



CITY PLAN COMMISSION STAFF REPORT

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

June 21, 2022

Project Name

Marlborough School MPD

Docket 18

Request

CD-CPC-2022-00034
Rezoning to MPD

Applicant

Rebecca McQuillen
Marlborough Community Land Trust
1809 E 80th St
Kansas City, MO 64132

Owner

Equity2 LLC
3200 Wayne Ave
Kansas City, MO 64109

Location	1300 E 75 th St
Area	About 3.7 acres
Zoning	R-5
Council District	5th
County	Jackson County
School District	KCMO 110

Surrounding Land Uses

North: Residential uses, zoned R-5

South: Residential uses, zoned R-5

East: Residential uses, zoned R-5

West: Residential uses, zoned R-5

Major Street Plan

E 75th (from Main St to Prospect Ave) is an Established Arterial on the City's Major Street Plan.

Land Use Plan

The Swope Area Plan recommends Residential Low Density for this location.

APPROVAL PROCESS



PROJECT TIMELINE

Application was filed on 2/28/2022, deviations from 2022 Cycle G have occurred.

- The applicant put the project on hold to explore other entitlement processes.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Marlborough Community Coalition is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on June 11th, 2022. Proof of meeting is attached to the staff report, see Exhibit A. Summary of discussion not provided.

EXISTING CONDITIONS

A vacant school currently sits on the subject site.

CONTROLLING + RELATED CASES

None.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning to MPD to redevelop the vacant school building.

PROFESSIONAL STAFF RECOMMENDATION

Docket 18 Recommendation
Approval, Subject to Conditions

PLAN REVIEW

Master Planned Development (MPD) zoning districts are established through the approval of a zoning map amendment in accordance with 88-515 (rezoning). MPD zoning map amendments must be accompanied by a preliminary development plan. Submission of a Final Development Plan for review and approval by the City Plan Commission is required after approval of the Zoning Map Amendment and Preliminary Development Plan.

The proposed rezoning to MPD is being used to redevelop an existing (vacant) school building. MPD Statement of Intent from the applicant,

"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."

88-520-03-G Review Criteria

In reviewing and making decisions on proposed MPD rezonings and preliminary plans, review and decision-making bodies must consider at least the following factors:

1. The preliminary development plan's consistency with any adopted land use plans for the area;
The Marlborough CATALYST Plan states that redeveloping the Marlborough School into a "community hub centered on life-long education and green jobs" is a key project for the community. AN
2. The preliminary development plan's consistency with MPD district provisions of 88-280; 88-280-01-A. The MPD district is intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards. The proposed MPD is associated with the following benefit (4 total) listed in 88-280-01-A.
Mixed-Use Development.
88-280-01-B. Specific Objectives. Different types of MPDs will promote different planning goals. The proposed MPD is associated with the following objective (11 objectives total) listed in 88-280-01-B.
2. Implementation and consistency with the City's adopted plans and policies.
4. Sustainable, long-term communities that provide economic opportunity and environmental and social equity for residents.
8. Compatibility of buildings and other improvements as determined by their arrangement, massing, form, character, and landscaping to establish a high-quality livable environment.
As stated above, redeveloping the Marlborough School is a key priority for the community. Rehabilitating the existing structure promotes the historical integrity of the area. In addition, the mixed-use redevelopment (catering kitchen, restaurant, theater, co-working space, and artist studios) promotes local economic activity. AN
3. The sufficiency of the terms and conditions to protect the interest of the public and the residents of the MPD in the case of a plan that proposes development over a long period of time.
Long-term, the applicant proposes to develop residential units on the subject site. The proposed MPD will create an activity center for the neighborhood (new and future residents), generating long-term economic and social benefits. See Exhibit B for written public testimony. AN

PLAN ANALYSIS

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

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	No	-	
Parkland Dedication (88-408)	No	-	
Parking and Loading Standards (88-420)*	Yes	Deviation Requested	See Site Plan and CCR Report.
Landscape and Screening Standards (88-425)*	Yes	Administrative Adjustment Requested	See Site Plan and CCR Report.
Outdoor Lighting Standards (88-430)	Yes	Yes	See Site Plan.
Sign Standards (88-445)	Yes	-	No signage plan was provided. All signage must comply with 88-445.
Pedestrian (88-450)	Yes	Yes	See Site Plan.

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends the following **Approval, Subject to Conditions** identified in the Conditions Report attached.

Note, the Water Services - Stormwater review was not completed.

Respectfully Submitted,

Ahna Nanoski, AICP
Lead Planner



Plan Conditions

Report Date: June 15, 2022

Case Number: CD-CPC-2022-00034

Project: Marlborough School MPD

Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.

1. Administrative adjustments for alternative compliance are approved pursuant to 88-425-13 for existing tree cover to satisfy landscaping requirements and will be maintained or replaced on the subject site.
2. Administrative adjustments for alternative compliance are approved pursuant to 88-425-13 for the existing parking to be exempt from interior landscaping requirements.
3. Per 88-425-08, mechanical equipment and utility cabinets, and solid waste management must be screened. The existing electrical transformer and any trash dumpster or recycling bin must be screened prior to a Certificate of Occupancy being issued.
4. Parking will be reviewed along with future tenant-finish building permits. For example, Alternative Parking Compliance Plans for special bicycle facilities and a shared parking agreement with lots along Troost Ave are applicable.

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

5. 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 entire site 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.
6. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. 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 Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
7. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
8. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
9. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
10. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

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

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

11. Fire hydrant distribution shall follow IFC-2018 Table C102.1

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 -2013 § 8.7.2)

12. 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)

13. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

14. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).

15. • Required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
• Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

• Required fire department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

16. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

17. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be paid prior to recording the final plat or certificate of occupancy (whichever is applicable to the project).

