



Planning and Urban Design

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To: City Planning Commission
From: Planning and Urban Design Staff
Date: September 14, 2020
Re: **Petition #SP-2020-81**

GENERAL INFORMATION

Applicant:
Sherrie Gayed

Status of Applicant:
Representative:
Friendship Inn, Inc.
4146 State Line Road
Kansas City, Kansas 66103

Requested Action:
The renewal of Special Use Permit
SP-2010-35, which expires on
9/27/2020.

Date of Application:
July 31, 2020

Purpose:
To continue to operate a temporary
lodging facility for families of patients
at the University of Kansas Health
System.

Property Location: 4146 State



Line Road

Commission Districts: Commissioner At Large: Tom Burroughs
District Commissioner: Christian Ramirez

Existing Zoning: R-1(B) Single Family District

Adjacent Zoning: **North:** R-1(B) Single Family District
South: R-1(B) Single Family District
East: (Kansas City, Missouri)
West: R-1(B) Single Family District

Adjacent Uses: **North:** Single Family Homes
South: Single Family Homes
East: Single Family Homes (Missouri)
West: Single Family Homes

Total Tract Size: 0.16 Acre

Master Plan Designation: The City-Wide Master Plan designates this area as Low-Density Residential.

Major Street Plan: The Major Street Plan classifies this portion of State Line Road as a Collector Street.

Parking Requirements: Section 27-455(d) requires two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling.

Advertisement: The Wyandotte Echo – August 20, 2020
Letters to Property Owner – August 21, 2020

Public Hearing: September 14, 2020

Public Support: Gilbert Pintar of the Hanover Heights Neighborhood Association has expressed continued support of the Friendship Inn.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Sherri Gayed, is seeking the renewal of SP-2010-35, which expires on 9/27/2020. The Special Use Permit allows for the operation of a temporary lodging facility for the families of patients at the University of Kansas Health System at 4146 State Line Road in the Historic Hanover Heights District. The facility provides beds, hot showers, a kitchen, free wi-fi, laundry facilities, and off-street parking. Due to Covid-19, the home currently is only hosting one family

unit at a time. Before Covid-19, the home hosted multiple families at a time. Nine (9) people maximum may stay in the home. Kathy Bradley is the permanent resident and caretaker of the property. Her contact information is: kbradley@friendshipinnkc.org , Info@friendshipinnkc.org 816-505-6339.

The original Special Use Permit was obtained in 2000, renewed in 2005 and again in 2010. The applicant is seeking approval for 10 years.

There have been no Notices of Violation issued on this property during its time of being operated as temporary lodging facility.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The neighborhood is residential in nature, comprised of single-family homes in the Historic Hanover Heights Neighborhood. It is near a Westport Road, a commercial corridor. The property is located a few blocks away from the University of Kansas Medical Center.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and uses are set out above. The proposed use is compatible with the current single-family district zoning, as long as there is a Special Use Permit. The inn houses more than one (1) family at a time for various lengths of time. It has been in operation since 2001 and has had no complaints from neighbors. As long as the property continues to be managed properly, the use is expected to be compatible with the use of neighboring properties.

3. The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?

The inn is within close proximity to the University of Kansas Medical Center, which offers convenience to the families of patients that are being treated there. This property is suitable for use as a single-family home. The property could be suitable for use as a temporary lodging facility if properly managed. Removal of the restrictions that require a Special Use Permit for such activities has the potential to create issues such as parking, excessive noise, and overcrowding.

4. The length of time the property has remained vacant as zoned.

This property is not vacant. It is an existing single-family residence being used as a temporary lodging facility.

5. The degree of conformance of the proposed use to the Master Plan.

Special Use Permits are not addressed in the Master Plan. The City-Wide Master Plan designates this property as low-density residential. The proposed use does not conform to the Master Plan if it exceeds more than one (1) family in the home. Family is defined as five (5) or less non-related guests.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

The proposed use has the potential to increase vehicular traffic but should not exceed the capacity of the Collector Street to accommodate it if managed properly while it functions as a temporary lodging facility. The applicant has indicated that five (5) off-street parking spaces are provided for up to 9 guests. Guests of the inn are families of patients at the University of Kansas Medical Center, so they are more than likely traveling primarily to and from the hospital. It is located two (2) blocks from the hospital, so many families may be able to walk. There are sidewalks directly from the home to the hospital.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

The proposed use provides a convenience to the public in the form of temporary lodging. If managed properly, the continued use of the property will not substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property as it operates entirely within an existing single-family residence.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

Noise will not be an issue because all the guests at the inn are family members of hospital patients. They come to the shelter seeking rest and recovery. There have not been any noise complaints during the time the property has been used as such. Vibration, dust, and illumination are not expected to be issues. Although there may be occasions where guests arrive late from long days at the hospital, illumination is not expected to be an issue greater than a single family living in the home.

