

VICINITY MAP

SHEET INDEX:

- C1.00 Cover Sheet
- C2.00 Site Plan
- C3.00 Utility Plan
- C4.00 Site Plan (Future Concept, Not for Final)

- L101 Landscape Plan
- L102 Grading Plan
- L103 Photometric Plan

- E1.00 Building Elevations (Imagery as Requested)

MARLBOROUGH SCHOOL MPD

NOT FOR CONSTRUCTION

PRELIMINARY & FINAL PLAN SET

May 11, 2022

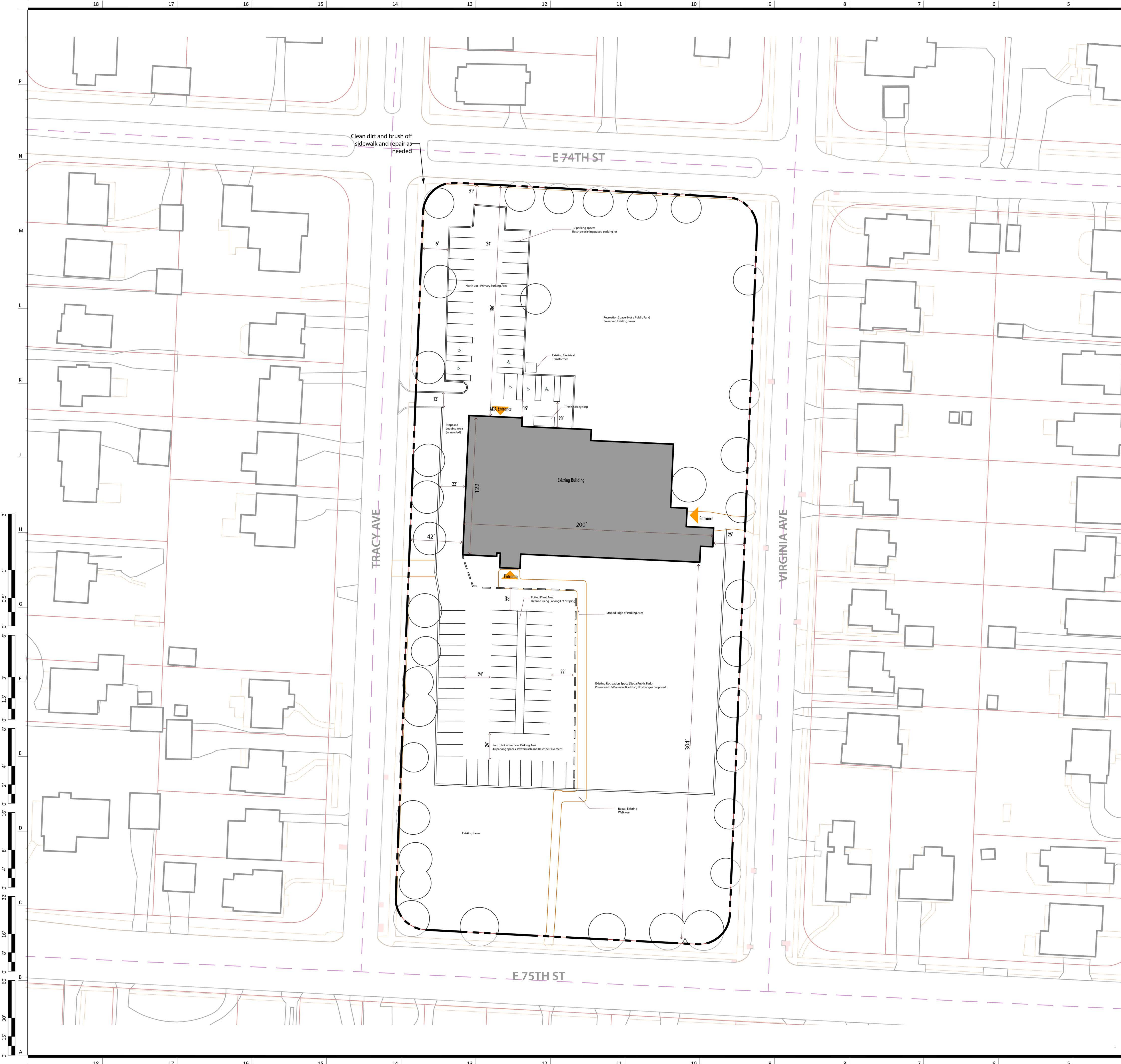
Master Plan District Statement

The proposed MPD for the reuse of the former Marlborough School for multipurpose use, and preliminary documentation of future infill housing concept using the Land Trust model.

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Legal Description: 1300 E 75TH ST / MARLBOROUGH ELEMENTARY SCHOOL LOTS 1131 THRU 1136 & 1150 THRU 1155 MARLBOROUGH HEIGHTS

SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	R-5	MPD		
Gross Land Area				
in square feet	161,009		No	
in acres	3.70		No	
Right-of-way Dedication				
in square feet			No	
in acres			No	
Net Land Area				
in square feet			No	
in acres			No	
Building Area (sq.ft.)	44,907		No	
Floor Area Ratio	0.28		No	
Residential Use Infr.	N/A		No	
Total Dwelling Units	N/A		No	
Total Lots	N/A		No	

BUILDING DATA (Existing)	MPD	Proposed / Existing	Deviation Requested?	Approved
Rear Setback (north)		186'	No	
Front Setback (south)		304'	No	
Side Setback (west)		42'	No	
Side Setback (east)		25'	No	
Height		3 stories	No	
Gross Area per Floor				
Ground Floor		18,376 SF	No	
First Floor		16,242 SF	No	
Second Floor		10,288 SF	No	
Total Building Area		44,907 SF	No	
Date Constructed		1927		

PROPOSED USES	First Floor	Second Floor	Third Floor	Total
TOTAL SQFT	18,376	16,242	10,288	44,906
APPROXIMATE SQFT FOR PROPOSED USES				
Grocery/Catering/Kitchen/Restaurant	9,188.0			9,188.0
Gym/Dance/Theatre/Recreational	4,594.00	4,068.50		8,654.50
Office/Coworking/Artist/Workspace	4,594.00	12,181.50	10,288	27,063.50