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

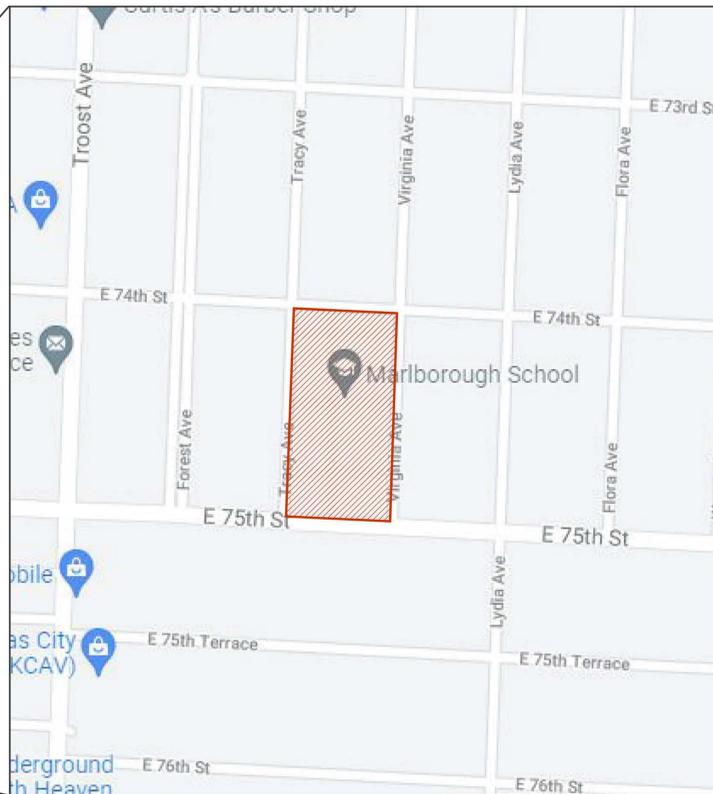
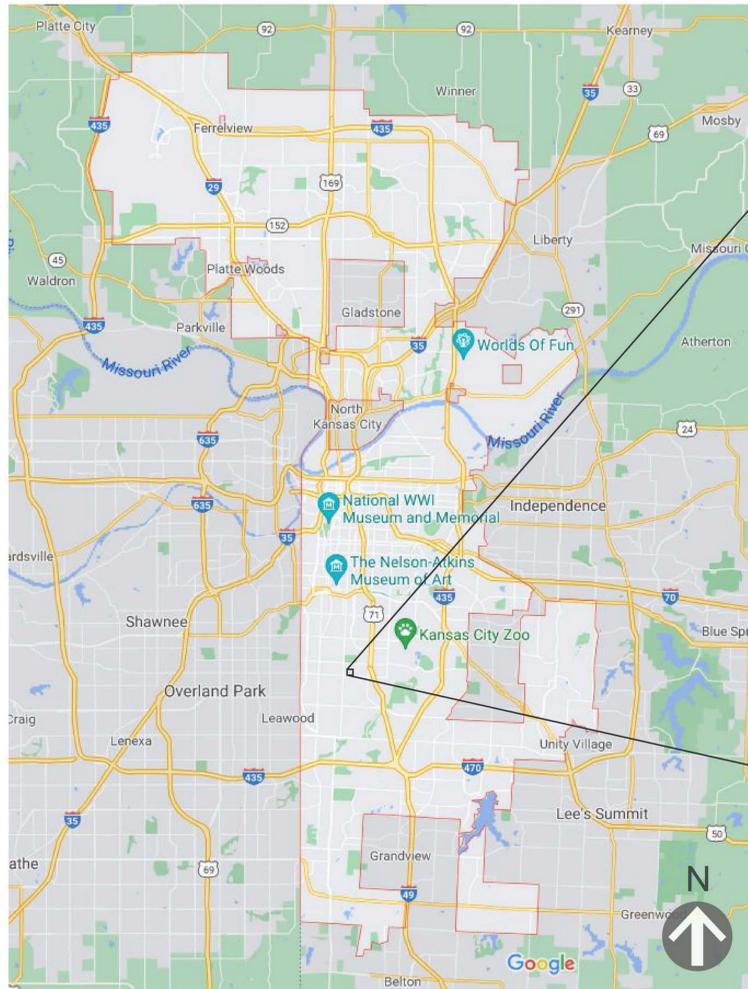
18. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.

<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>

19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

South of River contact –Sean Allen -816-513-0318

North of River contact Todd Hawes – 816-513-0296



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

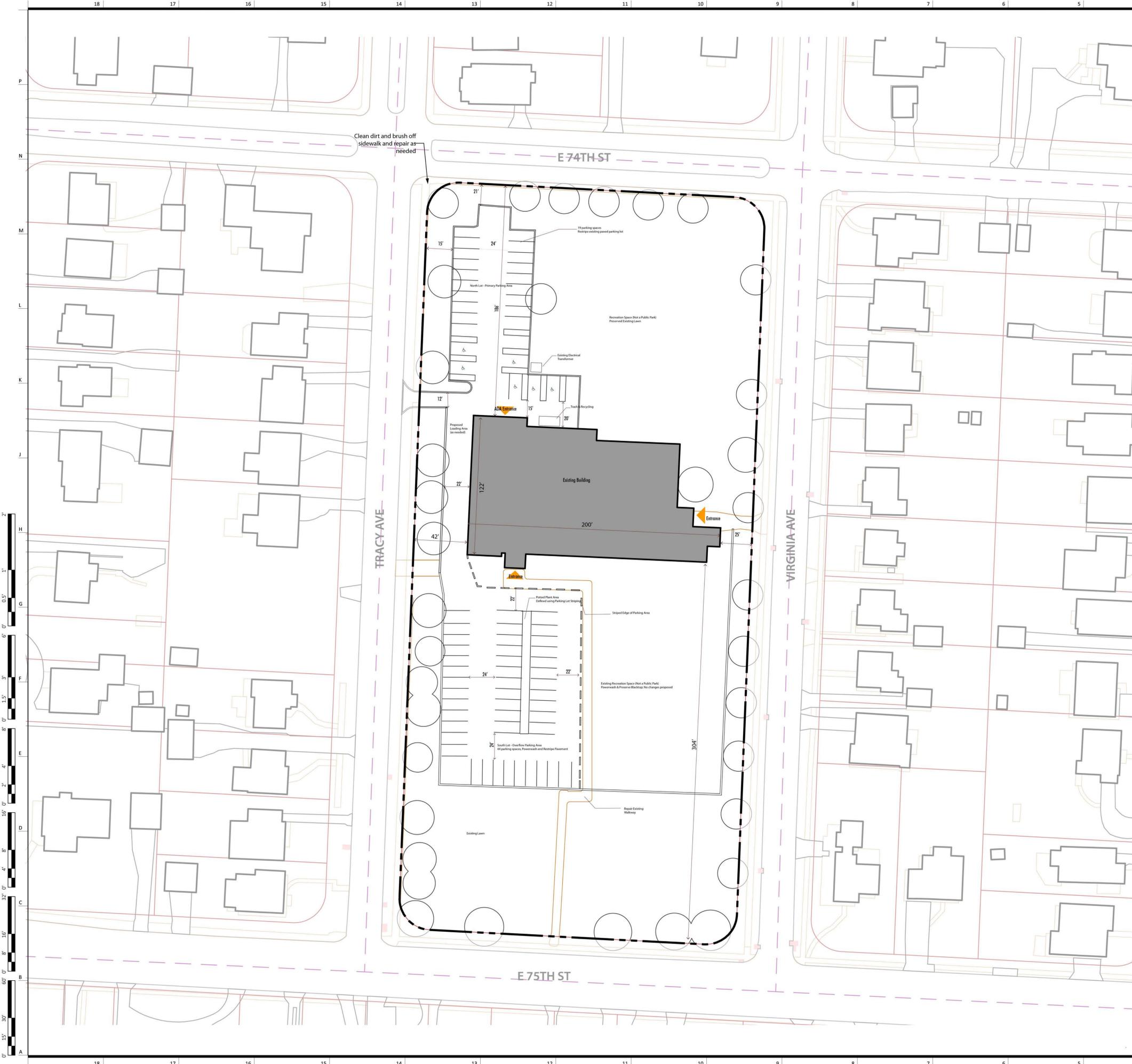
Master Plan District Statement

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 at 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

