



CITY PLAN COMMISSION STAFF REPORT

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

March 19, 2024

Project Name

Raphael Hotel

Docket # 3.1,3.2, 3.3**Request**

3.1 CD-CPC-2024-00014
Area Plan Amendment
3.2 CD-CPC-2024-00013
Rezoning
3.3 CD-SUP-2024-00009
Special Use Permit

Applicant

James McClure
Polsinelli
900 W 48th PI Unit 900, Kansas City, MO
64112

Owner

Lighthouse Properties II LLC
PO Box 856, Salina, KS 67402-0857

Location 321-325 Ward Pkwy
Area About 1 Acre
Zoning R-0.5
Council District 6
County Jackson
School District Kansas City, MO
110

Surrounding Land Uses

North: commercial uses, zoned B4-5
South: residential uses, zoned R-0.5, UR
East: residential uses, zoned R-0.5
West: commercial uses, zoned R-0.3

KC Spirit Playbook Alignment

N/A

Land Use Plan

The Midtown/Plaza Area Plan recommends Future Residential Urban Density for this location.

Major Street Plan

Wornall Rd is identified on the City's Major Street Plan as an arterial and Ward Pkwy is identified as a parkway.

APPROVAL PROCESS**PROJECT TIMELINE**

The application for the subject request was filed on 2/9/2024. No Scheduling deviations from 2024 Cycle 3.2 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located with the South Plaza Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 3/11/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site contains one, nine-story hotel building and parking garage.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of an amendment to the Midtown/Plaza Area Plan from Residential Urban Density to Mixed Use Community, a rezoning from district R-0.5 to B3-5, and special use permit to allow the hotel use on 1 acre at the southeast corner of Ward Parkway and Wornall Road.

CONTROLLING + RELATED CASES

None

PROFESSIONAL STAFF RECOMMENDATION

Docket #3.1 Approval
Docket #3.2 Approval
Docket #3.3 Approval with Conditions

PLAN REVIEW

The plans submitted show the existing Raphael Hotel and parking structure currently located on two separate parcels. The plan indicates the two parcels will be combined into one through a new deed to be recorded with Jackson County. The existing hotel is nine stories tall and contains 126 rooms and will not be altered at this time. There are 96 existing parking spaces associated with the hotel that will be located on the same lot after the completion of the lot combination.

There is access to the site via a circular drive for drop-off at the corner of Ward Parkway and W 48th Street. Two access points are provided to the garage/parking lot, one off of W 48th Street and another off of Wornall Road. Twenty-one parking spaces are required based on the number of hotel rooms and 96 spaces are provided. Six long-term bicycle spaces will be provided in the covered area of the parking garage. No short-term bicycle spaces are proposed.

Landscaping exists on the site. There are two additional Redcedars proposed to screen mechanical/utility equipment on the east side of the site.

No changes are proposed to the building. The existing building is primarily constructed of brick with decorative architectural design on the lower portion of the building visible from Ward Parkway and W 48th Street.

PLAN ANALYSIS

Commercial (88-120), Use- Specific (88-300), and Development Standards (88-400)

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	Yes	No*	Variances sought through a separate application
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	Yes	No**	Variances sought through a separate application
Parkland Dedication (88-408)	No	N/A	
Parking and Loading Standards (88-420)	Yes	No***	Variance for short-term bicycle parking sought through a separate application
Tree Preservation and Protection (88-424)	No	N/A	
Landscape and Screening Standards (88-425)	Yes	Yes	Subject to conditions
Outdoor Lighting Standards (88-430)	No	N/A	

Sign Standards (88-445)	No	N/A	
Pedestrian Standards (88-450)	Yes	Yes	

***Lot and Building Standards:** The applicant is seeking side and rear setback variances, as the building is currently considered legally nonconforming due to its construction prior to Chapter 88, the current Zoning and Development Code. The applicant is not required to seek these variances; however, they do not wish the building to be considered legally nonconforming.

****Boulevard and Parkway Standards:** The applicant is seeking variances for the required setback of the existing building, location of the existing parking garage and vehicular use area, existing fencing, and exiting façade transparency. The building is currently considered legally nonconforming due to its construction prior to Chapter 88, the current Zoning and Development Code. The applicant is not required to seek these variances, as the site does not meet the applicability criteria in 88-323-01; however, they do not wish the building to be considered legally nonconforming.

*****Parking and Loading:** The applicant is seeking a variance to the required short term bicycle parking spaces. The Code requires short-term spaces in the amount of 10% of the actual number of vehicular parking spaces provided on-site. The applicant is required to provide 9 short-term spaces and they are currently showing zero on the plans.

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezonings (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 requested rezoning from R-0.5 to B3-5 does not comply with the Area Plan future land use recommendation, which is why the rezoning is accompanied by an Area Plan amendment from Residential Urban Density to Mixed Use Community. There are several other hotels in the same situation as the subject site, which are located in R districts and operate as a legal nonconforming use.