Notes:
 1. Uses to be prohibited from the property include: adult business (any type), pawn shop, short-term loan establishment, funeral and internet service, gasoline and fuel sales, blood/plasma center, general industrial uses, intensive industrial uses, self-storage warehouse, general warehousing
 2. Allowed Uses Proposed (88-120-03): Bicycle Sharing Facilities, Day Care, Library/Museum/Cultural Exhibit, Religious Assembly, School, Animal Service (grooming and veterinary only, not to exceed 4,000 sqft), Artist Work or Sales Space, Business Support Service, Eating and Drinking Establishment, Entertainment and Spectator Sports (indoor small venue), Financial Services (except as noted), Food and Beverage Retail Sales, Mobile Vendors, Office, Administrative, Professional or General, Office, Medical (except as noted), Personal Improvement Service, Retail Sales, Sports and Recreation, Artisan Manufacturing, Production and Service, Community Gardening

PROPOSED PARKING	First Floor	Second Floor	Third Floor	Total
TOTAL SQFT	18,376	16,242	10,288	44,906
APPROXIMATE SQFT FOR PROPOSED USES				
Grocery/Catering/Kitchen/Restaurant	9,188.0			9,188.0
Gym/Dance/Theatre/Recreational	4,594.00	4,068.50		8,654.50
Office/Coworking/Artist/Workspace	4,594.00	12,181.50	10,288	27,063.50
Total Required Spaces				
Permitted On-Street Parking Capacity				64
Required Adjustment (Cover 75% On-Street Parking)				48
PROPOSED PARKING				83

ADA Parking Provided: 6 Table 429-4
 Bicycle Parking Provided: 10 1'-1" one per 5,000 sqft
 88-420-04-J. RAPID TRANSIT STOPS - Special Exemption
 Restaurants are not required to provide off-street parking for the first 2,000 square feet of gross floor area per building.
 Office and manufacturing uses are not required to provide off-street parking spaces for the first 10,000 square feet of gross floor area.

- Notes:
 1. On-street parking along perimeter: 64
 2. Within 500' of Transit Max Bus Rapid Transit.
 3. 350' from Frequent Transit bus stop or 750' on Lytle Westbound.
 4. ADA accessibility entrance to building on north side of building.
 5. Number of parking spaces estimated based upon typical dimension of 18' by 8.5', and parking lot will need to be restriped.
 6. There is additional capacity for parking on-site if necessary south of the existing building, though preference is that this area be reserved as on-site recreational amenity at this time.
 7. Existing paved areas to be restriped for parking.

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Marlborough School MPD

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 Kansas City, MO 64109

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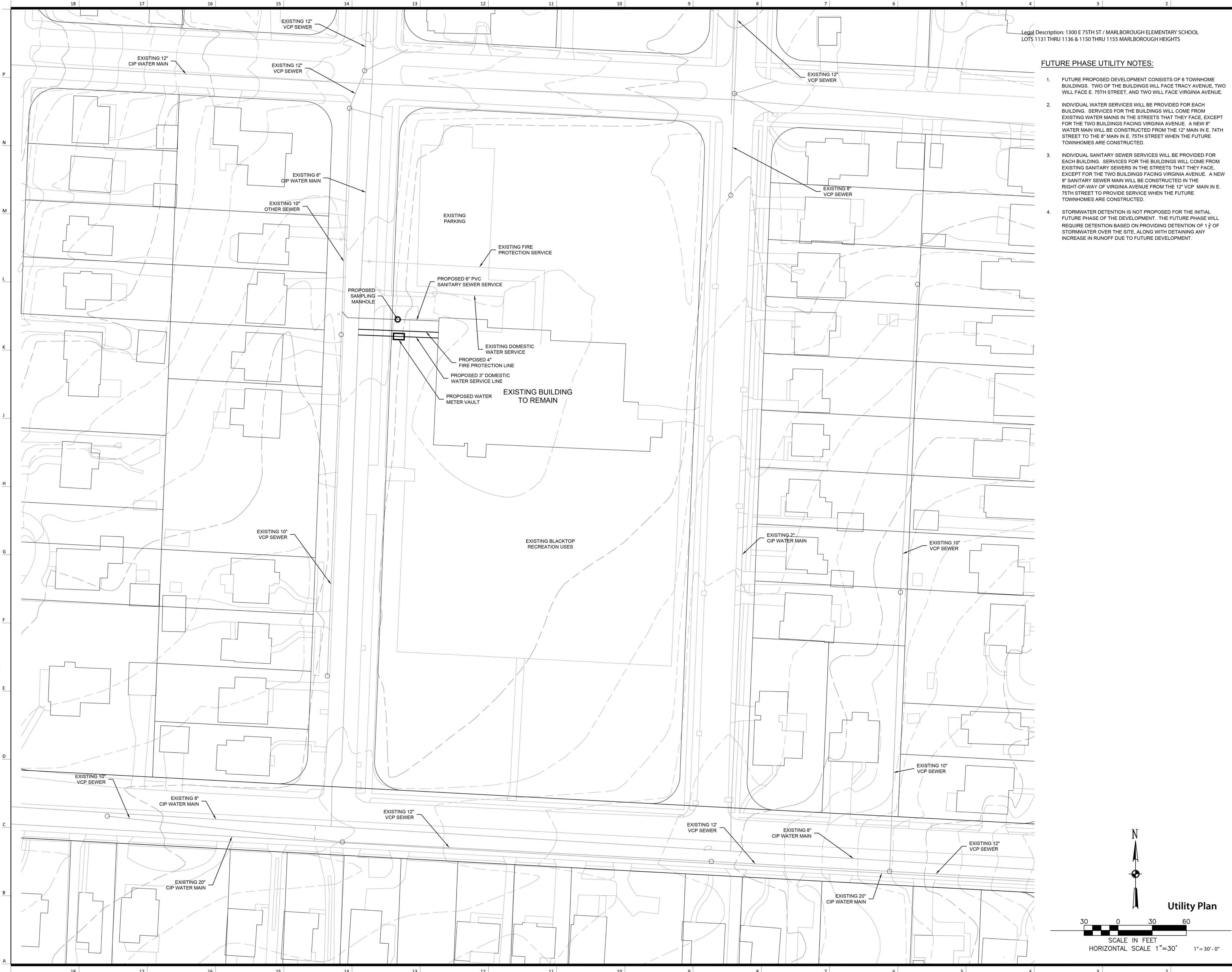
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REVISIONS		
NUMBER	DESCRIPTION	DATE
02-01C-2022-00034	Addressing CDR Report Comments regarding proposed area, parking, building footprint dimensions, location for stormwater, location of building area, proposed pedestrian pathways, etc.	2/21/22