1300 E 75th St
 Kansas City, MO 64109

owner:
Equity2 LLC
 3200 Wayne Ave
 Kansas City, MO 64109

architect:
Gould Evans
 4200 Pennsylvania Avenue
 Kansas City, MO 64111
 816.931.6655
 www.gould-evans.com

landscape architect:
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 Kansas City, MO 64111
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civil engineer:
Talaffero & Browne, Inc.
 1020 East 8th Street
 Kansas City, Missouri 64106
 816.283.3456 Ext 125
 www.tb-engr.com

lighting engineer:
LightWorks, Inc.
 1701 Oak, Suite 200
 Kansas City, MO 64108
 816.646.9948 Ext 3
 www.lightworkskc.com

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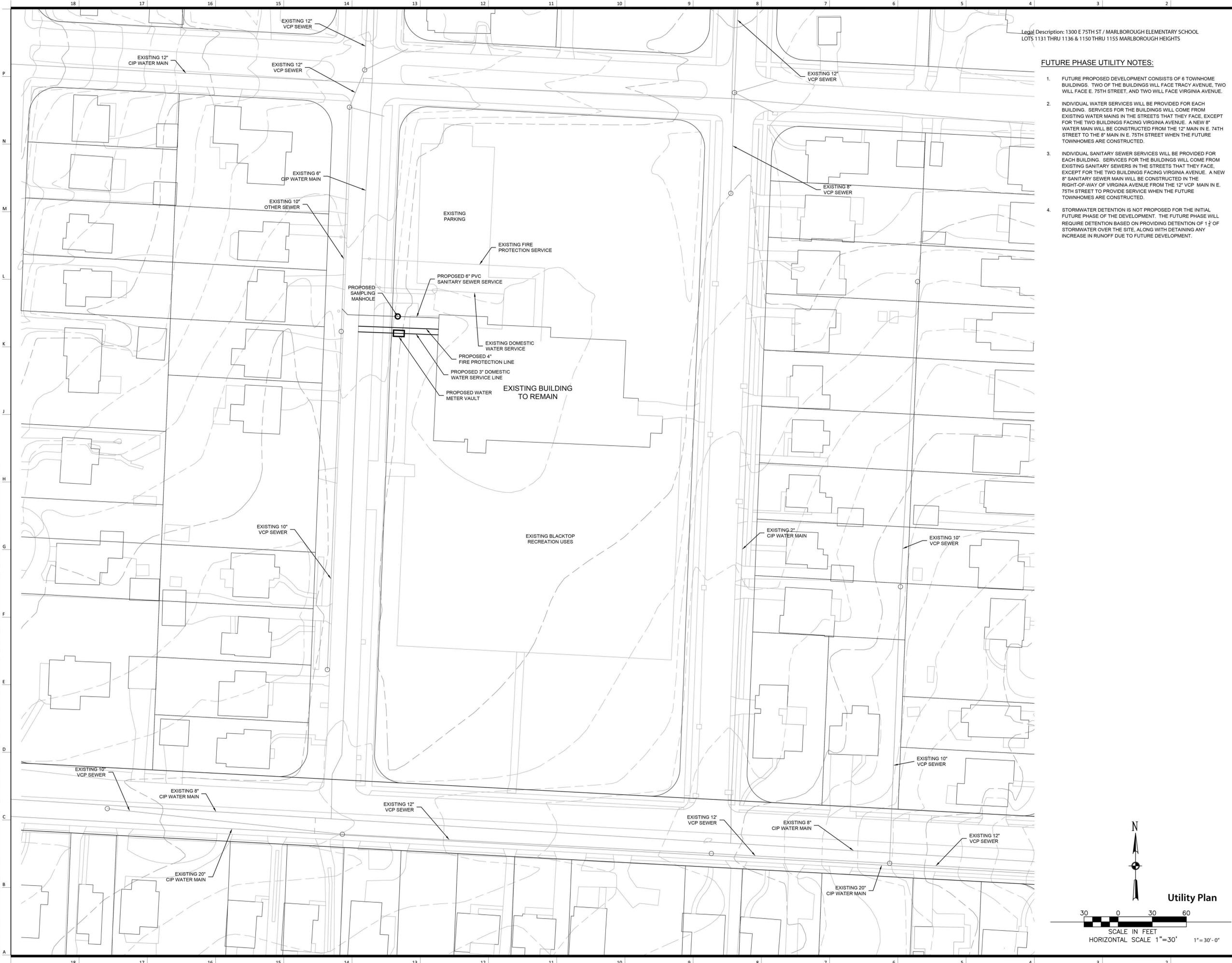
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REVISIONS		
NUMBER	DESCRIPTION	DATE
01	Addressing CDR Report Comments regarding proposed area, parking, building footprint dimensions, location for driveway, location of building area, proposed pedestrian pathways, etc.	2/21/22

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

C2.00

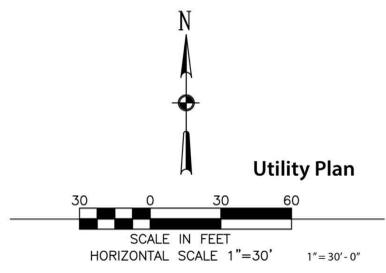
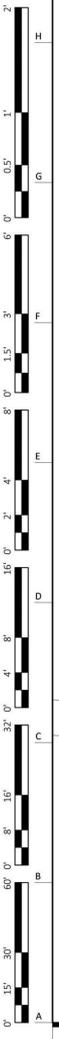
KCMO Planning Submittal



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.