9. *Whether the proposed use will pollute the air, land or water.*

The proposed use will not pollute the air, land, or water as it is an existing, permitted detached single family residence used as an inn.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing, single-family/multi-family residence used as an inn in a built-out neighborhood.

11. *The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.*

The relative gain or loss to the public health, safety, and welfare is likely to be minimal as it provides the convenience of lodging to a very specific portion of the population. If denied, the hardship imposed on families who benefit from the services of the inn will be minimal as there are other lodging options in the area. If denied, the landowner could not use the property as a temporary lodging facility but may still use the property as a long-term rental or sell the property.

12. *Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.*

The proposed use could create issues of undue concentrations of population, depending on the maximum number of guests that are allowed. No overcrowding as it operates within an existing structure. Parking is located off-street.

PREVIOUS ACTIONS

SP-2010-35, which expires on 9/27/2020
Special Use Permit, June 2005
Original Special Use Permit, June 2000

NEIGHBORHOOD MEETING

Applicant Comment: Due to Covid concerns no formal neighborhood meeting was held. As was instructed, in lieu of such a meeting during this time, a letter along with information about Friendship Inn was sent to all the neighbors provided in the notification radius. My phone number and email address were provided for any questions, comments or concerns. I received no phone calls. A letter of support was received via e-mail from Gil Pintar of Hanover Heights. Letter was sent to Staff and is also attached.

Staff Comment: Letter is attached.

KEY ISSUES

Illumination
Noise
Parking/Gravel Driveway
Traffic

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Provide a detailed description of the areas used by guests.

Applicant Response: Living Room, Dining Room, Kitchen, Bathroom, Bedrooms, Porch.

2. How many rooms are rented? Provide a scaled floor plan of the inn and each room.

Applicant Response: Four (4) rooms. See attached.

3. Provide updated site pictures of the property, inside and out, and a scaled site plan that shows off-street parking.

Applicant Response: See attached.

4. What is the maximum number of vehicles allowed and where will they park? Indicate guest parking on the site plan.

Applicant Response: Six (6) cars maximum. See attached.

Staff Comment: Site plan indicates that there are five (5) off-street parking spaces. No on-street parking shall be allowed for the proposed use.

5. What is the maximum number of people that will be staying at any one time?

Applicant Response: Nine (9) people. Pre-Covid it could be multiple families. Currently with Covid concerns it is only one family unit at a time.

6. How often are guests in the residence?

Applicant Response: There is almost always at least one guest staying at the Inn. The need is high and more than the Inn can accommodate. We wish we could accommodate more to meet that need.

7. Does a staff member live in the home?

Applicant Response: Yes. The house manager Kathy Bradley lives on-site on the third floor.

8. How often is staff in the home?

Applicant Response: It is her permanent home.

9. Who is the designated property manager? Explain the details of this arrangement. What is their contact information? Provide the contact information to the neighbors within the notice area.

Applicant Response: Kathy Bradley- kbradley@friendshipinnkc.org

Her contact information is provided on the website.

<https://www.friendshipinnkc.org/about-us/meet-kathy/>

10. How will you communicate with the neighbors if there are any issues?

Applicant Response: Via mailing.

11. Have you registered with the Business License Department as a nonprofit/tax exempt organization?

Applicant Response: Yes. See attached.

12. Describe how you will maintain a safe environment including:

- a. Working smoke detectors in each bedroom plus each level of the unit/house;
- b. GFCI outlets required in bathrooms;
- c. Double keyed locks are not allowed;
- d. Copper cannot be used for gas supply lines;
- e. Windows must be operable, not blocked or boarded;
- f. Handrails are required at sets of 4 or more stairs/ risers;
- g. Hot water tank and furnace must be vented properly and operational; and,
- h. Electric panel and circuits must be safe.

Applicant Response:

- 1) On-site management;
- 2) Lit outdoor entrance;
- 3) Operable windows;
- 4) Handrails on staircases;
- 5) One night-time entrance;
- 6) No copper gas supply lines;
- 7) GFCI outlet in bathrooms;
- 8) Hot water tank and furnace are vented properly and operational; and,
- 9) Electric panel and circuits are safe.

13. Have you been in compliance with all conditions outlined in SP-2010-35, which state;

- a. Approval for ten (10) years, after which a new special use permit would have to be approved;
- b. Maintaining the residence as a single housekeeping unit. There would be no walling off of the interior;

Applicant Response: There is no walling off the interior.

