

CITY PLAN COMMISSION STAFF REPORT

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

February 6, 2024

Project Name

Ladd School Redevelopment

Docket #3

Request

CD-CPC-2023-00144 Rezoning to UR

Applicant

Samuel De Jong BNIM

Owner

LCKC Ladd Development Partners LLC

AreaAborZoningDistriCouncil District3rdCountyJack	Benton Boulevard ut 3.6 acres ct R-2.5 son County O 110
---------------------------------------------------	---------------------------------------------------------------------

Surrounding Land Uses

North:Residential uses, zoned R-2.5South:Residential uses, zoned R-2.5East:Residential uses, zoned R-2.5West:Residential uses, zoned R-2.5

Major Street Plan

Benton Boulevard identified as a Boulevard on the City's Major Street Plan.

Land Use Plan

The Heart of the City Area Plan recommends Institutional for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 08/25/2023. Scheduling deviations from 2023 Cycle S have occurred to allow the applicant additional time to resubmit plans.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located with the Oak Park Neighborhood Association and the Palestine Outreach Center Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on January 29, 2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The historic Ladd School and associated amenities is currently located on the subject property. There is a significant grade change along the northwest corner of the property.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of A request to approve a rezoning to district UR (Urban Redevelopment) from district R-2.5 (Residential 2.5) and approval of a development plan for a mixed use development.

CONTROLLING + RELATED CASES

<u>Committee Substitute for Ordinance No. 36287</u> approved 01/17/1969 approving the General Urban Renewal Plan including: Central Business District, Columbus Park, Garfield, Woodland, Oak Park, etc.

<u>Ordinance No. 39874</u> approved on 07/16/1971 approving the definitive Oak Park Urban Renewal Plan.

PROFESSIONAL STAFF RECOMMENDATION

Docket #3 Approval with Conditions

PLAN REVIEW

The approved Oak Park Urban Renewal Plan requires a rezoning to District UR, therefore the applicant is requesting to rezone the property to UR.

The applicant is proposing to reuse the historic Ladd School on the southern portion of the subject property, they are proposing office, residential, auditorium live/work, restaurant, gym, and retail uses within the existing building. The applicant is also proposing one new construction mixed use building with commercial and residential uses, with a small patio along Benton Boulevard; and four new residential buildings with a proposed 56 residential units.

The construction materials for the new construction building are comprised of: brick, wood panel accents, painted cementitious panel wall, stucco, and glazing.

The applicant has listed allowed uses for the UR area to ensure the proposed development is compatible with the surrounding area and will have the least amount of negative impacts as possible.

Parking is located on the subject property and can be accessed via Bellefontaine Avenue and Benton Boulevard. Sidewalks are proposed throughout the site and provide connections to adjacent properties. The proposed landscaping complies with code and proposes a diversity of plant material.

PLAN ANALYSIS

Standards	Applicability	Meets	More Information
Accessory or Use- Specific Standards (88-305 – 385)	NA	NA	
Boulevard and Parkway Standards* (88-323)	Yes	No	Deviation required
Parkland Dedication (88-408)	Yes	Yes	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	See below
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes	

*indicates adjustment/deviation

Boulevard and Parkway Standards (88-323-02) – The property is located adjacent to and within 150 feet of Benton Boulevard which is identified as an established boulevard. The proposed commercial structure is setback 46' (feet) 4" (inches). The Boulevard and Parkway standards require non-residential development to be setback a maximum of 20' (feet) from the right of way line. Staff is in support of the deviation request due to the proposed structure complying with the remaining Boulevard and Parkway Standards and meeting the intent of the code.

Outdoor Lighting Standards (88-430) – As of the publication of the staff report the Police Department still has some concerns regarding the lighting in the pedestrian areas of the plan and the parking lot. Staff has added a condition requiring the applicant to work with staff to find an appropriate solution to the concern.

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 proposed development conforms with the adopted plans and policies.

B. Zoning and use of nearby property;

The surrounding properties are zoned R-2.5 and are used as residential units. There is an approximately 3acre portion of properties to the east of the subject property that are zoned B1-1. The surrounding area is within the Oak Park Urban Redevelopment Area that was approved in 1969.

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

The surrounding area is comprised of residential units on all sides of the property. Benton Boulevard is lined with trees that will remain after the completion of the development.

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

Public facilities and services will be adequate to serve the development, the development is proposing sidewalk connections throughout the site, and will provide new drive accesses to a parking area on the subject property to reduce the amount of on street parking.

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

The Ladd School operated as a school from 1912 to 2010. After the school closed, the property remained vacant for over 13 years. The subject property is located within the Oak Park Urban Redevelopment Area (URA), the URA plan area requires a rezoning to UR for tax credit applicability.

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

The property has been vacant just over 13 years.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and The rezoning to district UR is in line with the Oak Park Urban Redevelopment Plan objectives. The rezoning will allow for an increase in diverse housing options and additional residential units. 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 denial of the application will not result in a gain the public health, safety, and welfare as the property would most likely remain vacant.

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

The plan will comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies. The applicant is requesting a deviation from the Boulevard and Parkway Standards, staff is in support of the requested deviation.