Marlborough School MPD

1300 E 75th St
 Kansas City, MO 64109

owner:
Equity2 LLC
 3200 Wayne Ave
 Kansas City, MO 64109

architect:
Gould Evans
 4200 Pennsylvania Avenue
 Kansas City, MO 64111
 816.931.6655 voicemail
 www.gould-evans.com

landscape architect:
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civil engineer:
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REVISIONS

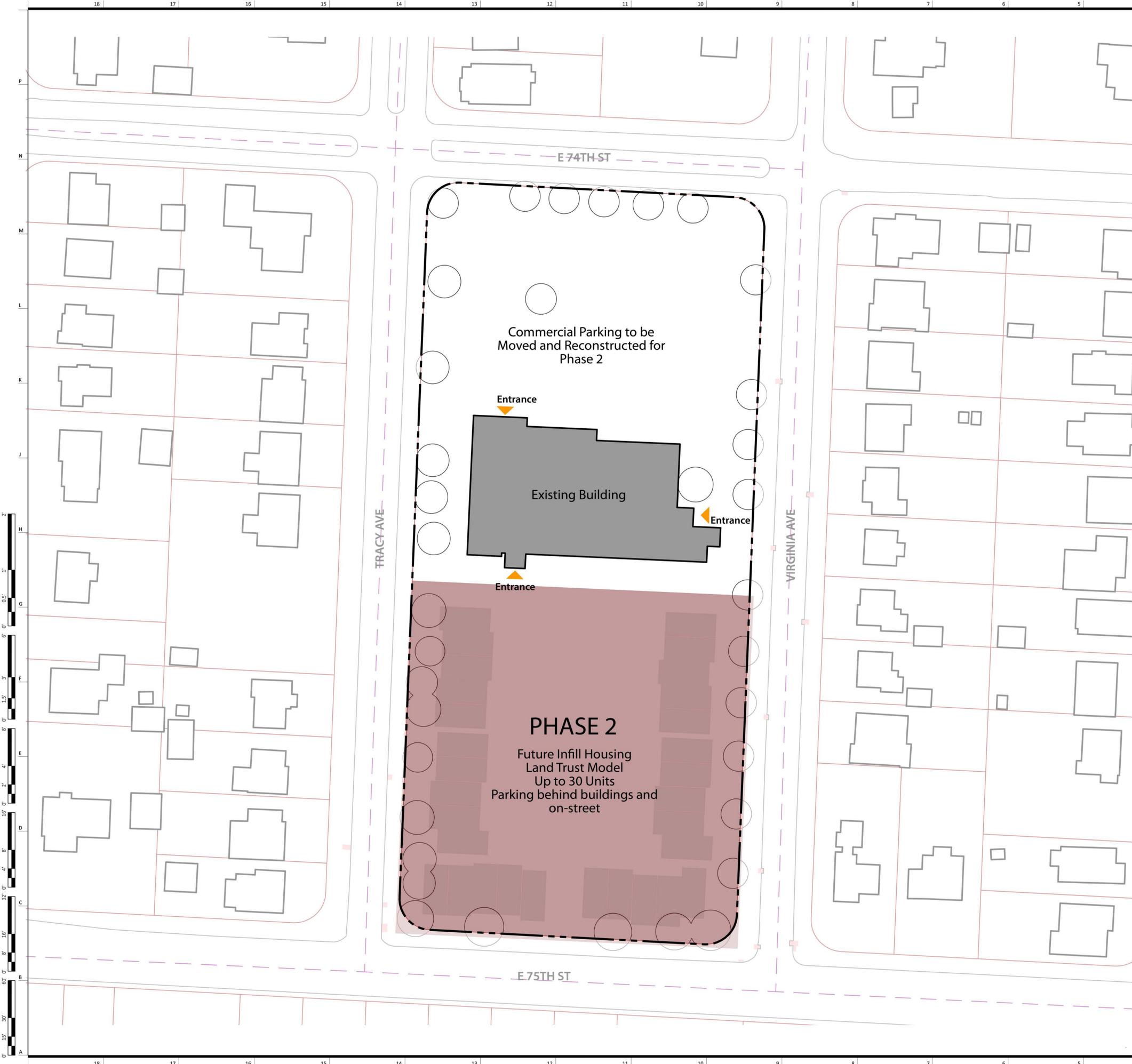
NUMBER	DESCRIPTION	DATE

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

C4.00

KCMO Planning Submittal

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



Commercial Parking to be Moved and Reconstructed for Phase 2

Entrance

Existing Building

Entrance

Entrance

PHASE 2

Future Infill Housing
Land Trust Model
Up to 30 Units
Parking behind buildings and
on-street

FUTURE PHASE UTILITY NOTES:

1. FUTURE PROPOSED DEVELOPMENT CONSISTS OF 8 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.
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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.

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

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

C5.00

Site Plan, Future Concept 1"=30'-0"

KCMO Planning Submittal

Marlborough School MPD

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Kansas City, MO 64109

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Kansas City, MO 64109

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landscape architect:
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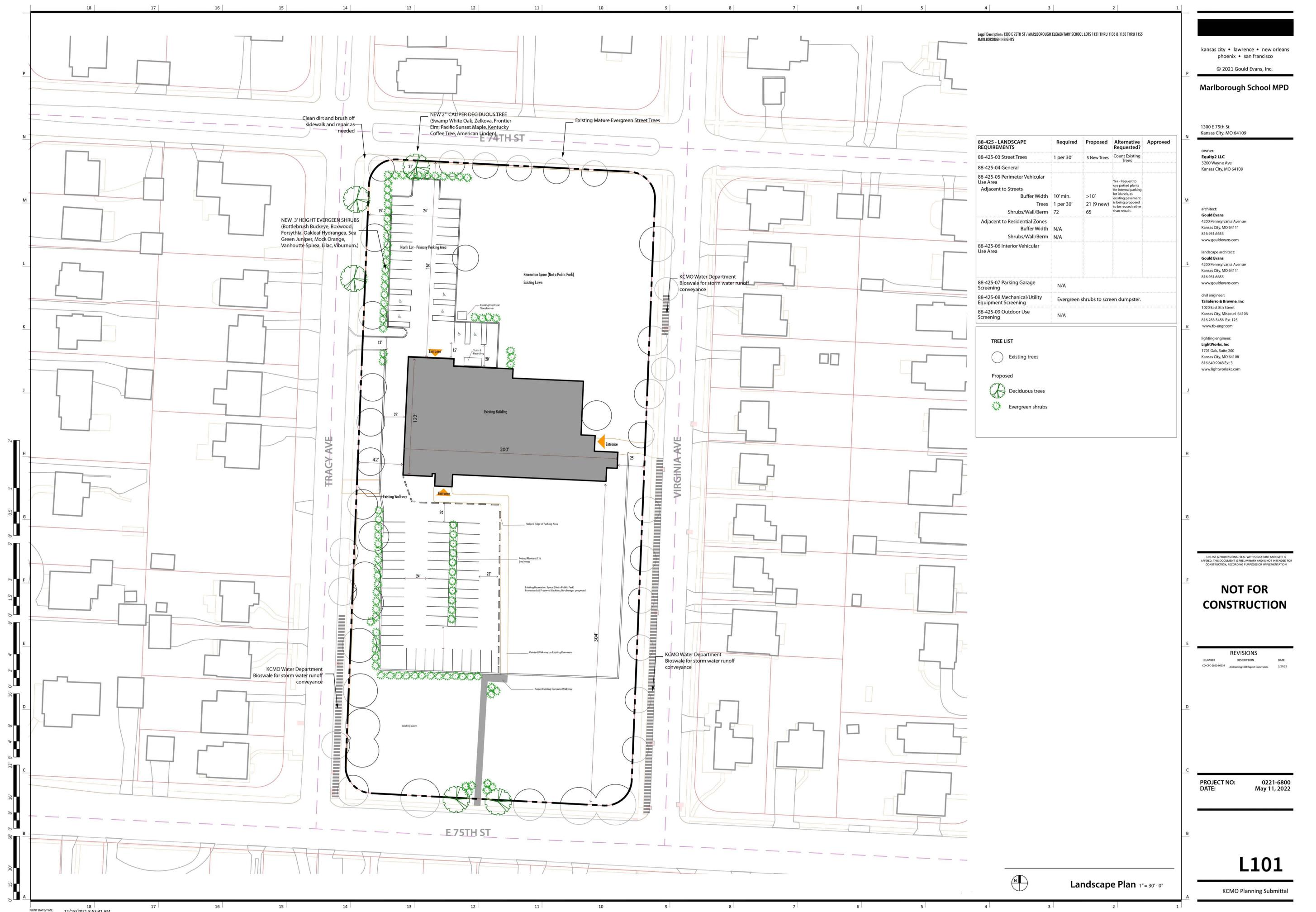
civil engineer:
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816.283.3456 Ext 125
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lighting engineer:
LightWorks, Inc
1701 Oak, Suite 200
Kansas City, MO 64108
816.540.9948 Ext 3
www.lightworkskc.com