- c. No signs outside the building;

Applicant Response: There is no exterior signage.

- d. All persons staying here being outpatients or affiliated with patients or outpatients of KUMC. Friendship Inn has indicated that those who stay here will be primarily referrals of the medical staff at KUMC;

Applicant Response: The guests are patients and/or their families receiving treatment at the University of Kansas Health System. The patients tend to be those receiving extended treatment and need to be in close proximity to the hospital; i.e. cancer and transplant.

- e. The commitments made in the new and original material provided by Friendship Inn;

Applicant Response: The mission and objective of Friendship Inn has remained the same. To provide a home away from home at little to no cost, as none is turned away for inability to pay, to those patients and their families receiving treatment at the University of Kansas Health System.

- f. We believe that the garage is significant in maintaining the feel of a single-family residence. Thus, we believe that it should be kept or replaced. If additional paving is needed to allow maneuvering in the rear, there should also be the commitment to remove it should the property go back to simply a residence;

Applicant Response: Currently the location is used for parking and maneuvering in the back. Friendship Inn as before, commits to replacing should the property go back to a single-family residence.

- g. It should be noted that the Kansas State Historical Society may need to review any actions that require permits, including this special use permit renewal; and,

- h. The applicant, as can be seen in his response to our draft staff report states that a tree was cut down and an area approximately 4' by 4' was graveled to hide the hole left behind by the tree. As explained to the applicant, in 1997 an ordinance was passed that stated that an

unimproved (gravel) surface cannot be expanded unless it becomes an improved (paved) surface. The staff offered the applicant several options:

- i. Remove the expanded gravel and replace with plant landscaping.
- ii. Pave the entire area
- iii. Continue with the pavement from the new driveway (replacing the old driveway) to the garage.

Applicant Response: Replacement landscaping was planted. See attached.

14. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.
15. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations.
16. If approved, the Special Use Permit shall be valid for ten (10) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None.
- B) Items that are conditions of approval:
 - 1) None.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None.

Business License Comments:

We do not find that applicant has filed any application with this office for business activities.

Staff Comment: Applicant has provided a copy of the Occupational Tax License. It is attached below.

STAFF RECOMMENDATION

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **#SP-2020-81** subject to all comments and suggestions outlined in this staff report, summarized by the following conditions:

- 1. If ever returned to a single-family residence, the detached garage will be replaced by the owner. This structure will need to go before the City Landmarks Commission before receiving a building permit;**
- 2. Any renovating, replacement, or expansion will need to go through City Landmarks Commission for review as the house is in the Hanover Heights Historic District;**
- 3. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one foot candle as measured from said property line;**
- 4. If approved, applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented.**
- 5. No more than 9 people, including the one (1) on-site caretaker allowed at one time;**
- 6. No on-street parking allowed. Must only utilize the five (5) off-street parking stalls;**
- 7. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;**
- 8. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**

9. Applicant must keep a current Occupational Tax License with the Business License Department; and,
10. If approved, the Special Use Permit shall be valid for ten (10) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit in order to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.

ATTACHMENTS

Zoning Map
 Letter from Applicant
 Site Photographs Provided by Staff, Dated August 12, 2020
 Site Photographs Provided by Applicant
 Site Plan
 Letter of Support from Historic Hanover Heights Neighborhood Association.
 Copy of Occupational Tax Receipt
 Floor Plans

REVIEW OF INFORMATION AND SCHEDULE 55

Action	Planning Commission	Unified Government Commission
Public Hearing Special Use	September 14, 2020	October 1, 2020

STAFF CONTACT: **Shana Shanteau**
 sshanteau@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **#SP-2020-81** to the Unified Government Board of Commissioners as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

OR

I move the Kansas City, City Planning Commission **RECOMMEND DENIAL** of Petition **#SP-2020-81**, to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

Aerial Map:



Zoning Map:



Letter from Applicant:

Friendship Inn
4146 State Line Road
Kansas City, KS 66103



When a family member is diagnosed with a serious illness or suffers an unexpected trauma, life changes! Beyond the emotional distress of what's happened, now there are financial issues and all the challenges of healing and hopefully returning to a healthy state.

At The University of Kansas Health System, we recognize that being surrounded by loving family members is a powerful component in the healing process. When patients have regular, face-to-face support of their loving families everyone benefits.

Because of Friendship Inn, families are not forced to spend their days and nights in waiting rooms, in the isolation of expensive hotel rooms or visiting only every few days because of the distance between home and the hospital. Instead, they come to Friendship Inn and find a friendly face, a comfortable bed, a hot shower and a calming, supportive place to rejuvenate.

