PROVIDED
E 10th Street	140 Feet	5 Trees Required 5 Trees
Newton Avenue	133 Feet	5 Trees Required 5 Trees

88-425-05 Perimeter Landscaping of Vehicular Use Areas

B. 1 Tree per 30 feet of parking and a continuous 3' high screening

Street trees are used to meet the tree requirement and a solid line of evergreen shrubs will provide the 3' high screening (Requirement Met)

PER 88-4 25-08 OF THE CITY OF KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE
 SCREENING OF ALL UTILITY AND MECHANICAL EQUIPMENT WILL MEET THIS CODE SECTION

LANDSCAPING WILL MEETING ALL REQUIRED SECTIONS OF THE CITY OF KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE SECTIONS 88-425-LANDSCAPING AND SCREENING

Rev #1
 City Comment 11-30-2023

PLANTING GUIDE

SYMBOL	QUANT.	KEY	NAME	SIZE
	3	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3" CAL
	--	NS	NORWAY SPRUCE PICEA OBIES	6' HT.
	--	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3" CAL
	40	JCH	HOLBERT CHINESE JUNIPER JUNIPERUS CHINENSIS 'HOLBERT'	#3 POT
	--	EBW	DWARF ENGLISH BOXWOOD BUXUS SEMPERVIRENS "SUFFRUTICOSA"	#3 POT
	3	SM	CADDO SUGAR MAPLE ACER SACCHARUM 'AUTUMN SPLENDOR'	3" CAL
	4	RO	RED OAK QUERCUS RUBRA	3" CAL
	--	VD	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN VIBURNUM	
	--	PO	PHYSOCARPUS OPULIFOLIS 'DIABLO' DIABLO NINEBARK	

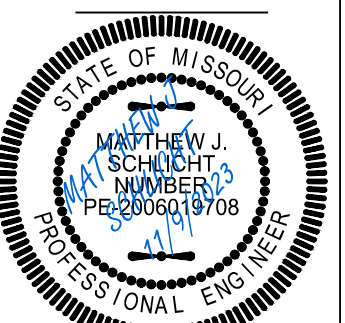
ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 50 SE 30TH STREET
 LEE'S SUMMIT, MO 64082
 P: (816) 623-9888 F: (816) 623-9849

Professional Registration
 Missouri
 Engineering 2005002186-D
 Surveying 2005008319-D
 Kansas
 Engineering E-1685
 Surveying LS-218
 Oklahoma
 Engineering 6254
 Nebraska
 Engineering CA2821

Project: 916 NEWTON KCMO
 Issue Date: November 6, 2023

916 NEWTON
 Construction Plans For
 Kansas City, Jackson County, Missouri

Landscape Plan
 916 NEWTON
 Construction Plans For
 Kansas City, Jackson County, Missouri



Matthew J. Schlicht
 MO PE 2006019708
 KS PE 19071
 OK PE 25226
 NE PE E-14335

REVISIONS
 Rev #1 11-30-2023



MDC Architecture, Inc.
Studio B

9701 Russell Street
Overland Park, Kansas 66212
913-341-5053



Sheffield Place North
916 Newton Avenue
Kansas City, Missouri 64126



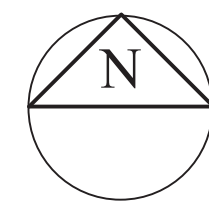
November 13, 2023

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Floor Plan

No.	Date	Revision
Commission No:		2023-017
Date:	November 13, 2023	
Drawn By:	Jackie Lemanczyk	
Chkd By:	MDC	
Sheet		

Special Use Permit Application
(Not For Construction)



Floor Plan

Scale: 3/16" = 1'-0"