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 Trees Shrubs/Wall/Berm	10' min. 1 per 30' 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 Shrubs/Wall/Berm	N/A 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

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landscape architect:
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civil engineer:
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816.283.3456 Ext 125
www.tb-engr.com

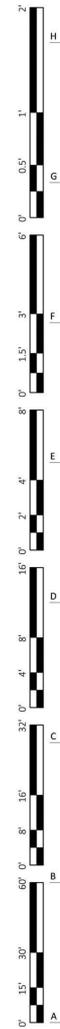
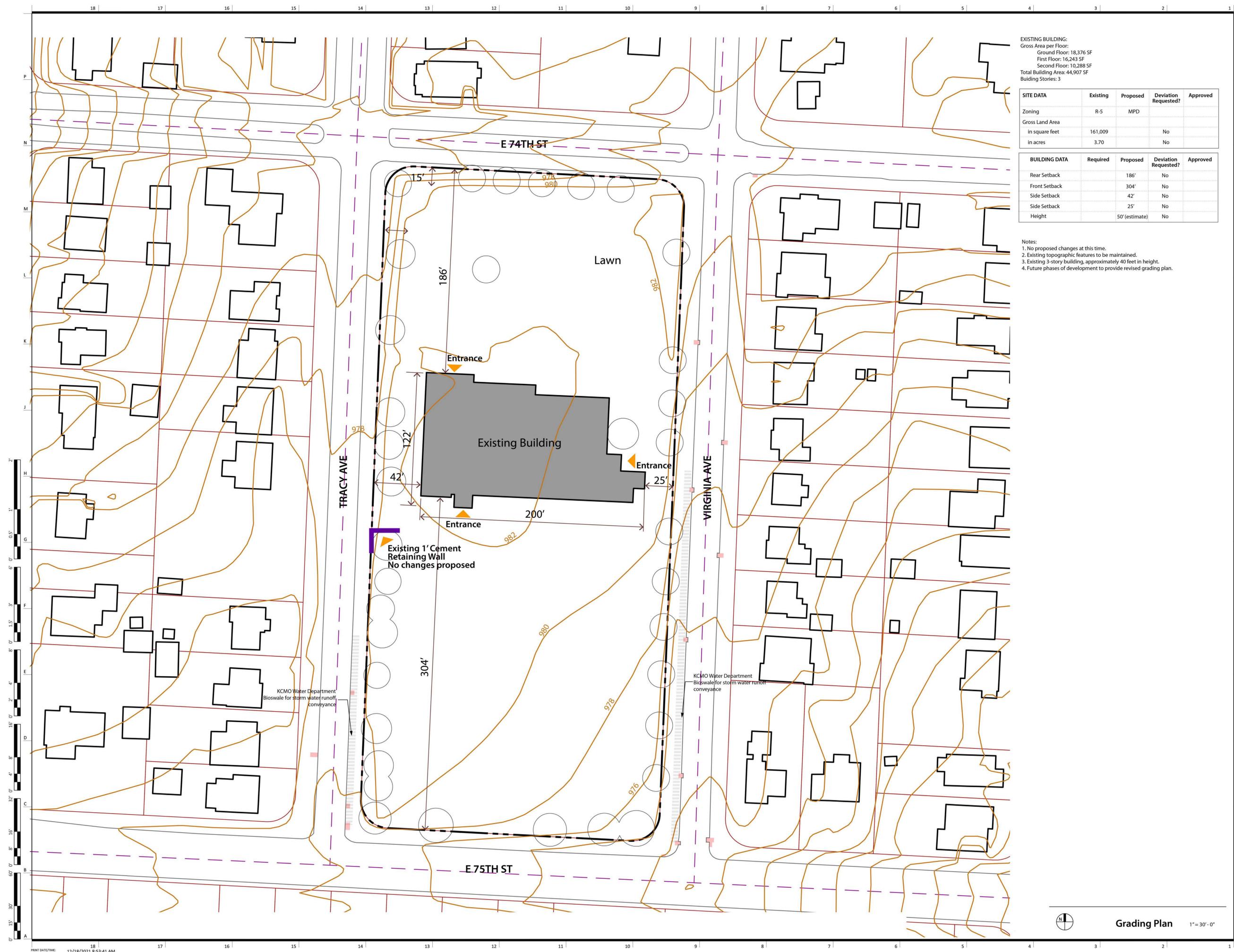
lighting engineer:
LightWorks, Inc
1701 Oak, Suite 200
Kansas City, MO 64108
816.540.9948 Ext 3
www.lightworkskc.com

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.