PROJECT NO: 0221-6800
 DATE: May 11, 2022

C2.00

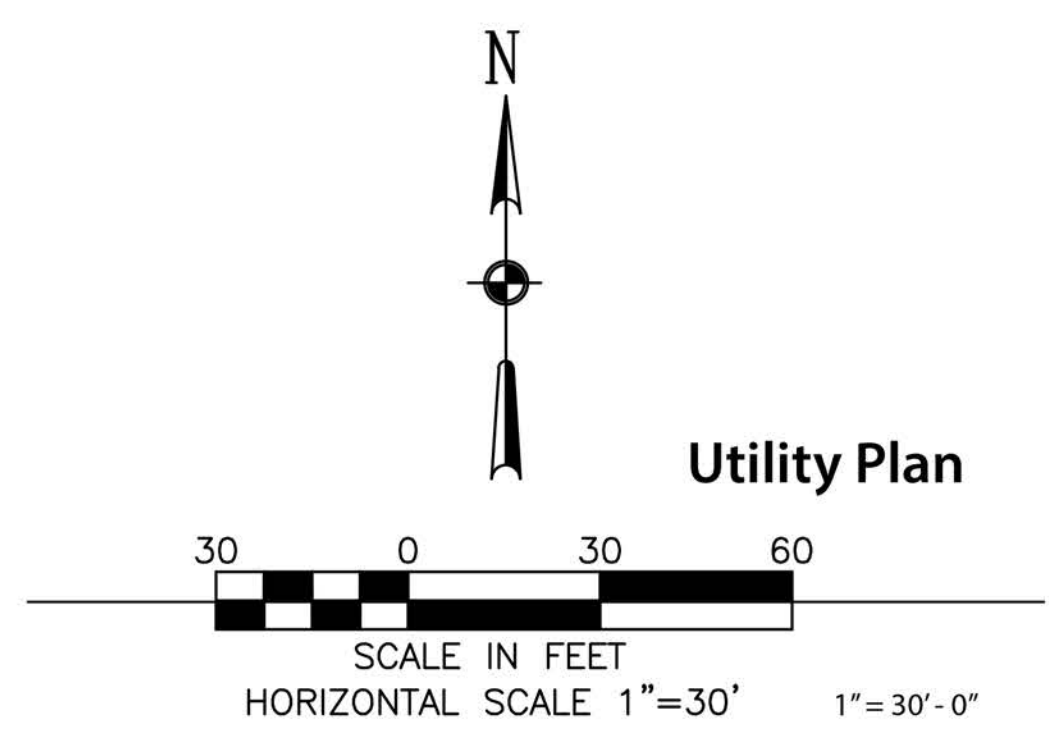
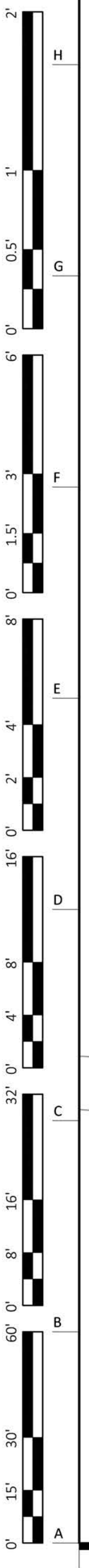
KCMO Planning Submittal



Legal Description: 1300 E 75TH ST / MARLBOROUGH ELEMENTARY SCHOOL
 LOTS 1131 THRU 1136 & 1150 THRU 1155 MARLBOROUGH HEIGHTS

FUTURE PHASE UTILITY NOTES:

1. FUTURE PROPOSED DEVELOPMENT CONSISTS OF 6 TOWNHOME BUILDINGS. TWO OF THE BUILDINGS WILL FACE TRACY AVENUE, TWO WILL FACE E. 75TH STREET, AND TWO WILL FACE VIRGINIA AVENUE.
2. INDIVIDUAL WATER SERVICES WILL BE PROVIDED FOR EACH BUILDING. SERVICES FOR THE BUILDINGS WILL COME FROM EXISTING WATER MAINS IN THE STREETS THAT THEY FACE, EXCEPT FOR THE TWO BUILDINGS FACING VIRGINIA AVENUE. A NEW 8" WATER MAIN WILL BE CONSTRUCTED FROM THE 12" MAIN IN E. 74TH STREET TO THE 8" MAIN IN E. 75TH STREET WHEN THE FUTURE TOWNHOMES ARE CONSTRUCTED.
3. INDIVIDUAL SANITARY SEWER SERVICES WILL BE PROVIDED FOR EACH BUILDING. SERVICES FOR THE BUILDINGS WILL COME FROM EXISTING SANITARY SEWERS IN THE STREETS THAT THEY FACE, EXCEPT FOR THE TWO BUILDINGS FACING VIRGINIA AVENUE. A NEW 8" SANITARY SEWER MAIN WILL BE CONSTRUCTED IN THE RIGHT-OF-WAY OF VIRGINIA AVENUE FROM THE 12" VCP MAIN IN E. 75TH STREET TO PROVIDE SERVICE WHEN THE FUTURE TOWNHOMES ARE CONSTRUCTED.
4. STORMWATER DETENTION IS NOT PROPOSED FOR THE INITIAL FUTURE PHASE OF THE DEVELOPMENT. THE FUTURE PHASE WILL REQUIRE DETENTION BASED ON PROVIDING DETENTION OF 1 1/2 OF STORMWATER OVER THE SITE, ALONG WITH DETAINING ANY INCREASE IN RUNOFF DUE TO FUTURE DEVELOPMENT.