B. Zoning and use of nearby property;

The subject site is located directly south of the Country Club Plaza, which is primarily zoned B4-5 and commercial in nature. There are large apartment buildings located around the site that are in high density R-0.3 districts. There are also other hotels in the immediate area.

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

The surrounding area is highly developed with commercial and residential uses. Many of the existing buildings precede the current zoning code. The subject property is located within the Villa Serena Apartment Hotel National Historic District.

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

Existing infrastructure currently serves the site. There are no planned changes to the site that would warrant changes to public utilities.

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

The Raphael Hotel has existed on the subject site since 1975 when the property was zoned R-5 per Chapter 65 of General Ordinances, which allowed high density apartments and hotels. In 2011 when Chapter 88 Zoning and Development Code was adopted, the zoning changed to R-0.5, which does not allow most commercial uses by-right. The change in zoning created a legal nonconformity. The applicant is bringing the site into conformance per the current standards with this rezoning and special use permit. Under the current zoning, primarily residential uses are permitted under the current R-0.5 zoning.

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

The use on-site has been operating legally. To staff's knowledge, neither the use nor the building was abandoned between now and the 1970s.

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

The zoning is not expected to detrimentally impact nearby properties. At this time there are no proposed changes to the site aside from combining two existing lots. In the event the hotel building was no longer on the site, there would be many commercial uses allowed by-right.

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.

The potential hardship to the landowner in the event of a denial of rezoning would cause them to continue a legal nonconformity. Although inconvenient, the legal nonconformity would not prohibit issuance of permits for the continued hotel use. There is no expected gain in public health, safety, or welfare in the event of denial of rezoning.

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 reviewed by staff does not comply with all applicable sections of the Zoning and Development Code as noted in the table above. The applicant intends to seek variances for all existing nonconformities related to lot and building standards, boulevard and parkway standards, and short-term bicycle parking. One condition of approval of this special use permit is for the applicant to obtain all necessary variances from the Board of Zoning Adjustment through a separate application.

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 approval of the special use permit is not expected to have an adverse impact on the general welfare of the community. There is no proposed change to the building or use as it has operated since the 1970s.

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

The existing building is compatible with the character of the surrounding area.

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

The existing commercial use is compatible with the operating characteristics of the surrounding area. There are other similar uses with similar operating times, traffic generation, etc.

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

Granting the special use permit is not expected to have a significant adverse impact on pedestrian safety; however, if the plan could be improved if the applicant were to provide all bicycle parking required by Code to provide additional comfort and safety.

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: March 13, 2024

Case Number: CD-SUP-2024-00009

Project: Raphael Hotel

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, as well as dumpsters in compliance with 88-425-08.
2. Dumpster enclosure shall be of complimentary materials to the principal hotel building.
3. The applicant shall receive approval of all requested variances through a separate application, as they are not being sought with this special use permit.
4. 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.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

5. 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
6. 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

RAPHAEL HOTEL REZONING & SPECIAL USE PERMIT

SECTION 29, TOWNSHIP 49 N, RANGE 33 W
IN KANSAS CITY, PLATTE COUNTY, MISSOURI

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1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
TEL 816.361.1177
www.olsson.com

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DATE: Mar 05, 2024 1:58pm
USER: qmuhammad
C:\BASE_02400474

PROJECT TEAM & UTILITY CONTACT LIST	
OWNER / DEVELOPER LIGHTHOUSE PROPERTIES II, LLC 500 GRAVES BOULEVARD SALINA KANSAS 67401 CONTACT: DON BOOS PHONE: 785.826.8210 EMAIL:	UTILITY SERVICE NUMBERS NAME: KCMO PUBLIC WORKS PHONE: 816-513-2627 NAME: KCMO WATER SERVICES DEPARTMENT PHONE: 816-513-2171 NAME: SPIRE (MGE) PHONE: 314-342-0500 NAME: AT&T PHONE: 800-286-8313 NAME: KCP&L PHONE: 816-471-5275 NAME: SPECTRUM (TWO) PHONE: 877-772-2253
ENGINEER OLSSON 1301 BURLINGTON ST. STE. 100 NORTH KANSAS CITY, MISSOURI 64116 CONTACT: DAVID EICKMAN PHONE: 816.854.9315 EMAIL: DEICKMAN@OLSSON.COM	NAME: GOOGLE FIBER PHONE: 877-454-6959
SURVEYOR OLSSON 7301 W. 133RD ST. STE 200 OVERLAND PARK, KS 66213 CONTACT: MICHAEL BOGINA PHONE: 913.381.1170 EMAIL: MJBOGINA@OLSSON.COM	

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C200	EXISTING CONDITIONS
C300	SITE, UTILITY, & GRADING PLAN
L100	LANDSCAPE PLAN
A100	BUILDING ELEVATIONS



<input checked="" type="checkbox"/> NOT FOR CONSTRUCTION	CITY PROJECT\PLAT NO.:
<input type="checkbox"/> REVIEWED FOR CONSTRUCTION	CASE NO.:
	FILE NUMBER:
	APN NO.:
	WATERSHED NAME:

EXISTING PROPERTY DESCRIPTION:

TRACT 1:

LOT 7, BLOCK 3, LOMA LINDA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 2:

PARTS OF LOTS 5 AND 6, BLOCK 3, LOMA LINDA, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 6 WHICH IS 10 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF, BEING ALSO A POINT ON THE EAST LINE OF WORNALL ROAD, AS NOW ESTABLISHED; THENCE SOUTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 6 AND ALONG THE EASTERLY LINE OF SAID WORNALL ROAD, 80 FEET; THENCE EASTERLY, PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 6, 151.20 FEET; THENCE EASTERLY AND NORTHEASTERLY ALONG A CURVE TO THE LEFT FROM THE LAST DESCRIBED COURSE AS A TANGENT, HAVING A RADIUS OF 72 FEET, A DISTANCE OF 66.17 FEET TO A POINT WHICH IS 79.50 FEET SOUTHEASTERLY OF, MEASURED AT RIGHT ANGLES FROM THE NORTHWESTERLY LINE OF SAID LOT 5; THENCE NORTHEASTERLY, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT AND PARALLEL WITH SAID NORTHWESTERLY LINE 106.95 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 5; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE, 79.50 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 5; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, 102.61 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 6, 147.87 FEET TO THE POINT OF BEGINNING.

PROPOSED PROPERTY DESCRIPTION:

ALL THAT PART OF LOTS 5, 6 AND 7, BLOCK 3, LOMA LINDA, A PLATTED SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 33 WEST, MORE PARTICULARLY DESCRIBED BY MICHAEL J. BOGINA, MISSOURI PLS-2022043970 OF OLSSON, INC., LC-366, ON JANUARY 29, 2024, AS FOLLOWS:

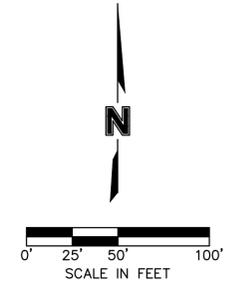
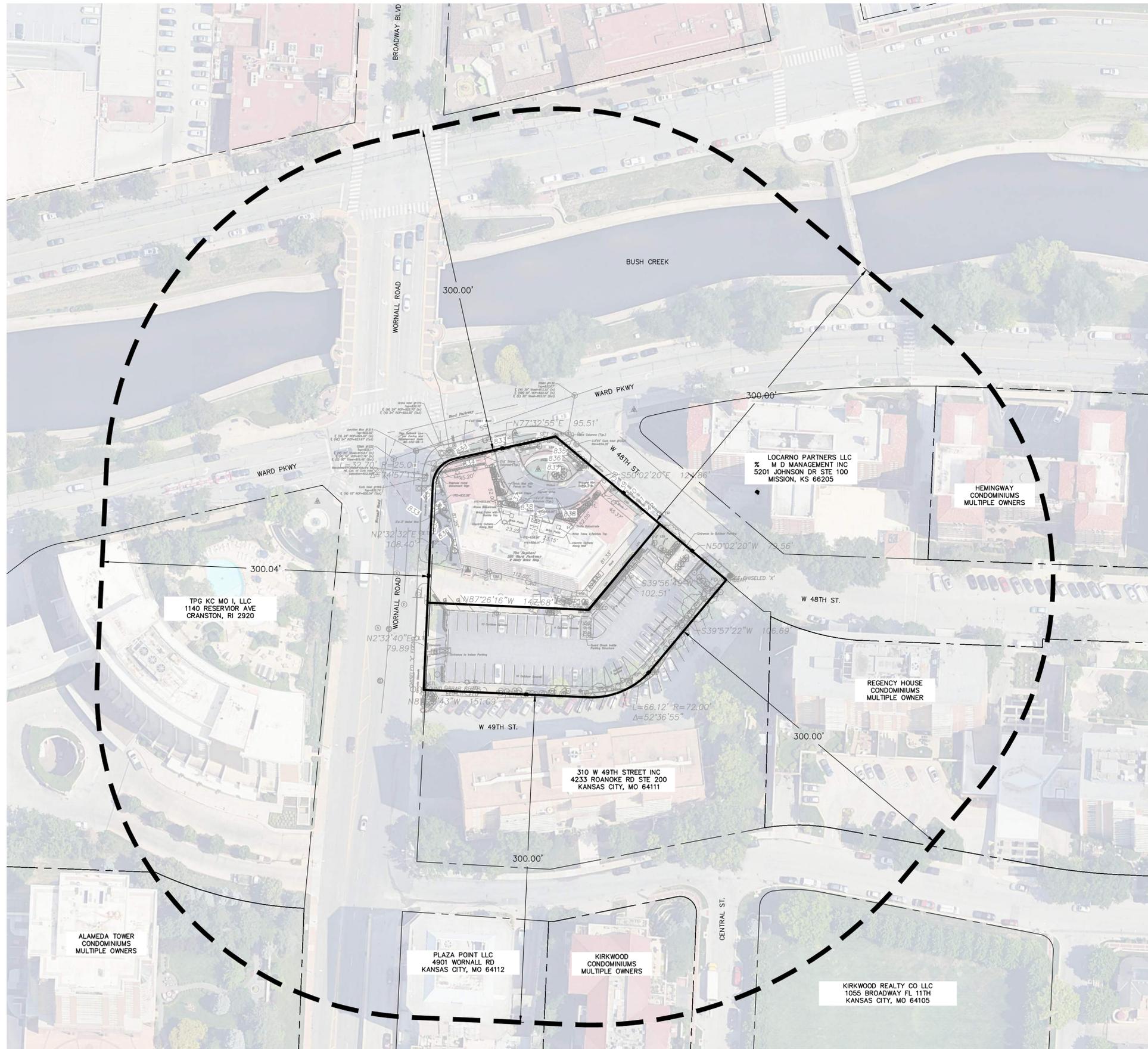
BEGINNING AT THE NORTHERNMOST CORNER OF SAID LOT 5, SAID POINT ALSO BEING THE EASTERNMOST CORNER OF SAID LOT 7; THENCE SOUTH 50 DEGREES 02 MINUTES 20 SECONDS EAST, ON THE NORTHEAST LINE OF SAID LOT 5, A DISTANCE OF 79.56 FEET TO A POINT; THENCE SOUTH 39 DEGREES 56 MINUTES 49 SECONDS WEST, DEPARTING SAID NORTHEAST LINE, PARALLEL WITH THE NORTHWEST LINE OF SAID LOT 5, A DISTANCE OF 106.64 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY AND WESTERLY DIRECTION, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 72.00 FEET, THROUGH A CENTRAL ANGLE OF 52 DEGREES 36 MINUTES 55 SECONDS, AN ARC DISTANCE OF 66.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 87 DEGREES 26 MINUTES 16 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 151.14 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WORNALL ROAD, AS ESTABLISHED IN ORDINANCE NUMBER 1055; THENCE NORTH 02 DEGREES 32 MINUTES 40 SECONDS EAST, ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 79.89 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE NORTH 02 DEGREES 32 MINUTES 32 SECONDS EAST, DEPARTING SAID NORTH LINE, CONTINUING ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 108.39 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY, NORTHEASTERLY AND EASTERLY DIRECTION, CONTINUING ON SAID EAST RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 75 DEGREES 00 MINUTES 23 SECONDS, AN ARC DISTANCE OF 32.73 FEET TO A POINT OF TANGENCY, SAID POINT LYING ON THE NORTHWEST LINE OF SAID LOT 7; THENCE NORTH 77 DEGREES 32 MINUTES 55 SECONDS EAST, DEPARTING SAID EAST LINE, ON SAID NORTHWEST LINE, A DISTANCE OF 95.50 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 7; THENCE SOUTH 50 DEGREES 02 MINUTES 20 SECONDS EAST, ON THE NORTHEAST LINE OF SAID LOT 7, A DISTANCE OF 124.86 FEET TO THE POINT OF BEGINNING, CONTAINING 47,921 SQUARE FEET OR 1.1001 ACRES, MORE OR LESS.



NO. REV.	DATE	REVISIONS DESCRIPTION

TITLE SHEET	2024
RAPHAEL HOTEL REZONING & SPECIAL USE PERMIT	REVISIONS
KANSAS CITY, MISSOURI	
drawn by: G.M.	
checked by: J.H.	
designed by: D.E.	
QA/QC by: D.E.	
project no.: 024-00474	
date: 03.05.2024	
SHEET C100	

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 MISSOURI CERTIFICATE OF AUTHORITY #001892
 1301 BURLINGTON, SUITE 100
 NORTH KANSAS CITY, MO 64116 TEL 816.361.1177
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REVISIONS