Grading Plan 1"=30'-0"

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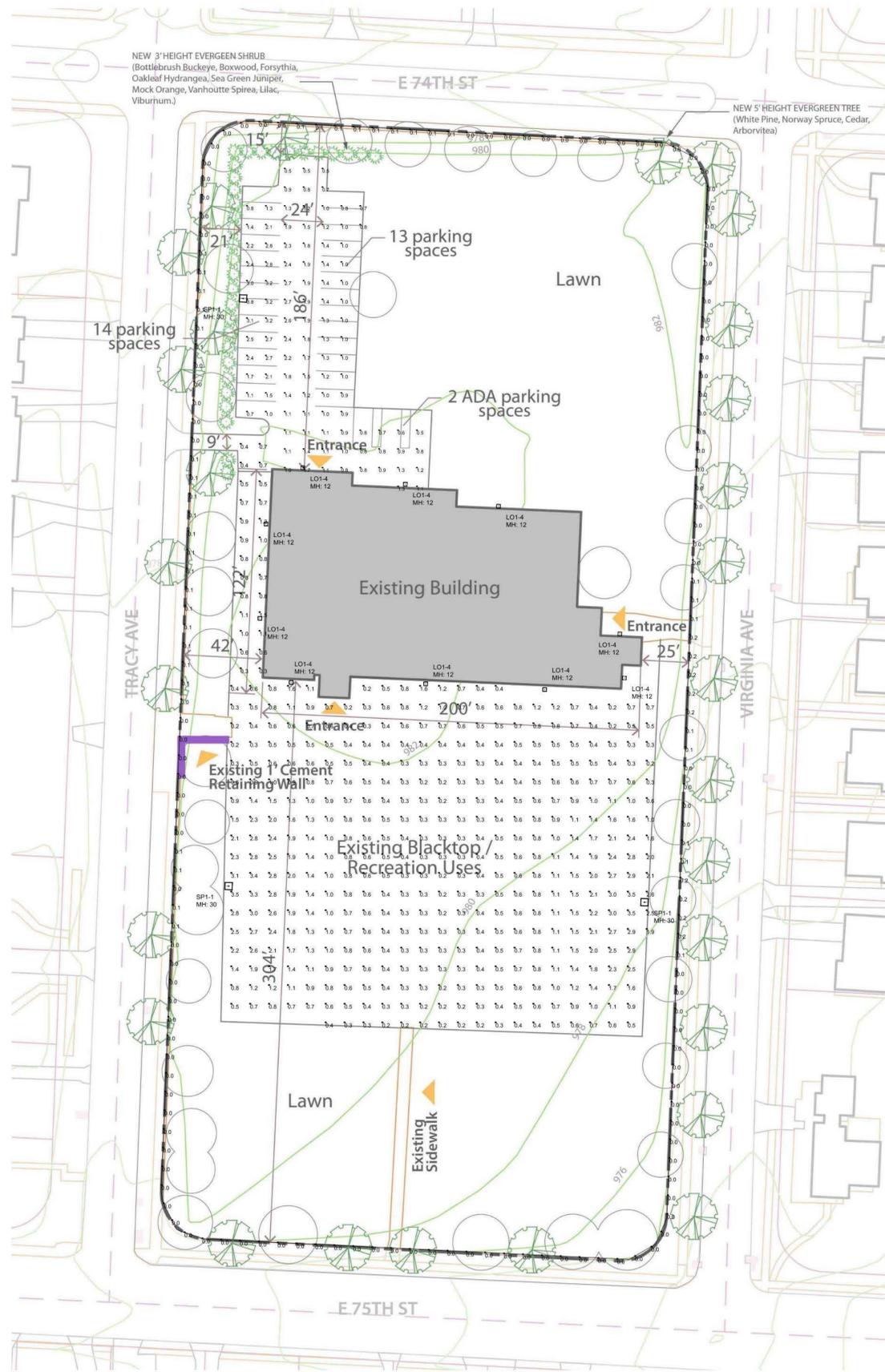
NOT FOR CONSTRUCTION

REVISIONS		
NUMBER	DESCRIPTION	DATE
01	Addressing CDR Report Comments	2/21/22

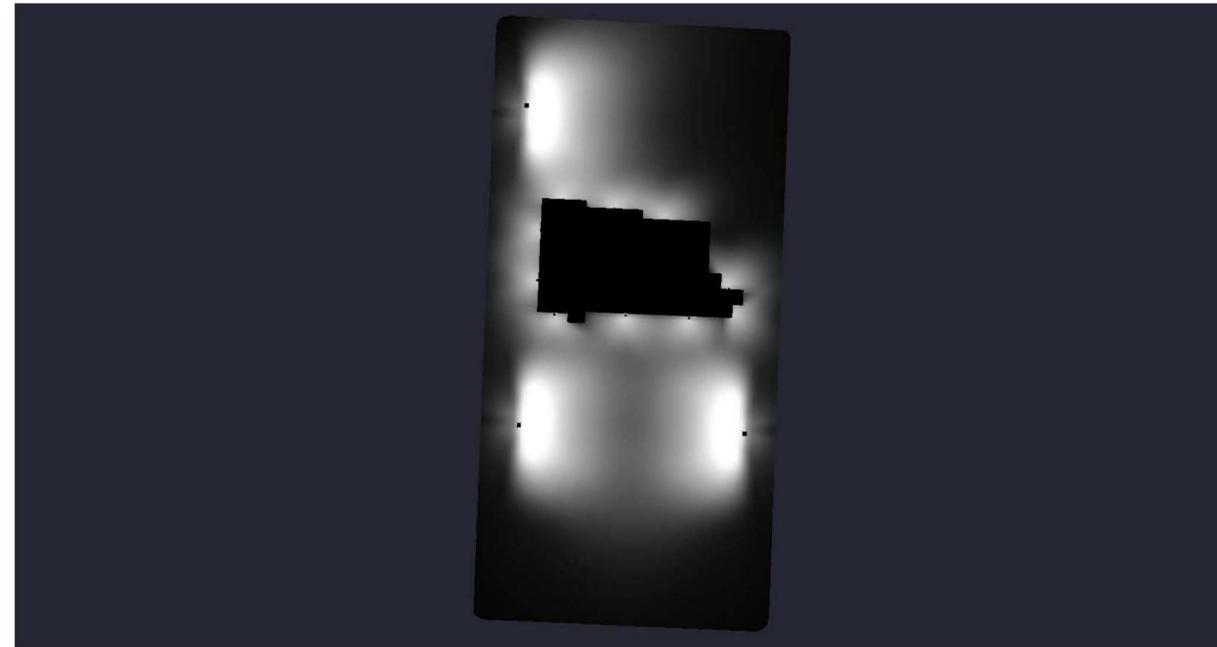
PROJECT NO: 0221-6800
DATE: May 11, 2022