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REVISIONS

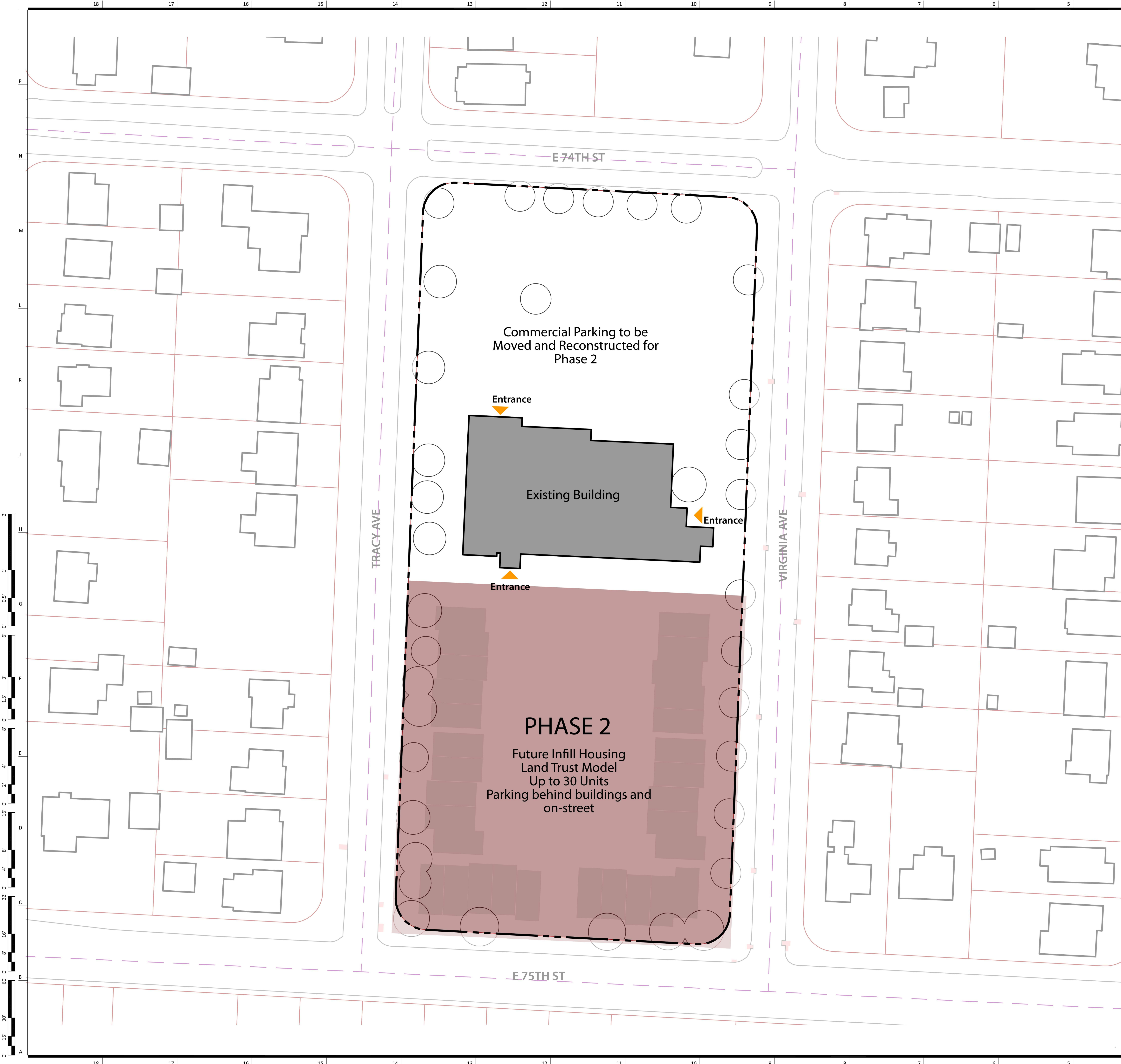
NUMBER	DESCRIPTION	DATE

PROJECT NO: 0221-6800
 DATE: May 11, 2022

C4.00

KCMO Planning Submittal

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LOTS 1131 THRU 1136 & 1150 THRU 1155 MARLBOROUGH HEIGHTS



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88-420- PARKING	Vehicle Spaces		Bike Spaces		Alternatives Proposed?
	Required	Proposed	Required	Proposed	
Proposed Use(s)	N/A	15 (0.5 per unit)	N/A	15 (0.5 per unit)	
Infill Residential Up to 30 Units					
Total	N/A	18	N/A	9	

Additional Notes:
1. Commercial parking to be moved and reconstructed on north portion of site to accommodate infill to the south.
2. Drainage Plan and Traffic Impact Study to be conducted at this phase.
3. The developer will comply with the parkland dedication requirements of 88-408 for all residential units associated with this project and will be satisfied as part of Final MPD approval and platting of this project.

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REVISIONS		
NUMBER	DESCRIPTION	DATE
CD-CYC-2022-00314	Addressing CD/Report Comments	2/21/22

