

Kenneth W. Spare
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KC, MO 64110

December 5, 2022

Neighborhood Planning and Development Committee

City Hall 414 E. 12th Street
Kansas City, MO 64106

RE: CD-CPC-2022-00114 ordinance 220936

Dear Chairman Barnes:

I am again writing to voice my neighborhood (Rockhill Crest) and my personal opposition to the up-zoning request for 5220 Troost.

Please deny this request for zoning change.

In December of 2020, Foutch Brothers and Sana Lake requested rezoning of the O'Hara High school in Hickman mills to R-80 to:

CD-CPC-2020-00184

HTC project - adaptive reuse of vacant school to recovery center with +/- 80 on-site patients and +/- 140 staff members. Classrooms will become single, double, and three bed extended stay rooms for clients. Cafeteria, Auditorium, Gymnasium, Chapel, and support spaces will remain in existing configuration - all will be updated/refreshed and reused by recovery center for counseling, recreation, and dining.

Under intense opposition from the neighborhoods, that request was denied.

FAST Forward: June 2022, Foutch Brothers requested rezoning of 5220 Troost from R1-5 to B1-5 WITHOUT a plan. Before that was even heard St. Francis staff observed Sana Lake staff going through the property in question drawing plans on what they would alter.

Throughout the Citizens Planning Commission hearing process Steve Foutch denied that they had a plan or an agreement with anyone or with Sana Lake. NOTE when they openly proposed for O'Hara to be zoned for Sana Lake rehab center, it was denied. This time Foutch went for the zoning without a plan. The City Planning Commission approved, and sent it on to the Neighborhood Planning and Development Committee.

After ordinance 220936 was continued until Dec. 7, at 4:00 p.m. many of us representing the neighborhood, UMKC, Rockhurst, South Town council, and 4963 met with Paul Melnuk, CEO and principal owner of Sana Lake, and Lisa St. Aubyn also with Sana Lake. They did their best to show us what a great program they have. We had a lot a extensive discussion of our concerns that this project was not a good fit. For our neighborhood. As they presented what they and Foutch plan for 5220 Troost the following facts were stated.

1. Plan is for 65 bed Detox and residential rehab center and approx. 120 staff
2. Perimeter fully fenced with 5-6 foot wrought iron fence and all doors fitted with centrally controlled magnetic locks
3. Clients will be those with insurance or self pay and a few scholarship.
4. Sana Lake has only been in business 3 years.

While our society is in need of drug rehab centers, **OUR Neighborhood is NOT.**

We believe that this area between two university campuses, a church and a day care within 150 feet is not appropriate for a 65 bed detox and residential treatment facility for many of the same reasons O'Hara was determined not acceptable. Their only other residential facility is in a very rural area near Ditmar Missouri. They have had no experience or success in placing a large detox and residential facility in a neighborhood like ours.

Attached: Sana Lake discussion.pdf

They will tell that this is the only viable economic use of this building. That is a LONG way from the truth. The fact is that the operator owners have not reached out to the neighborhoods and institutions around them to seek a viable use. Before the building was renovated and Neighborhood Needs assessment was done. I provided a copy of that to CPC but it is not included in compass KC. Not all of the opposition letters are included, and the ordinance fact sheet incorrectly says there is no opposition.

Attached: Community Vision Needs Assessment.pdf

Had this been transparently and honestly brought to CPS with the truth that in fact there was a plan. (as it was in 2020) It likely would have been denied by Citizens Planning Commission as it was in 2020. The clear intention was to avoid public input and honest discussion. Clearly this subterfuge is to avoid asking for zoning with a plan that would then be subject to evaluation on its merits and actual needs for parking, set backs and all other code requirements.

Our KCMO Municipal Zoning code states:
B1, NEIGHBORHOOD BUSINESS 1

The primary purpose of the B1, Neighborhood Business 1 district is to accommodate small-scale retail and service uses that serve the day-to-day convenience needs of nearby residents. B1 zoning is primarily intended to be applied in compact nodes at intersections or in a cohesive linear fashion along relatively narrow streets that have slow traffic speeds and volumes (compared to multi-lane, major streets).

We implore you to consider that this is not a use that is "small-scale" and does not serve the day to day convenience needs of residents.

Please deny this request for zoning change.

Sincerely

Kenneth W. Spare

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