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

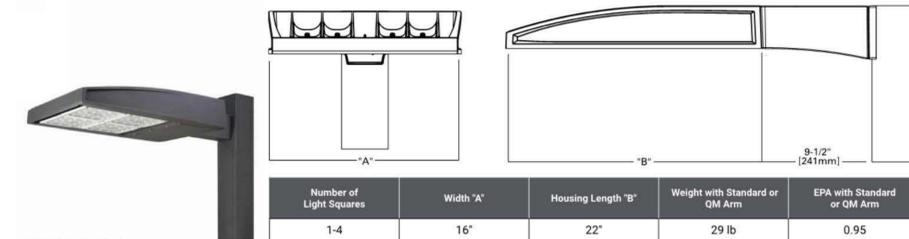
NOTES:

- 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



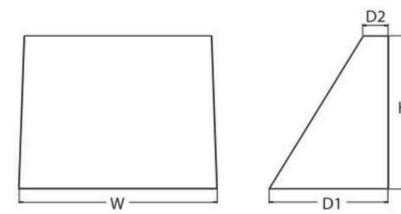
TYPE SP1-1



TYPE LO1-4

Specifications

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



Marlborough School MPD

1300 E 75th St
Kansas City, MO 64109

owner:
Equity2 LLC
3200 Wayne Ave
Kansas City, MO 64109

architect:
Gould Evans
4200 Pennsylvania Avenue
Kansas City, MO 64111
816.931.6655
www.gouldevans.com

landscape architect:
Gould Evans
4200 Pennsylvania Avenue
Kansas City, MO 64111
816.931.6655
www.gouldevans.com

civil engineer:
Taliaferro & Browne, Inc
1020 East 8th Street
Kansas City, Missouri 64106
816.283.3456 Ext 125
www.tb-engr.com

lighting engineer:
LightWorks, Inc
1701 Oak, Suite 200
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816.540.9948 Ext 3
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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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Marlborough School MPD

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architect:
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landscape architect:
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civil engineer:
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lighting engineer:
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REVISIONS

NUMBER DESCRIPTION DATE

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

E100

KCMO Planning Submittal



ELEVATION IMAGE -- West

Notes (reviewed by registered architect):

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

Marlborough School MPD

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Kansas City, MO 64109

owner:
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3200 Wayne Ave
Kansas City, MO 64109

architect:
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4200 Pennsylvania Avenue
Kansas City, MO 64111
816.931.6655
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landscape architect:
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Kansas City, MO 64111
816.931.6655
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civil engineer:
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Kansas City, Missouri 64106
816.283.3456 Ext 125
www.tb-engr.com

lighting engineer:
LightWorks, Inc
1701 Oak, Suite 200
Kansas City, MO 64108
816.540.9948 Ext 3
www.lightworkskc.com



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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REVISIONS

NUMBER	DESCRIPTION	DATE

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





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

Marlborough School MPD

1300 E 75th St
Kansas City, MO 64109

owner:
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Kansas City, MO 64109

architect:
Gould Evans
4200 Pennsylvania Avenue
Kansas City, MO 64111
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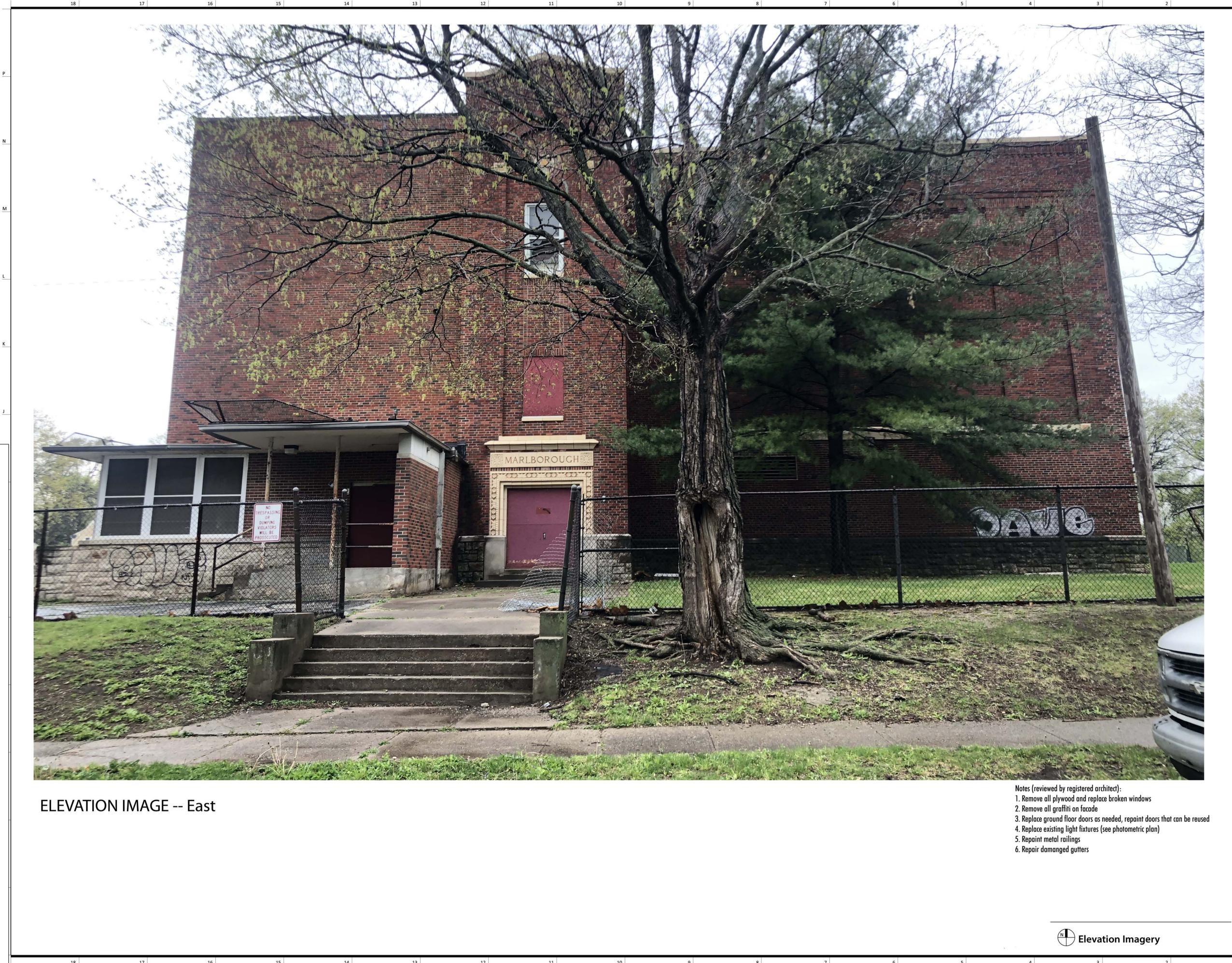
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REVISIONS