South Elevation



MDC Architecture, Inc.
Studio B

9701 Russell Street
Overland Park, Kansas 66212
913-341-5053



Sheffield Place North
916 Newton Avenue
Kansas City, Missouri 64126



November 13, 2023

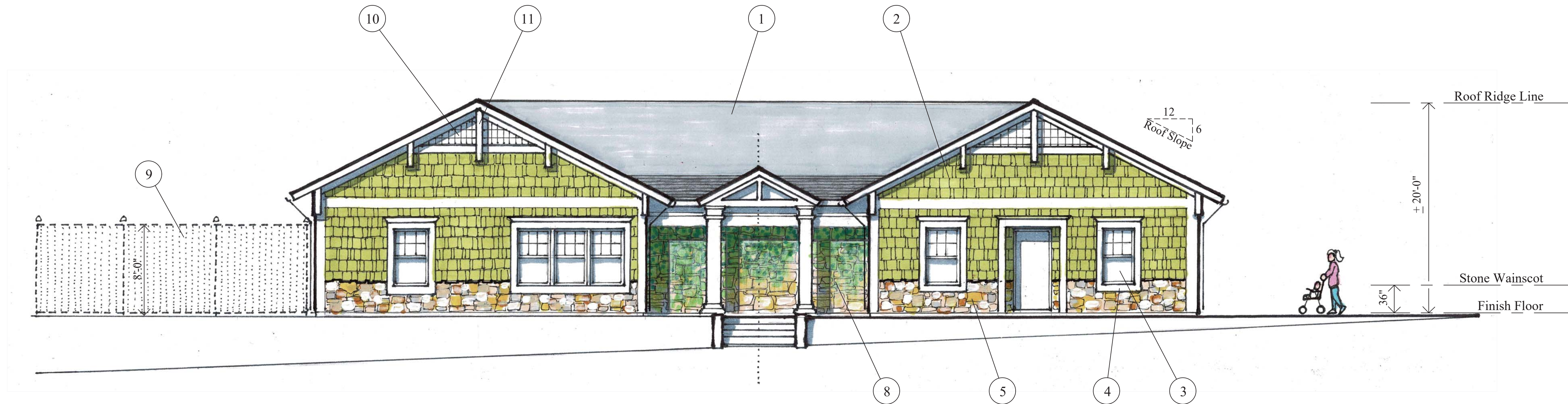
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Exterior Elevations

No.	Date	Revision

No. Date Revision
Commission No: 2023-017
Date: November 13, 2023
Drawn By: Jackie Lemanczyk
Chkd By: MDC
Sheet

A-2

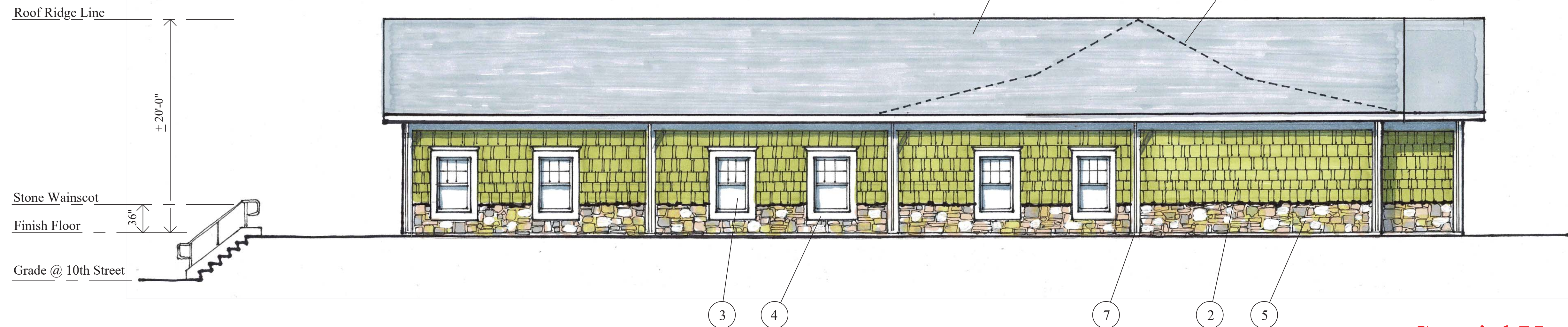


South Elevation

Scale: 3/16" = 1'-0"