PROJECT NO: 0221-6800
DATE: May 11, 2022

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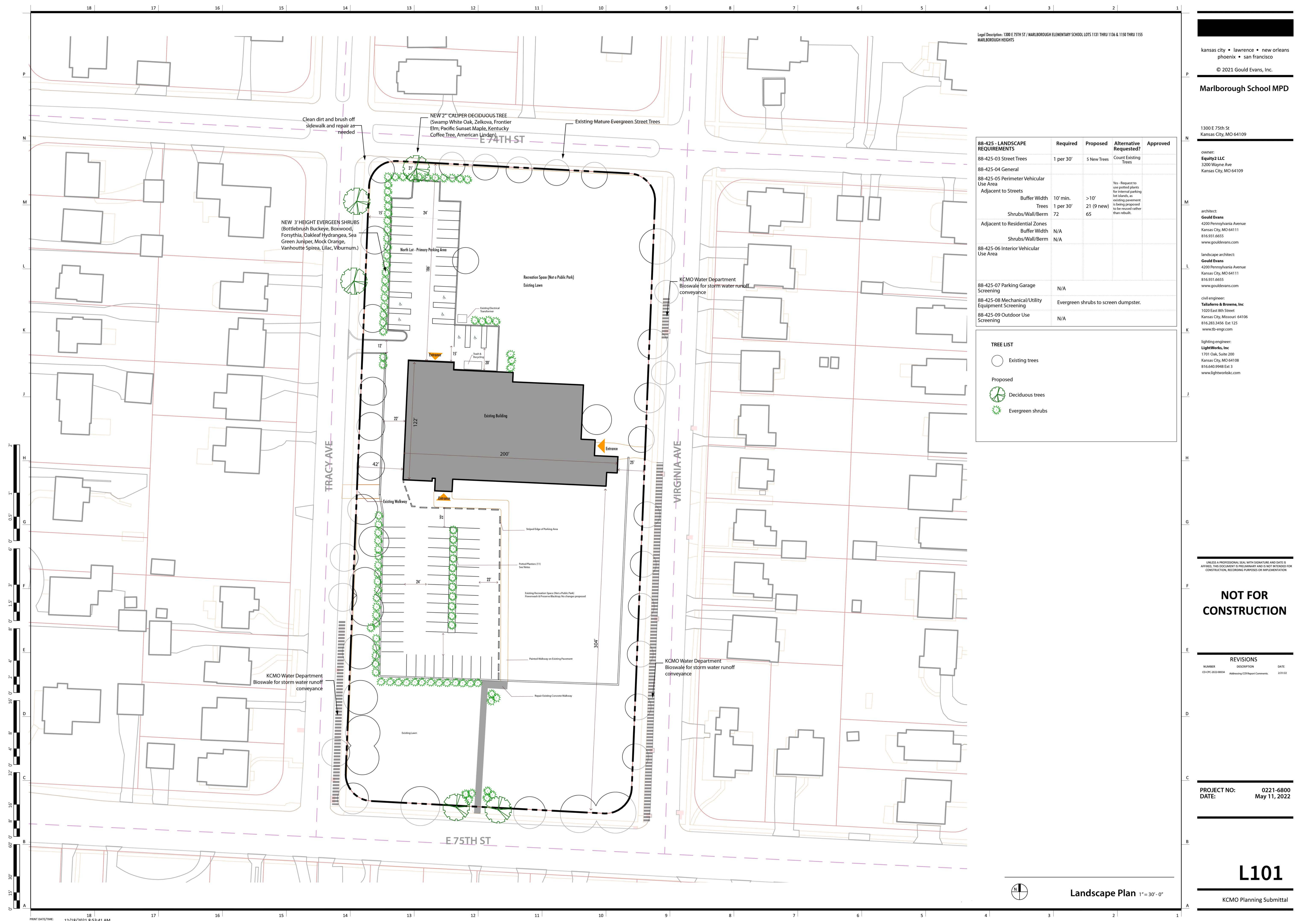
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88-425 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-425-03 Street Trees	1 per 30'	5 New Trees	Count Existing Trees	
88-425-04 General Use Area				
88-425-05 Perimeter Vehicular Use Area				
Adjacent to Streets	Buffer Width 10' min. Trees 1 per 30' Shrubs/Wall/Berm 72	>10' 21 (9 new) 65	Yes - Request to use potted plants for internal parking lot islands, as existing pavement is being proposed to be re-land rather than rebuilt.	
Adjacent to Residential Zones	Buffer Width N/A Shrubs/Wall/Berm N/A			
88-425-06 Interior Vehicular Use Area				
88-425-07 Parking Garage Screening	N/A			
88-425-08 Mechanical/Utility Equipment Screening		Evergreen shrubs to screen dumpster.		
88-425-09 Outdoor Use Screening	N/A			

TREE LIST

- Existing trees
- Proposed
- Deciduous trees
- Evergreen shrubs



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REVISIONS

NUMBER	DESCRIPTION	DATE
02-CPC-2022-00034	Addressing ICR Report Comments	2/21/22

PROJECT NO: 0221-6800
DATE: May 11, 2022

L101

KCMO Planning Submittal

Landscape Plan 1"=30'-0"