NUMBER	DESCRIPTION	DATE

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



 CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # **CD-CPC-2022-00034**

Meeting Date: **6/11/2022**

Meeting Location: **1300 E 75th St. KCMO**

Meeting Time (include start and end time): **12:00-1:20**

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

Marlborough School
1300 E 75th Street KCMO

Name	Address	Phone	Email
Gina Coffman	7416 Highland KCMO 64131	816-605-9874	ginacook@gmail.com
Julia Schafermeyer	1815 E. 75th KCMO 64132	785 550 4867	schafermeyer, julia@gmail.com
Thomas Weckler	7432 TRACY	816-744- 2057	—
Martin Mueller	1200 E 80th St	(816) 733-2328	
Rhianon Dickson			
Sarah Lorbecki	1223 E. 75th St.	913-213-9778	reneerae@yahoo.com
Charles Jackson	7341 Tracy Ave	816-522-4151 309 9249	ladern.jackson@syc.com
Ladern Jackson	7341 Tracy Ave	816-522-4151	kcjacksons@att.net
RIC READER	7337 Tracy Ave	913-227-9877	rreadere@gmail.com
Justin Martinez	1130 E 77th Ter	816-674-5888	jmar5278@gmail.com
Kenneth Ashik	9304 E 1st	864-855	

Name	Address	Phone	Email
Jesse Lange	2901 Troost	86-418-7506	JUANGEE@KCPUBLICSCHOOLS.ORG
Drew Keger	1291 W 7th Ter	(913) 220-9289	drew.warren. keger@gmail.com
Tyler Brooks	132 W POCATUNKS LN KCMO	913 237-2554	TTB @ tyler.tanner.Brooks.com
Jeff Primer	1475 E 78th St Kansas City, MO	(416) 305-4924	
Diane Walters	8740 Brooklyn KCMO 64132	(816) 304 2517	diane@wearemarlborough.com
Angela Martellaro	4935 Nall Rockland Park KS	913-961-6149	angela.martellaro@gmail.com
Deborah Topp	7331 Tracy Ave 64131	816-444-9332	
Kenneth Topp	7331 Tracy Ave	816 444 9332	tracytopp@aol.com
Sarah Sommerkamp	338 Brooklyn Ave	660-528-0439	sarah@e2investing.com
Lauren Obermuller	1301 e. Tracy Ave	(913) 522-3540	lauren@e2investing.com
Erin Royals	512 Troost Ave KCMO 64106	913 205-1266	royalse@umkc.edu
Brenda Givhan	1311 E 75 Street	816-824-1979	
Douglas Williams	1315 E 75 Street	816 838 5464	avilliams969@gmail.com
Kenneth Ashley	7425 Viv 9304 Easter	816 833-5637	
Kristen Topp	7331 Tracy Ave		Kdtopp@gmail.com



CITY PLAN COMISSION

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

Exhibit B – Communications Received

Name	Stance	Format of Receival
Gina Coffman	Support	Email
Christina Hoxie	Support	Email
Racquel Adams	Support	Email

From:
Sent:
To:
Subject:

Gina Coffman <ginarcook@gmail.com>
Wednesday, June 15, 2022 8:16 AM
Public Engagement; Rachael
Case No. CD-CPC-2022-00034

"Dear City Plan Commission:

I urge you to support Case No. CD-CPC-2022-00034.

CD-CPC-2022-00034, is a proposed rezoning of the Marlborough Elementary School from its current R-5 zoning to MPD zoning. The rezoning will allow for development of the school building into a mixed-use commercial space, allowing the building to be stabilized and leased to commercial tenants who can provide services to the surrounding community.

My family has lived at 74th and Highland for four years, just blocks from the Marlborough School. I look forward to the school building once again serving the surrounding community, and I support the community-focused redevelopment and repurposing of this property for multi-purpose commercial use.

I would also appreciate the lawn space at the back of the school to be reserved for community gardening and plan to be highly involved in gardening there.

Signed,

Gina Coffman

7416 Highland

KCMO 64131

From: christina hoxie
<choxie@hoxiecollective.com>
Sent: Wednesday, June 15, 2022 8:16 AM
To: Public Engagement
Subject: Support of rezoning Marlborough
Elementary School - Case No. CD-CPC-
2022-00034

Dear City Plan Commission:

I urge you to support Case No. CD-CPC-2022-00034.

CD-CPC-2022-00034, is a proposed rezoning of the Marlborough Elementary School from its current R-5 zoning to MPD zoning. The rezoning will allow for development of the school building into a mixed-use commercial space, allowing the building to be stabilized and leased to commercial tenants who can provide services to the surrounding community. The community engagement and real estate analysis processes to determine this community-supporting transition has been thorough and transparent.

I have worked with the Marlborough neighborhoods on several types of neighborhood planning projects to support their capacity-building over the last 10 years and the redevelopment of Marlborough School has always been one of the highest priorities to the neighborhood residents. I look forward to the school building once again serving the surrounding community, and I support the community-focused redevelopment and repurposing of this property for multi-purpose commercial use.

Sincerely,

Christina Hoxie

HOXIE
COLLECTIVE LLC

Christina Hoxie AICP (she/her)
Founder and Community Planner
785.840.5507
www.hoxiecollective.com

From:
Sent:
To:
Subject:

Adams, Racquel <adamsrn@umkc.edu>
Wednesday, June 15, 2022 9:44 AM
Public Engagement
Case No CD-CPC-2022-00034

"Dear City Plan Commission:

I urge you to please support Case No. CD-CPC-2022-00034.

CD-CPC-2022-00034, is a proposed rezoning of the Marlborough Elementary School from its current R-5 zoning to MPD zoning. The rezoning will allow for development of the school building into a mixed-use commercial space, allowing the building to be stabilized and leased to commercial tenants who can provide services to the surrounding community.

I am a resident near the Marlborough School, and I have watched the building deteriorate over the past 15 years. I look forward to the school building once again serving the surrounding community, and I support the community-focused redevelopment and repurposing of this property for multi-purpose commercial use. I look forward to this opportunity to remove development restrictions and barriers to inclusion in the growth and revitalization that has been visited upon the neighboring communities of Tower Park, Waldo and even "east of Troost" with regard to the Metro Patrol Station and "ProspectUs" in the Prospect Corridor. It makes sense to support this development opportunity as a continued investment in the Community Benefit, fostered with the investment of the Prospect Max. Thank you for every consideration,

Racquel Adams

Business Support Specialist II
UMKC School of Dentistry-Business Office
650 E. 25th Street, Suite 416
Kansas City, MO 64108
816-235-6255 voice
816-235-2157 fax
adamsrn@umkc.edu