Material Legend

- ① (50) Year Timberline HDZ Roof Shingle System, Color Yet To Be Determined
- ② James Hardie, Shingle Style "Staggered" Edge Pattern With Paint Finish
- ③ Thermal Insulated Windows, Typical
- ④ James Hardie Trim @ Windows & Doors
- ⑤ Manufactured "Stone" Veneer Wainscot, Pattern Yet To Be Determined
- ⑥ Indicates Roof Line Beyond Between West & East Wings, Reference Site Plan / Roof Plan
- ⑦ Downspouts Tied To PVC Boots And Continued To Storm System
- ⑧ 8'-0" High "Privacy" Stone Veneered Wall Beyond Covered With English Ivy To Create A "Green Wall"
- ⑨ 8'-0" High "Privacy" Fence @ Children's Play Garden
- ⑩ Architectural Trim Work, Not A Roof Vent
- ⑪ Architectural Wood Bracket(s)
- ⑫ Glass Block @ (2) Kitchen Windows, Only
- ⑬ Standard Trim @ Utility Doors, Typical



East Elevation

Scale: 3/16" = 1'-0"

Special Use Permit Application
(Not For Construction)



MDC Architecture, Inc.
 Studio B

9701 Russell Street
 Overland Park, Kansas 66212
 913-341-5053



Sheffield Place North
 916 Newton Avenue
 Kansas City, Missouri 64126



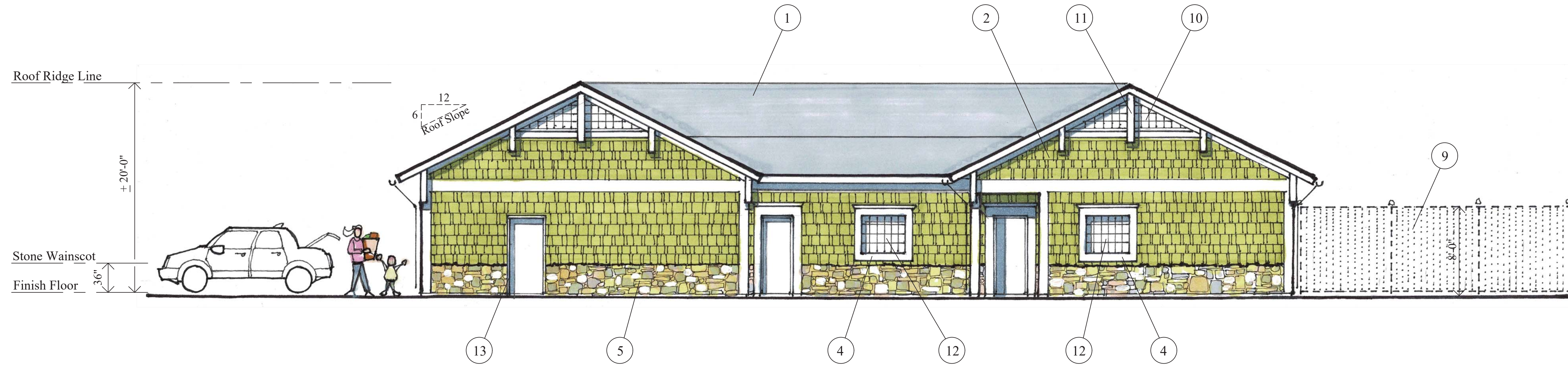
November 13, 2023

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Exterior Elevations

No.	Date	Revision

No. Date Revision
 Commission No: 2023-017
 Date: November 13, 2023
 Drawn By: Jackie Lemanczyk
 Chkd By: MDC
 Sheet