Marlborough School MPD

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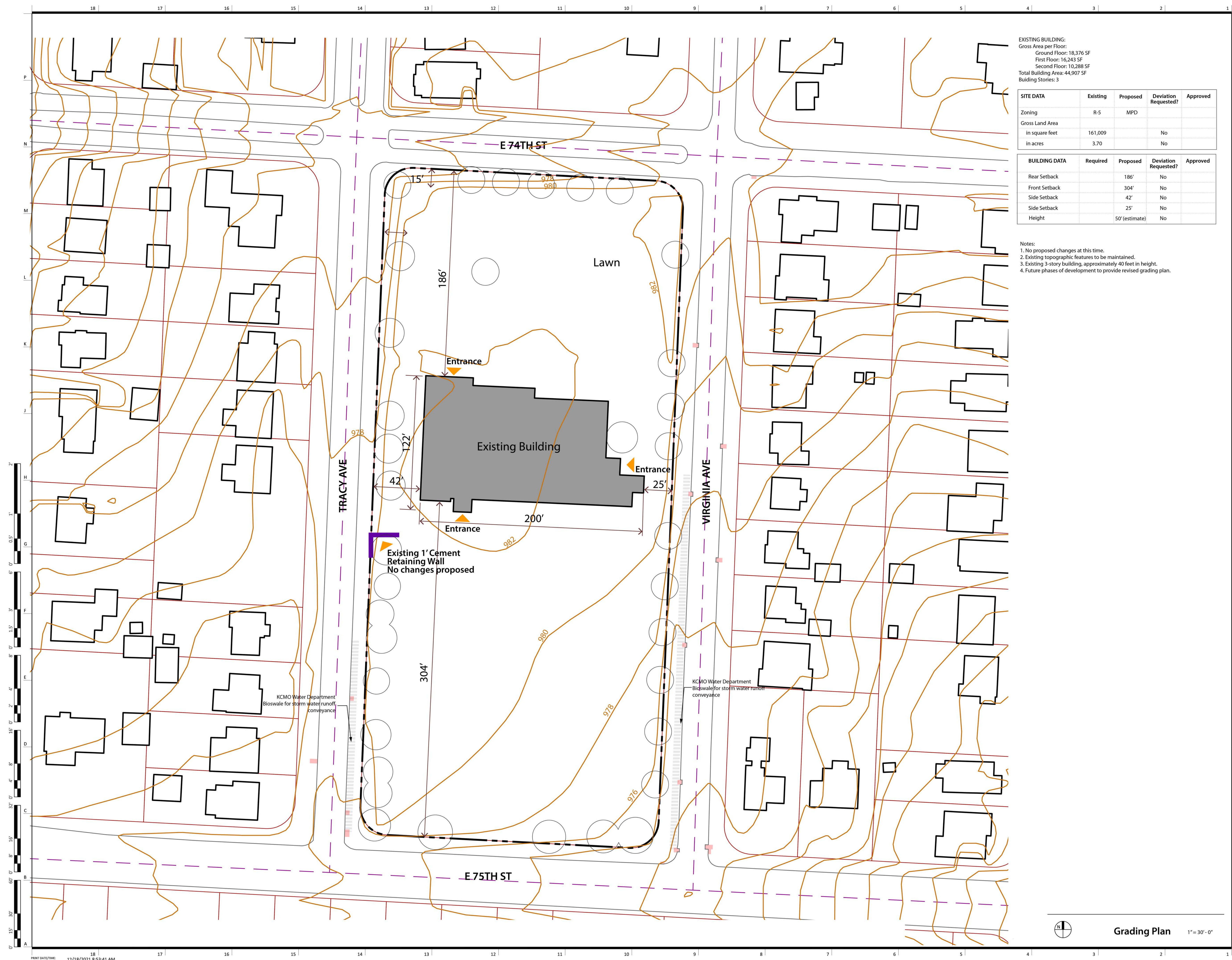
lighting engineer:
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EXISTING BUILDING:
Gross Area per Floor:
Ground Floor: 18,376 SF
First Floor: 16,243 SF
Second Floor: 10,288 SF
Total Building Area: 44,907 SF
Building Stories: 3

SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	R-5	MPD		
Gross Land Area				
in square feet	161,009		No	
in acres	3.70		No	

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback		186'	No	
Front Setback		304'	No	
Side Setback		42'	No	
Side Setback		25'	No	
Height		50' (estimate)	No	

- Notes:
1. No proposed changes at this time.
 2. Existing topographic features to be maintained.
 3. Existing 3-story building, approximately 40 feet in height.
 4. Future phases of development to provide revised grading plan.



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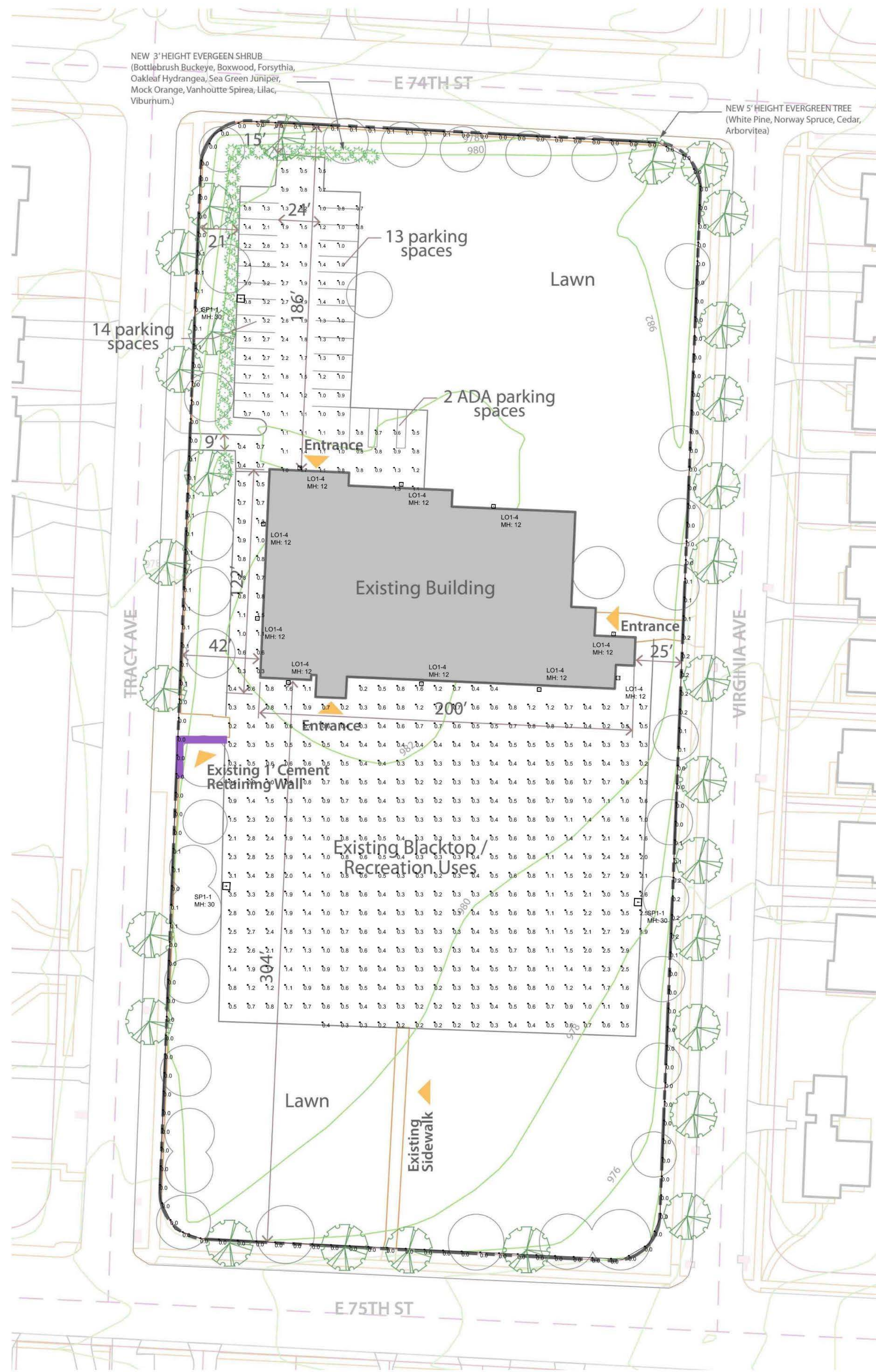
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REVISIONS		
NUMBER	DESCRIPTION	DATE
01	CD-CPC-2022-00014 Addressing CDR Report Comments	2/21/22