NO.	REV.	DESCRIPTION	DATE

EXISTING CONDITIONS

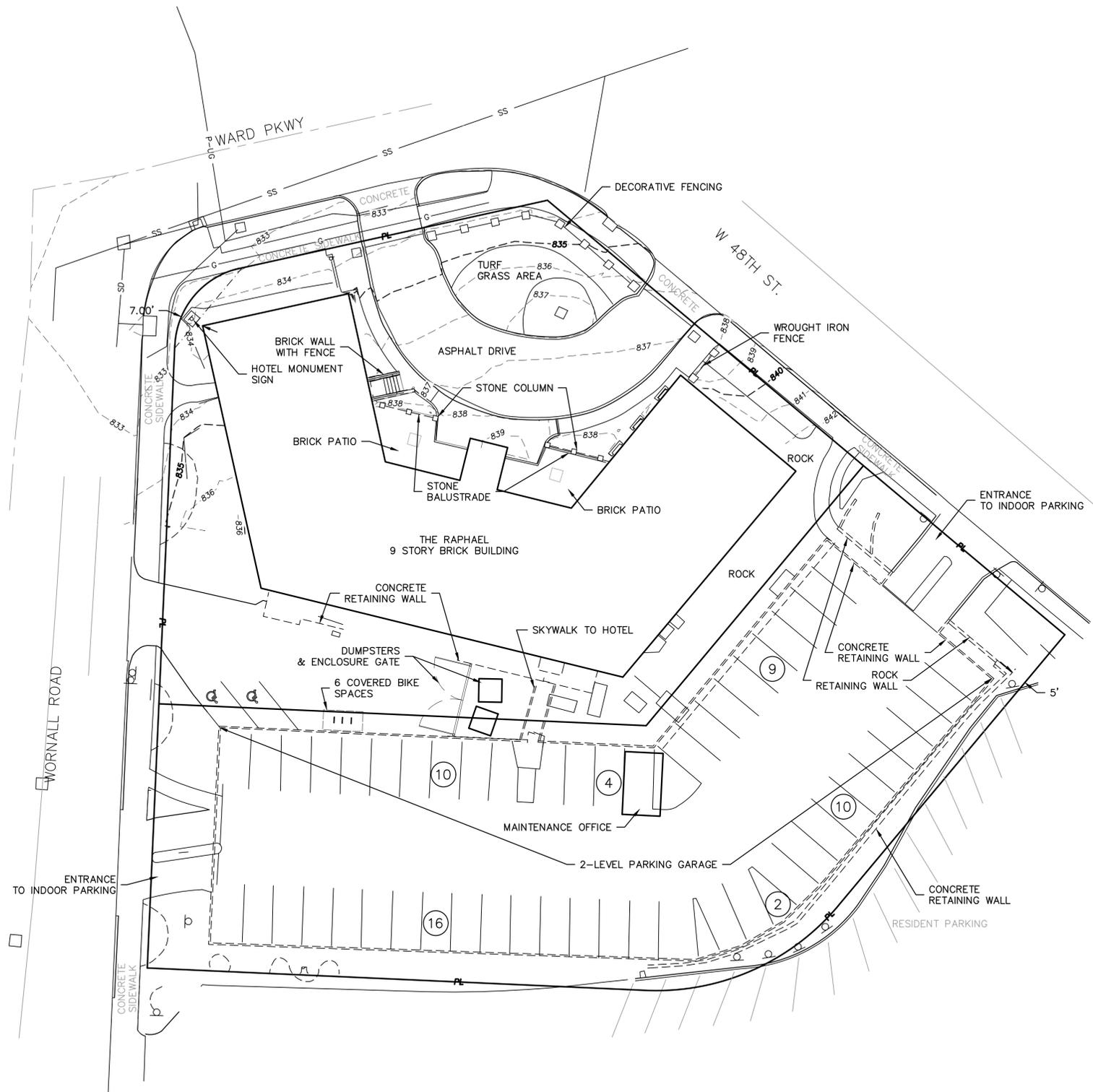
RAPHAEL HOTEL
 REZONING & SPECIAL USE PERMIT
 KANSAS CITY, MISSOURI

2024

drawn by: _____ Q.M.
 checked by: _____ J.H.
 designed by: _____
 QA/QC by: _____ D.E.
 project no.: 024-00474
 date: 03.05.2024

SHEET
 C200

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SITE DATA	EXISTING	PROPOSED	VARIANCE REQUESTED	APPROVED
Zoning	R-0.5	B3-5	NO	
Gross Land Area				
in square feet	47,368.01	N/A	NO	
in acres	1.09	N/A	NO	
Right-of-way Dedication				
in square feet	N/A	N/A	NO	
in acres	N/A	N/A	NO	
Net Land Area				
in square feet	47,368.01	N/A	NO	
in acres	1.09	N/A	NO	
Building Area (sq. ft.)	10,008.70	N/A	NO	
Floor Area Ratio	0.21	N/A	NO	
Total Lots	2	1		
Residential	N/A	N/A		
Public/Civic	N/A	N/A		
Commercial	HOTEL	N/A		
Industrial	N/A	N/A		
Other	N/A	N/A		

(X) STALL COUNT

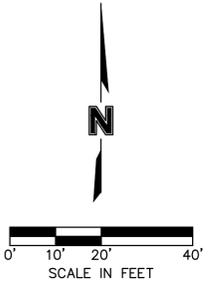
GRADING LEGEND	
-100-	EXISTING INDEX CONTOURS
-100-	EXISTING INTERMEDIATE CONTOURS
UTILITY LEGEND	
SS	EXISTING SANITARY SEWER
SB	EXISTING STORM SEWER
G	EXISTING GAS LINE
P	EXISTING POWER

88-425 - OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 PARKLAND DEDICATION	NOT APPLICABLE
88-415 STREAM BUFFERS	NOT APPLICABLE
88-430 OUTDOOR LIGHTING	NOT APPLICABLE
88-435 OUTDOOR DISPLAY, STORAGE, AND WORK AREAS	NOT APPLICABLE
88-445 SIGNS	SEE GENERAL NOTE #4
88-450 PEDESTRIAN STANDARDS	NOT APPLICABLE