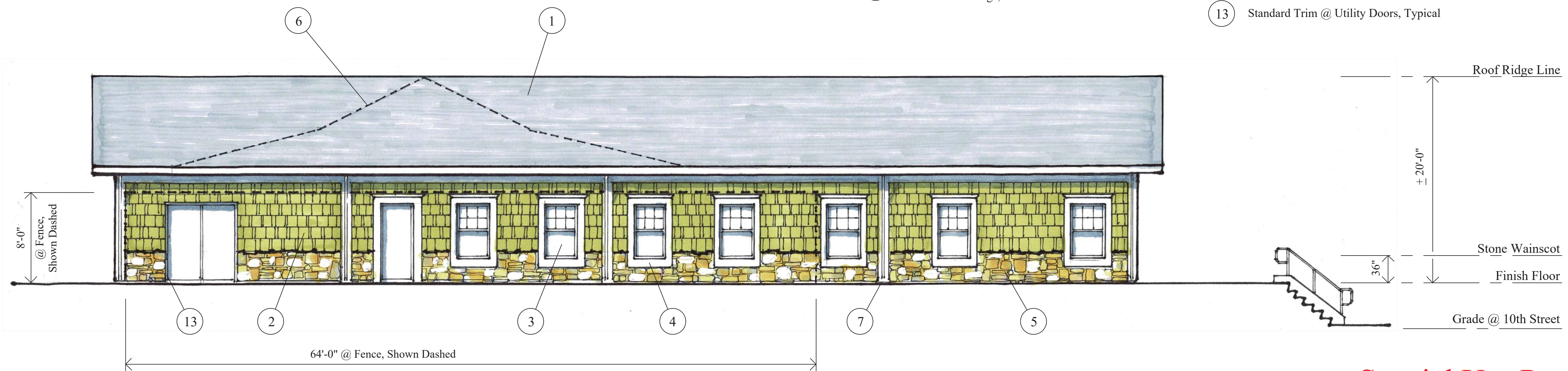


North Elevation

Scale: 3/16" = 1'-0"

Material Legend

- | | |
|---|---|
| 1 (50) Year Timberline HDZ Roof Shingle System, Color Yet To Be Determined | 7 Downspouts Tied To PVC Boots And Continued To Storm System |
| 2 James Hardie, Shingle Style "Staggered" Edge Pattern With Paint Finish | 8 8'-0" High "Privacy" Stone Veneered Wall Beyond Covered With English Ivy To Create A "Green Wall" |
| 3 Thermal Insulated Windows, Typical | 9 8'-0" High "Privacy" Fence @ Children's Play Garden |
| 4 James Hardie Trim @ Windows & Doors | 10 Architectural Trim Work, Not A Roof Vent |
| 5 Manufactured "Stone" Veneer Wainscot, Pattern Yet To Be Determined | 11 Architectural Wood Bracket(s) |
| 6 Indicates Roof Line Beyond Between West & East Wings, Reference Site Plan / Roof Plan | 12 Glass Block @ (2) Kitchen Windows, Only |
| | 13 Standard Trim @ Utility Doors, Typical |



West Elevation

Scale: 3/16" = 1'-0"

Special Use Permit Application
 (Not For Construction)







Sheffield Place has previously developed a site at 1004 Newton Ave for the purpose of residential housing. The site has an onsite parking facility that has 16 Standard Parking and 1 ADA Accessibility, with a requirement of 12 parking spaces, which provides 5 excess parking spaces.

Sheffield Place is currently developing a site at 916 Newton Ave for the purpose of residential housing. The existing 1004 Newton Ave is located directly adjacent to the proposed 916 Newton Ave site and Sheffield Place, by virtue of this letter agreement, is granting access and use of two (2) of the excess parking spaces to meet the parking requirements for 916 Newton Ave.

C.100 has been provided as a representation of the location of both sites.

This agreement shall remain in effect as long as the 916 Newton Ave is being utilized as a residential housing development.

Executed by

Sheffield Place
6604 E 12th Street
Kansas City, MO 64126

Public Meeting Notice

Please join Sheffield Place

for a meeting about 916 Newton - Sheffield Place

case number CD-CPC-2023-00172 & CD-SUP-2023-00050

proposed for the following address: 916 Newton Ave

Kansas City, MO 64126

Meeting Date: December 11, 2023

Meeting Time: 7:00-8:00 PM

Meeting Location: Northeast Branch KCMO Library
6000 Wilson Rd KC MO 64123

Project Description:

New 5 unit Residential Housing Facility

Rezoning from R-2.5 to R-1.5 & Special use Permit

If you have any questions, please contact:

Name: **Matt Schlicht/Engineering Solutions**

Phone: **816-623-9888 Ext. 0#**

Email: **esinfo@es-kc.com**

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,

Matt

Public Comment Meeting – 916 Newton

12/11/2023

Northeast Branch – Kansas City Public Library

7:00 p.m.

Mark Morales, Sheffield Neighborhood Association President, opened the meeting and welcomed attendees. He noted that homelessness is an issue in the neighborhood and congratulated Sheffield Place on its work to address homelessness among mothers and their children. He shared the work that he has done with Sheffield Place regarding the attempt to acquire property on 12th Street just west of Bennington and his role in connecting the owner of the 916 Newton property with Sheffield Place.