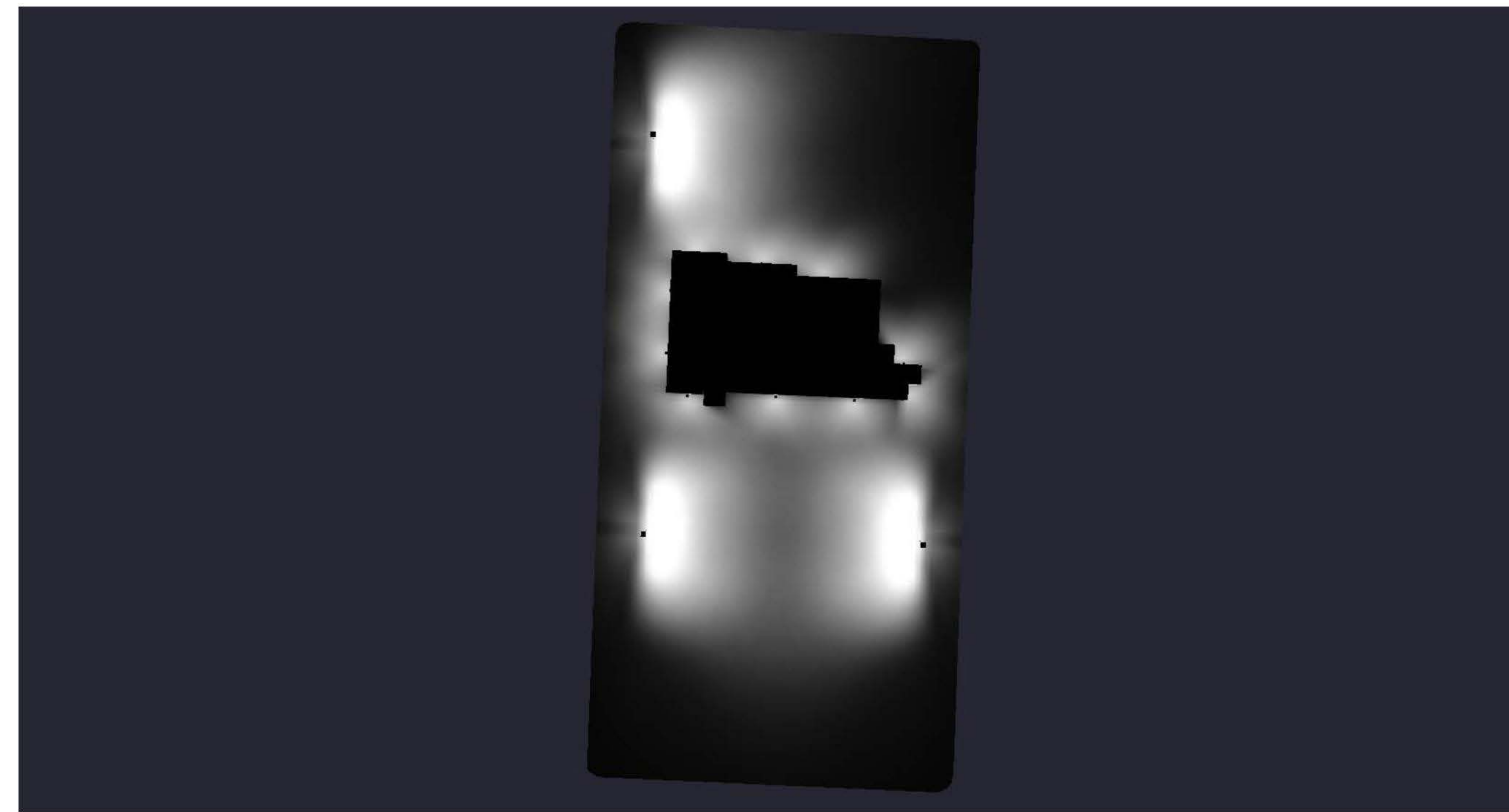
PROJECT NO: 0221-6800
DATE: May 11, 2022

L102

KCMO Planning Submittal



LIGHTING SITE PLAN PHOTOMETRICS
Scale: 1 inch= 30 Ft.



Luminaire Schedule									
Scene: All On									
Symbol	Label	Arrangement	Arr. Watts	Lum. Lumens	LLF	Description	BUG Rating	MH	Qty
□	SP1-1	SINGLE	213	21311	0.850	GALN-SA4C-735-U-SL4-HSS	B1-U0-G4	30FT	3
□	LO1-4	SINGLE	19	1922	0.850	WDGE2 LED P2 30K 80CRI T4M	B1-U0-G1	12FT	10

Calculation Summary						
Scene: All On						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
NORTH PARKING	Illuminance	Fc	1.47	3.8	0.5	2.94
PROPERTY LINE	Illuminance	Fc	0.03	0.2	0.0	N.A.
SOUTH BLACKTOP	Illuminance	Fc	0.90	3.5	0.2	4.50
WEST DRIVE	Illuminance	Fc	0.77	1.5	0.3	2.57