BUILDING DATA	REQUIRED	EXISTING	VARIANCE REQUESTED
REAR SETBACK	30'	5'	YES
FRONT SETBACK	NONE	14'	NO
SIDE SETBACK	8'	7'	YES

88-420-PARKING	VEHICLE PARKING		LONG-TERM BIKE SPACES		ALTERNATIVE PROPOSED?
	REQUIRED	EXISTING	REQUIRED	PROVIDED	
HOTEL/LODGING = 126 ROOMS VEHICLE = 1 PER 6 ROOMS BIKE = 1+1 PER 30 ROOMS	21	96 PARKING GARAGE STALLS	6	6	NO

- NOTES**
- NO PROPOSED IMPROVEMENTS
 - EXISTING ZONING IS R-0.5
 - NO RIGHT-OF-WAY DEDICATION IS PROPOSED
 - SIGNAGE: ALLOWED PER KANSAS CITY ZONING CODE SECTION
 - NUMBER OF LONG TERM BICYCLE PARKING SHALL BE 1 + 1 PER 30 ROOM



OLSSON - CIVIL ENGINEERING
 MISSOURI CERTIFICATE OF AUTHORITY #001892
 1301 BURLINGTON, SUITE 100
 NORTH KANSAS CITY, MO 64116
 TEL 816.361.1177
 www.olsson.com

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SITE, UTILITY, & GRADING PLAN