Kelly Welch, Sheffield Place CEO/President, provided background on the project and noted that the agency continues to expand to serve a larger portion of the growing need for services. This project at 916 Newton will add 5 additional living units in addition to office and classroom space. The new building will allow the agency to serve 20% more clients with residential services than is possible with the 24 units the agency currently operates. The project will also provide space to strengthen and expand the community-based aftercare/outpatient program.

The architect drawings were reviewed by Matt Connelly, who explained that the building will face 10th Street, will include hotel-like suites with a common kitchen and living area, a courtyard, a fenced play area for the children, and classroom and office space.

One attendee asked about plans for safety in case of tornados. Ms. Welch responded that they can go to the basement of SEVI House, also owned by Sheffield Place, just across the street. The same attendee shared that she views Sheffield Place as a good community partner and has excellent statistics for its services.

Another attendee indicated that he felt that the new building would be “a breath of fresh” air for the neighborhood, a big improvement over what is on the property now. He described the project as “fantastic.”

Sheffield Neighborhood President Morales noted that he likes the coordination of the design with the architectural style of the neighborhood. He also shared that the property sale will be finalized once the zoning change has been approved by the city. He noted that Sheffield Place has a strong working relationship with the church.

An attendee asked about parking and was informed that ample street parking is available.

Another attendee noted that the building does not seem big and indicated that Sheffield Place does an excellent job with landscaping.

There being no further comment, the meeting adjourned at 7:50 p.m.

Public Meeting - Rezoning & Special Use Permit for 916 Newton Ave.

CD-CPC-2023-00172

Monday, December 11

7:00 pm

Kansas City Public Library – Room B

6000 Wilson Rd.

Kansas City Missouri, 64123

Agenda

1. Welcome – Mark Morales
2. Sheffield Neighborhood Association – Mark Morales
3. Sheffield Place – Kelly Welch
 - Services
 - Growth Campaign
4. Rezoning & Special Use Permit – Matthew Connolly
 - 916 Newton
5. Questions

Thank you for attending



Blue Valley Industrial Association

President: Mike Brown, Clay & Bailey
1st VP: Eric Krikke, Vander Haag's
2nd VP: Ross Fogel, American Trailer & Storage
3rd VP: Lisa McIntire, First Citizens Bank
Treasurer: Boyd Nolen, Pro Circuit, Inc

August 25, 2023

City Planning Commission
City Hall, 414 East 12th Street
Kansas City, Missouri 64106

2022-2023 Board of Directors:
PO Jason Cooley, KCMO Police Department
Erika Cundiff, KC Structural Steel
Daren Froeschle, Warehouse1
Shawn Lauby, KC Terminal Railway
Molly Loehr, Custom Truck One Source
Kevin Martin, Harvesters
Dave Nicholson, Musselman & Hall
Myra Stewart, Moly-Cop USA
Rebecca Stowe, Design Supply
Andrew Tate, Kansas City Realty Services

The Blue Valley Industrial Association (BVIA) partners with the Kansas City Industrial Council (KCIC) to advocate for businesses located in the Blue Valley Industrial area of Kansas City, Missouri. The Blue Valley area has a rich industrial history dating back to the early 1900's. Currently KCIC represents more than 80 businesses representing over 80,000 employees.

I am writing in support of Sheffield Place, a member located within the BVIA. Sheffield Place serves families with intensive mental health and addiction recovery services, case management, and transitional and permanent housing. I am writing to support their application for rezoning to create more transitional living space for homeless mothers and their children.

Sheffield Place has been expanding services and increasing the number of families served since 2011, but unfortunately the need is getting greater. These recent expansions have increased capacity by 33%.

Sheffield Place is in the process of acquiring property at 916 Newton. They plan to build a facility that includes 5 living units, 3 offices, and space for services including groups. Families who live at the new site will receive services onsite and at the main facility. Sheffield Place will serve 20% more homeless mothers and their children upon completion of the project. With an investment from the community, more families will be provided with the opportunity to heal from the trauma in their lives and gain the skills needed to become and remain self-sufficient members of the community.