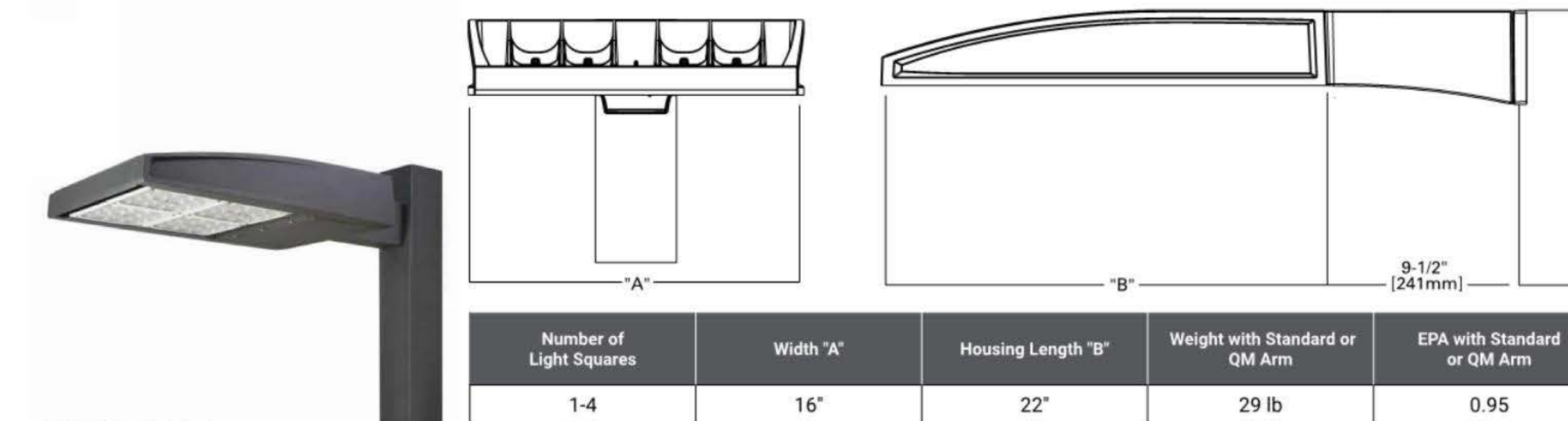
NOTES:

- 1) MATERIAL REFLECTANCE: BUILDING 20/GROUND 20
- 2) LIGHT LEVELS TAKEN AT GRADE
- 3) TYPICAL LLF = .85 LLD

IESNA RP-2014
PARKING LOTS
0.5FC MINIMUM HORIZONTAL ON PAVEMENT
15:1 MAX/MIN

IESNA HANDBOOK 10TH EDITION
OUTDOOR TOWN SQUARE LZ2 (MIXED USE RESIDENTIAL DISTRICT)
0.4FC AVERAGE ON PAVEMENT
5:1 AVG/MIN

PROPERTY LINE: 0.2FC MAXIMUM AT GRADE PER ZONING CODE 88-430-05-C



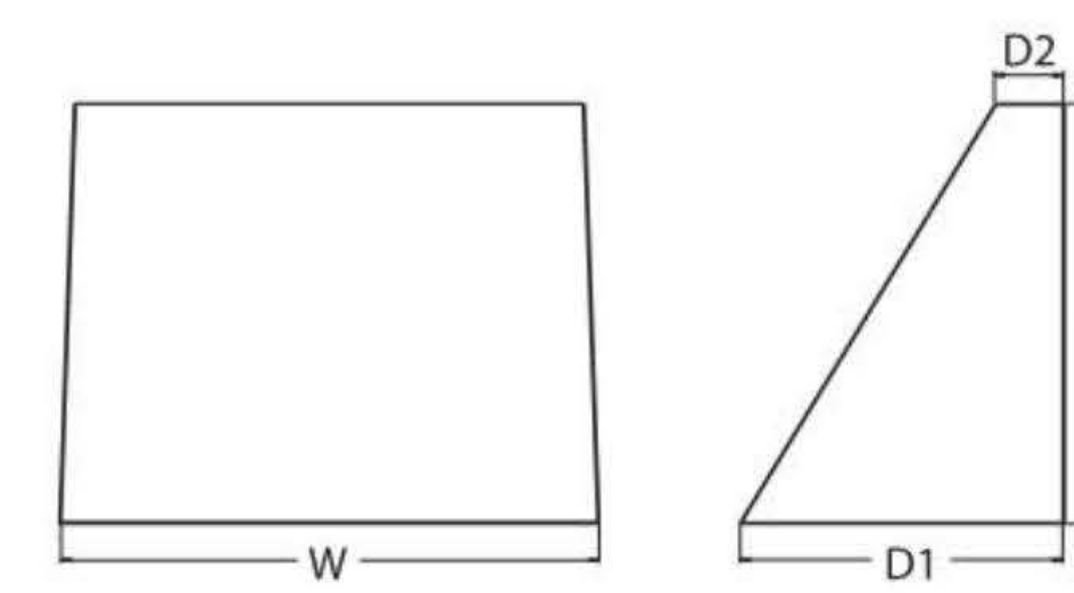
TYPE SP1-1



TYPE LO1-4

Specifications

- Depth (D1): 7"
- Depth (D2): 1.5"
- Height: 9"
- Width: 11.5"
- Weight: 13.5 lbs (without options)



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ELEVATION IMAGE -- South

Notes (reviewed by registered architect):

1. Remove all plywood and metal grates
2. Repair or replace broken windows, including glass blocks
3. Remove paint or cover paint to match existing masonry stone and brick
4. Remove and replace front doors with glazed storefront system entrance
5. Replace existing light fixtures (see photometric plan)
6. Repair damaged gutters

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REVISIONS

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PROJECT NO: 0221-6800
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ELEVATION IMAGE -- West

Notes (reviewed by registered architect):

- 1. Remove all plywood and replace broken windows
- 2. Replace existing light fixtures (see photometric plan)

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E100

KCMO Planning Submittal

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ELEVATION IMAGE -- North

Notes (reviewed by registered architect):

1. Remove all plywood and replace broken windows
2. Remove all graffiti and overgrown vines on facade
3. Remove basement window to former boiler room and fill in with brick
4. Replace ground floor doors as needed, repaint doors that can be reused
5. Repaint metal railings
6. Replace existing light fixtures (see photometric plan)

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ELEVATION IMAGE -- East

- Notes (reviewed by registered architect):
1. Remove all plywood and replace broken windows
 2. Remove all graffiti on facade
 3. Replace ground floor doors as needed, repaint doors that can be reused
 4. Replace existing light fixtures (see photometric plan)
 5. Repaint metal railings
 6. Repair damaged gutters

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