RAPHAEL HOTEL
 REZONING & SPECIAL USE PERMIT

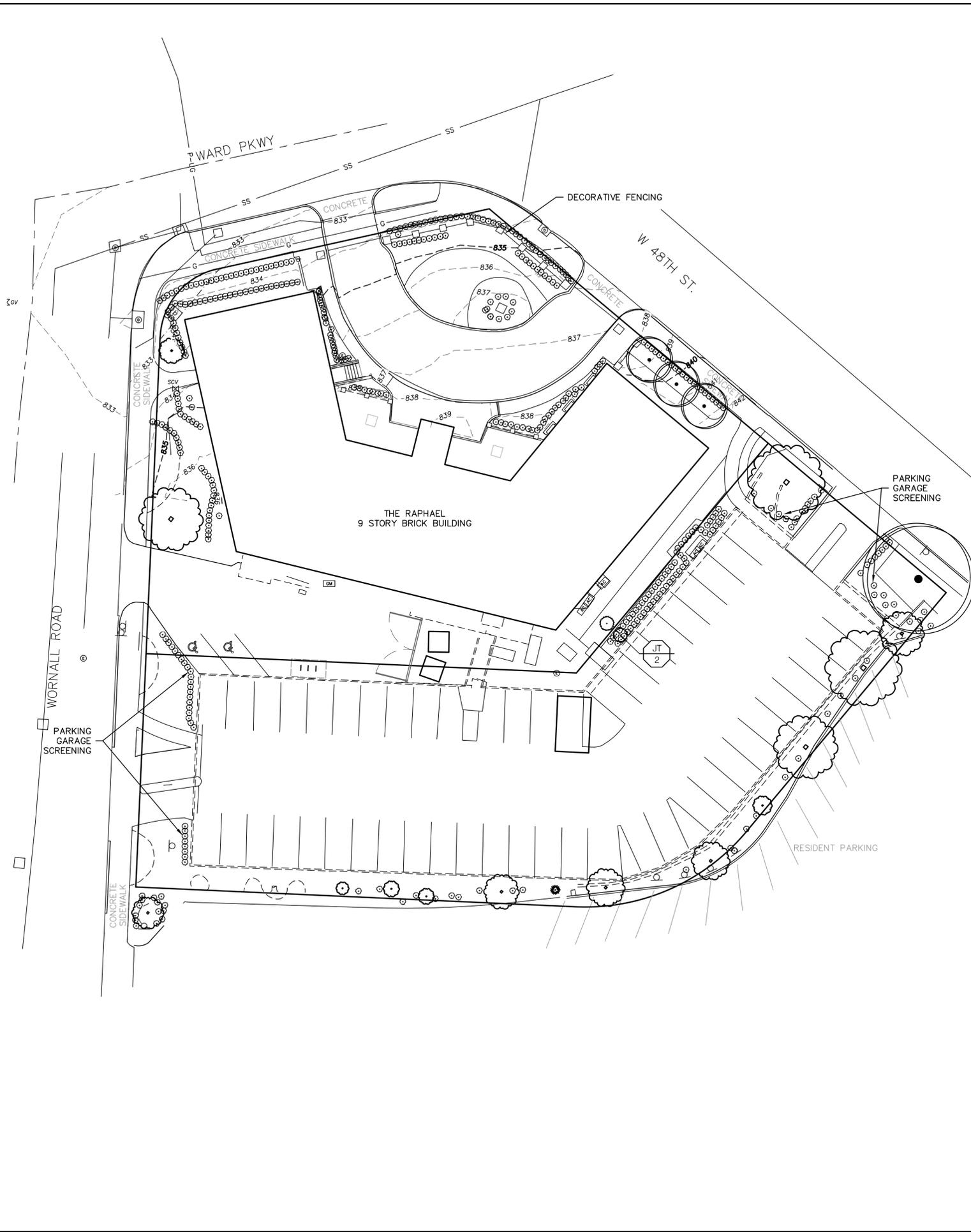
KANSAS CITY

SHEET C300

2024

drawn by: Q.M.
 checked by: J.H.
 designed by: D.E.
 QA/QC by: D.E.
 project no.: 024-00474
 date: 03.05.2024

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 USER: qmulhammad



LANDSCAPE CALCULATIONS										
REQUIREMENT	BUILDING SF	TOTAL # OF PARKING SPACES	(1) VEHICULAR PARKING FRONTING PUBLIC STREET R/W (LF)	(1) STREET TREES FOR VEHICULAR USE PERIMETER LANDSCAPING	(2) VEHICULAR USE PERIMETER LANDSCAPING ADJACENT TO PUBLIC STREET	(2) PROVIDED PARKING GARAGE SCREENING SHRUBS	(3A) PARKING LOT INTERIOR LANDSCAPED AREA (SF)	(3B) PARKING LOT INTERIOR TREES	(3C) PARKING LOT INTERIOR SHRUBS	(4) GENERAL LANDSCAPING TREES
QUANTITIES	10,009	51 OUTDOOR 45 INDOOR	N/A	REQUIRED: 2	10' WIDE BUFFER	CONTINUOUS SCREEN	N/A	N/A	N/A	2
				PROVIDED: 2	10'+ WIDE BUFFER	CONTINUOUS SCREEN	N/A	N/A	N/A	2

(5) PUBLIC STREET R/W CALCULATIONS FOR STREET TREES			
LF	REQUIRED	EXISTING	PROVIDED
N/A	N/A	N/A	N/A

LANDSCAPE REQUIREMENTS DESCRIPTIONS
 (1) VEHICULAR USES ADJACENT PUBLIC R/W SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET FRONTAGE.
 (2) VEHICULAR USES ADJACENT PUBLIC R/W, A MINIMUM WIDTH OF 10' PLANTED BUFFER WITH AN EVERGREEN CONTINUOUS VISUAL SCREEN 3' HT. MINIMUM AFTER FIRST GROWING SEASON.
 (3A) 35 SF OF LANDSCAPE AREA PER PARKING SPACE
 (3B) 1 TREE PER 5 PARKING SPACES
 (3C) 1 SHRUB PER PARKING SPACE
 (4) 1 TREE PER 5,000 SF OF BUILDING
 (5) ALL PUBLIC STREETS SHALL BE PLANTED WITH 1 TREE PER 30 LF OF STREET; FINAL PLACEMENT TO BE APPROVED BY DIRECTOR OF PARKS AND RECREATION.

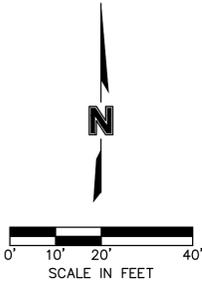
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLNT. HT.
TREES							
	JT	2	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR EASTERN REDCEDAR	2" CAL	B&B	6' HT

GRADING LEGEND	
- -100 - -	EXISTING INDEX CONTOURS
- -100 - -	EXISTING INTERMEDIATE CONTOURS

UTILITY LEGEND	
SS	EXISTING SANITARY SEWER
SD	EXISTING STORM SEWER
G	EXISTING GAS LINE
P-UG	EXISTING POWER

NOTES
 1. NO TREES WILL BE REMOVED



OLSSON - CIVIL ENGINEERING
 MISSOURI CERTIFICATE OF AUTHORITY #001892
 1301 BURLINGTON, SUITE 100
 NORTH KANSAS CITY, MO 64116
 TEL 816.361.1177
 www.olsson.com

REVISIONS

NO.	REV.	DATE	REVISIONS DESCRIPTION

LANDSCAPE PLAN

RAPHAEL HOTEL
 REZONING & SPECIAL USE PERMIT

KANSAS CITY, MISSOURI

2024

drawn by: _____ Q.M.
 checked by: _____ J.H.
 designed by: _____ J.H.
 QA/QC by: _____ J.H.
 project no.: 024-00474
 date: 03.05.2024

SHEET
L100

DWG: \\oa.ad.oaconsulting.com\infos-ns1\projects\2024\00001-00500\024-00474_40-design\AutocAD\final_plans\Sheets\GNCV\C_BUDE_02400474.dwg
 DATE: Mar 05, 2024 1:53pm XREFS: C_XBASE_02202253 C_PTBLK_02400474 USER: qmuhammad