Friendship Inn's mission is to be a "home away from home" for families of patients at The University of Kansas Health System. Although not free, accommodations are affordable, and no guest is refused for inability to pay. Friendship Inn is a not-for-profit entity that exists solely on donations from individuals and organizations.

Because Friendship Inn's hospitality is bigger than their modest accommodations will sometimes allow, Friendship Inn offers priority reservations for those who live more than 30 miles away and are either patients; or loved ones visiting patients at The University of Kansas Health System. The home is comfortable with four private upstairs bedrooms, a fully equipped kitchen, one full and two half baths, plus first-floor common areas, laundry facilities (in the basement and can be used with Staff supervision), TV with Google Fiber, free Wi-Fi and off-street parking.

Since opening in 2001, Friendship Inn of Kansas City has served hundreds of guests annually. Since its inception has provided nearly 800 nights of accommodations for those patients and their families in need.

This turn-of-the-century home in Kansas City's historic Hanover Heights neighborhood is fully restored and conveniently located less than two blocks from The University of Kansas Health System.

We are requesting a 10 year renewal of the existing Special Use Permit to continue to allow Friendship Inn to serve the community and provide vital assistance to those receiving treatment at the University of Kansas Health System.

Site Photographs Provided by Staff, Dated August 12, 2020:







Photographs, Provided by Applicant:





















Off-Street Parking:



Tree Replacement Planting:







Friendship Inn 4146 State Line Road – Site & Building Dimensions



Historic Hanover Heights



August 26, 2020

Gunnar Hand
Director of Planning and Urban Design
Kansas City, KS 66101
ghand@wycokck.org

**Re: Special Use Permit SP20402-00066 - Renewal of SP2020-81
Friendship Inn – 4146 State Line Road**

Dear Mr. Hand:

Friendship Inn of K.C., Inc has operated a hospitality house within the Hanover Heights Neighborhood since June 2000. Their special use permit is once again up for renewal and we would like to advise you of our support for their continued operation. We are unaware of any issues of concern from within the neighborhood relative to their services, and have always believed that providing temporary housing and support for patients and loved ones was a most charitable goal. Their services are most needed within the Rosedale Community and we are honored that they are located within Hanover Heights. Please approve their permit renewal subject to previous stipulations.

Sincerely,

A handwritten signature in black ink that reads "Gilbert A. Pintar". The signature is written in a cursive, flowing style.

Gilbert A. Pintar, President Hanover Heights

cc. Sherrie M.Gayed, Friendship Inn. Inc.
sgayed2@kumc.edu
Erin Stryka, Rosedale Development Association
erin@rosedale.org

HANOVER HEIGHTS HISTORIC NEIGHBORHOOD, 4178 CAMBRIDGE, KANSAS CITY, KANSAS 66103 913.384.2310



BUSINESS LICENSE DIVISION

Neighborhood Resource Center
Unified Government of Wyandotte County/Kansas City, Kansas
4953 State Ave. Kansas City, Kansas 66102
p. (913) 573-8780 | f. (913) 573-8622 | www.wycock.org/businesslicense

**2020
Occupation Tax Receipt
Exempt**

Mailing Address

FRIENDSHIP INN OF KC, INC
4146 STATE LINE RD
KANSAS CITY, KS 66103

Date Receipt Issued: 8/27/2020

This certifies that

FRIENDSHIP INN OF KC, INC
4146 STATE LINE RD
KANSAS CITY, KS 66103

is exempted from the Unified Government Occupation Tax for the privilege of conducting the business of

EXEMPT (501c3)

in the City of Kansas City, Kansas. The Occupation Tax expires on: 12/31/2021

No fee was required.