In addition to increasing services to high need homeless families and providing safe housing, the new building will help improve the neighborhood.

BVIA strongly supports Sheffield Place's application for rezoning and growth plan to serve more families in need. Thank you for your consideration.

Sincerely,

Boyd Nolen
BVIA Treasurer



Our Lady of Peace Church

1029 Bennington Ave, Kansas City, MO 64126

(816) 231-0953

www.ourladyofpeacekc.org

August 31, 2023

Dear Members of the City Plan Commission & Members of the City Council,

Our Lady of Peace Church and Sheffield Place are a block apart in the Sheffield Neighborhood of Kansas City. We both have a vested interest in the community and a love for the neighborhood. By working together, we hope to improve our neighborhood making it safer and more vibrant.

We fully support Sheffield Place's application to build a facility on 916 Newton that will house 5 families, 3 offices, and a group space. I believe that by working collaboratively we are both stronger.

Thank you for your consideration!

Fr. Andres Moreno

Pastor

Police

KC/MO

Stacey Graves
Chief of Police

Headquarters Building

1125 Locust
Kansas City, Missouri 64106
www.kcpd.org

Office (816) 234-5000

9/1/2023

Dear City Plan Commission:

Founded in 1991, Sheffield Place serves families with intensive mental health and addiction recovery services, case management, and transitional and permanent housing. The agency also provides ongoing community-based supportive services to families who have transitioned to housing in the community without cost or a time limit. Additionally, Sheffield Place helps strengthen neighborhoods through community redevelopment. Sheffield Place has acquired and renovated houses in the neighborhoods to provide permanent housing for families who have completed the residential program.

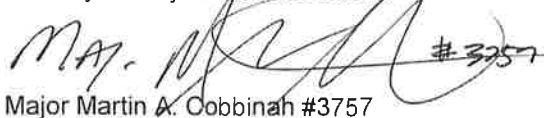
Since 2010, Sheffield Place has dramatically expanded the number of clients served and the scope of their services. In 2022, the agency served 143 families as compared to just 20 families in 2010. The overwhelming need for services in the region sparked the agency's commitment to growth.

Sheffield Place is in the process of acquiring property at 916 Newton. They plan to build a facility that includes 5 living units, 3 offices, and space for services including groups. Families who live at the new site will receive services onsite and at the main facility. Sheffield Place will serve 20% more homeless mothers and their children upon completion of the project. With an investment from the community, more families will be provided the opportunity to heal from the trauma in their lives and gain the skills needed to become and remain self-sufficient members of the community.

I am writing to whole-heartedly endorse and support their application for a special use permit to create more transitional living space for homeless mothers and their children. In addition to increasing services to high need homeless families and providing safe housing, the new building will help improve the neighborhood.

Sheffield Place is committed to the northeast area. By developing property, renovating houses, and providing services in a neighborhood struggling with high rates of poverty, crime, blight, vacant houses, and drug activity, Sheffield Place is helping strengthen the area. Their buildings and houses are secure, well lighted, and well maintained. The facility has numerous cameras in and around the building which not only act as a deterrent but have also helped the Kansas City Missouri Police Department with neighborhood crime. The program addresses crime because Sheffield Place clients are in treatment and are clean and sober; they are not out committing crimes. The program also helps families break generational cycles of criminal behavior, addiction, homelessness, and poverty.

Thank you for your consideration.

 #3757

Major Martin A. Cobbinah #3757

Sheffield Neighborhood Association (SNA)

On behalf of the Executive Board of the SNA we are in full support of Sheffield Place purchasing the vacant lot with adjoining building at 916 Newton Avenue. We are looking forward to the proposed development at this location as they continue with their mission of empowering homeless Mothers and their children to self-sufficiency.

We support any potential zoning changes and look forward to the transformation at this intersection! The vacant lot at 916 Newton Avenue once housed apartments and across the street was a thriving Church which is now the SNA orchard. At the other locations was once a corner grocery store which is a vacant lot and Sheffield Place has an established working relationship with Our Lady of Peace Church and purchased the convent which is across the street. This intersection has much momentum with all community-based partners working together to improve the quality of life for all!

Sincerely in Service,

Mark Morales

SNA President
Sheffield Place- Advisory Board