NORTH BUILDING VIEW



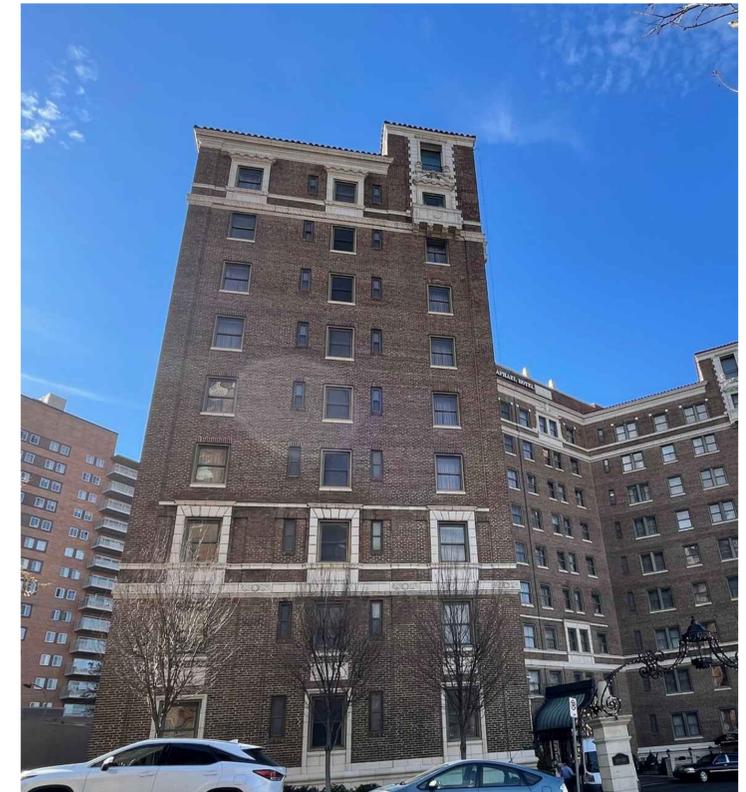
SOUTH BUILDING VIEW



EAST BUILDING VIEW



WEST BUILDING VIEW



NORTHEAST BUILDING VIEW

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 MISSOURI CERTIFICATE OF AUTHORITY #001892
 1301 BURLINGTON, SUITE 100
 NORTH KANSAS CITY, MO 64116
 TEL 816.361.1177
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REVISIONS DESCRIPTION

DATE

NO.
REV.

BUILDING ELEVATIONS

RAPHAEL HOTEL
 REZONING & SPECIAL USE PERMIT

KANSAS CITY, MISSOURI

2022

REVISIONS

drawn by: _____ Q.M.
 checked by: _____ J.H.
 designed by: _____
 QA/QC by: _____ D.E.
 project no.: 024-00474
 date: 03.05.2024

SHEET
 A100

Public Meeting Notice

Please join Lighthouse Properties
for a meeting about Raphael Hotel Rezoning and Special Use Permit
case number CD-CPC-2024-00013 & CD-SUP-2024-00009

proposed for the following address: 325 Ward Parkway, Kansas City MO & 321 Ward Parkway
Kansas City, MO

Meeting Date: March 11, 2024

Meeting Time: 6:30 p.m. - 8:00 p.m.

Meeting Location: Intercontinental Hotel, Room: Salon 1B
401 Ward Parkway, Kansas City, Missouri

Project Description:

Lighthouse Properties is the owner of the Raphael Hotel. It has filed an application to rezone the property and to request a special use permit so the property as zoned and permitted is consistent with the current hotel use of the property. Please note - there is no planned or intended change to the use or operations on, in, or around the property

James McClure

Phone: 816-360-4340

Email: jmcclure@polsinelli.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,

A handwritten signature in black ink, appearing to be "J. McClure", written over a horizontal line.



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2024-00013 & CD-SUP-2024-00009

Meeting Date: 3/11/2024

Meeting Location: Intercontinental Hotel, Room: Salon 1B

Meeting Time (include start and end time):

6:40
(Start)

7:03
(end)

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

SOON PLAZA Neighborhood Assn.

Raphael Hotel 325 Ward Parkway KCMO

Name	Address	Phone	Email
SEAN TUCKER	217 W 51 st ST	785-979-4449	smtucker217@gmail.com
PAM GAGEL	229 WARD PARKWAY	720-201-1797	PGAGEL909@COMCAST.NET
Kate Marshall	221 W. 48 th ST #1101	913 568 7248	kate@plazakee.com
HAROLD JAMES	310 W 4 th ST Unit 802	(765) 586-5706	HAROLD JAMES @GMAIL.COM
LINDA NEAL	221 W. 4 th ST #304 KCMO	913-345-0006	lmueneal7807@gmail.com
MARYANN SHANNON	121 W. 48 th ST #1203	262-617-6368	MARYANN SHANNON @hotmail.com
W. Gray	5031 Grand		film2film @shoglobal.net