License # 20980-00421

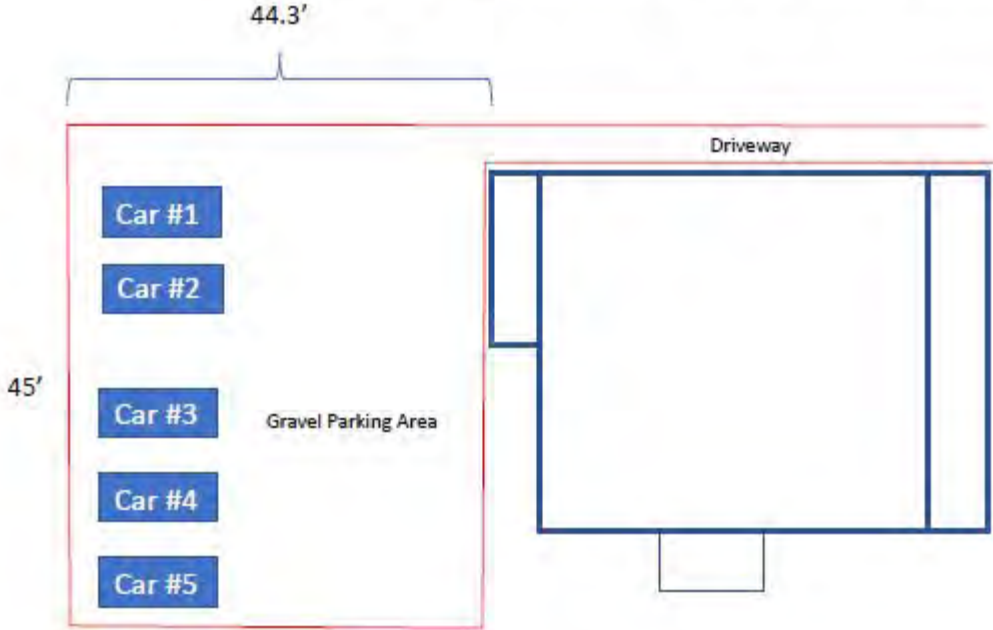
Phillip E. Henderson
License Administrator

THE ISSUANCE OF AN OCCUPATION TAX RECEIPT DOES NOT CREATE A PRESUMPTION THAT THE
BUSINESS HAS COMPLIED WITH THE UNIFIED GOVERNMENT REGULATORY ORDINANCES

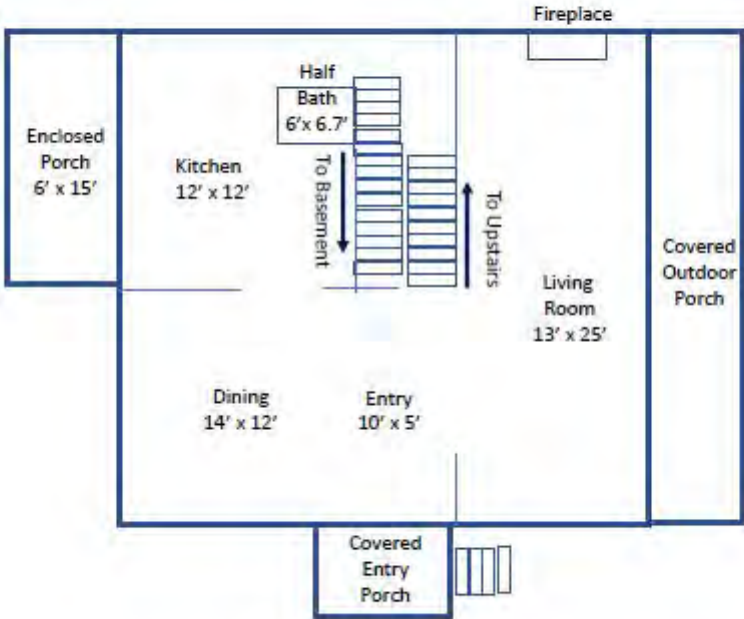
THIS RECEIPT MUST BE CONSPICUOUSLY DISPLAYED IN THE PLACE OF BUSINESS
NO REFUNDS AVAILABLE

Floor Plans:

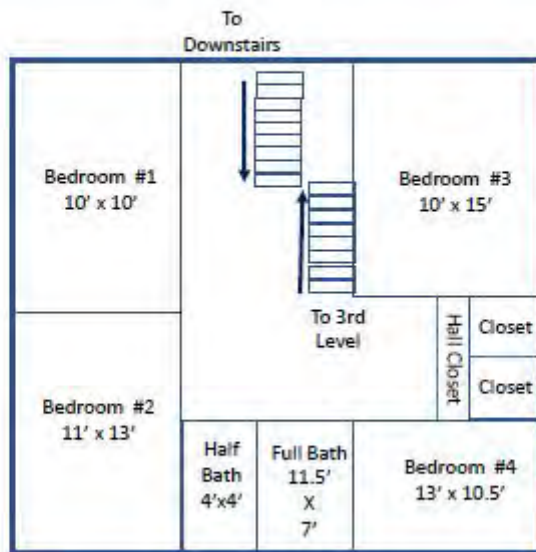
Friendship Inn 4146 State Line Road – Site & Building Dimensions



**Friendship Inn 4146 State Line Road – Site & Building Dimensions
MAIN LEVEL**



Friendship Inn 4146 State Line Road – Site & Building Dimensions
SECOND LEVEL



Friendship Inn 4146 State Line Road – Site & Building Dimensions
THIRD LEVEL