B. The proposed use must be allowed in the district in which it is located;

The applicant is rezoning the subject property to district UR; therefore, the proposed use will be allowed in the district.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

Access to the site is off of Benton Boulevard on the east and Bellefontaine Avenue to the west. The access points provide two-way traffic throughout the site and will allow onsite circulation to occur safely and efficiently. There is a new proposed vehicular access on the southwest corner of the property. The proposed access on the south is a one-way access entering the subject property on East 37th Street and exiting onto Bellefontaine Avenue. The access located along the front of the building provides 4 (four) parking spaces and is appropriately screened from the right of way.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

The plan provides safe, efficient, and convenient non-motorized travel opportunities throughout the site. The proposed development connects the existing sidewalks with multiple new sidewalks connecting the buildings on the property. The applicant is also providing short-term bicycle parking in compliance with the code.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The plan provides adequate utilities based on City standards for the proposed development.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The applicant is reusing the existing Ladd School for mixed-uses and will maintain the existing façade, any material update to the exterior will match the current structure or be historically appropriate. The new structures (the commercial structure and four residential structures) will complement the existing

Ladd School with construction materials that include: brick, stucco, wood panel, painted cementitious panel wall, and glazing. The new buildings will be shorter than the existing school and will match the setbacks of the surrounding area.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

Landscaping surrounding and throughout the site are compliant with the Zoning and Development Code. The applicant is proposing screening for the dumpster that compliments the new structures. The applicant is providing sufficient parking on the subject property to minimize the amount of on street parking that might be required. The proposed development includes residential uses, the noise level will be compatible with that of the surrounding area. The proposed lighting on the property is compliant with the code, however, the Police Department is concerned regarding the reduced amount of lighting in areas used by pedestrians and the parking lot. Staff has added a condition that would require a discussion between the applicant and the Police Department to find a solution that is compliant with the code prior to ordinance request.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed development increases the density and the amount of uses on the subject property, due to the change in use, an increase in impervious surfaces is expected. The applicant is proposing multiple landscaped areas throughout the property. The applicant worked with staff to reduce the amount of parking and provide a more efficient parking lot for the development.

 The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The plan identifies trees that will be removed and preserved during the development of the property.

ATTACHMENTS

- 1. Conditions Report
- 2. Applicants Submittal
- 3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL WITH CONDITIONS as stated in the conditions report.

Respectfully Submitted,

Darpa, House

Larisa Chambi, AICP Lead Planner



Plan Conditions

Report Date: January 31, 2024 Case Number: CD-CPC-2023-00144 Project: Ladd School Redevelopment

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

- 1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
- 2. Signage has not been reviewed with this application, all signage shall conform to 88-445 and shall require a sign permit prior to installation.
- 3. 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.
- 4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
- 5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
- 6. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit.
- 7. All delivery and service access for the buildings along Benton Boulevard shall be located on the side or rear of the building and shall not be visible from the boulevard or parkway.
- 8. A change in paving material, embossed striping, or other approved method is required where the on-site pedestrian circulation system crosses driveways, parking areas or loading areas.
- 9. Applicant shall work with Planning staff and Police Department staff to increase lighting for the high pedestrian areas of the property, while remaining in compliance with 88-430 prior to ordinance request.
- 10. Per CSO regulations undetained storm runoff cannot be directly discharged to public sewer. Applicant shall submit revised plans showing compliance with CSO regulations at the time of building permit.
- 11. 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 and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
- 12. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
- 13. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
- 14. 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 as may be required.

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

15. The developer shall be granted a deviation to Section 88-323-02 requiring non-residential development to be setback a maximum of 20 feet from the right of way line, the deviation would allow for the commercial structure to be set back 46 feet 4 inches from the right of way line.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

- 16. 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 disturbed area 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.
- 17. The developer shall 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.
- 18. 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 as may be required.
- 19. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
- 20. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
- 21. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

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

- 22. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
- 23. 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)
- 24. 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 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1.
- 25. 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 designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
- 26. Dead-end streets in excess of 150 feet in length resulting from a "phased" project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5) The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
- 27. 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). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.

- 28. Dumpster screening should abide by 88-425-08-A, but consider raising the screening approximately 1 1/2 to 2 inches off the ground to allow pedestrians sight within the concealment area for safety. A convex mirror could also be considered to remove the concealment area created by dumpster screening.
- 29. Addresses should be shown on elevations to verify that they will be large and clearly visible from the roadway.

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

- 30. The developer shall be 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 based upon the 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.
- 31. 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. This applies to that work along Benton Blvd.
- 32. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work.
- 33. 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. This applies to that work along Benton Blvd.
- 34. The developer shall comply with the Parkway and Boulevard standards as outlined in 88-323 unless specific variances are requested as part of these plans and approved by the Board of Zoning Adjustment.

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

- 35. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development. South of River contact - Bryan Wagner 816-513-0275 North of River contact - Pedro Colato 816-513-4892
- 36. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.
- 37. 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/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf
- 38. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

39. Our records indicate that the existing public water distribution main in Benton Blvd. is a 1914 vintage 6" CIP water main. The developer's design engineer will need to confirm through comparative analysis the available capacity of the existing system and new domestic and fire flow demands and provide this analysis to KC Water staff for review. It is anticipated that the 6" public water main in Benton Blvd will need to be upsized and replaced from approximately 36th Street to 37th Street. A parallel 30" transmission main exists in Benton Blvd that can provide additional capacity to the new distribution main, however the 30" main cannot be tapped directly. If replacement and upsizing of the 6" main is confirmed to be required, then the developer shall be responsible for designing and constructing the improvements per KC Water Rules and Regulations. Plans shall be submitted as water main extension drawings prepared by a Missouri PE for review, acceptance and contracts. Rules and Regulations for Water main extensions and Relocations can be found at the following website: (https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf).

SANFORD B. LADD SCHOOL REDEVELOPMENT

UR SUBMITTAL

3600 Benton Blvd ZURN ADD LOTS 1-15 & TR DAF: BEG NE COR LOT 7 OF SD SUB TH W 263 FT TH S 375 FT TH E 263 FT TH N 375 FT TO POB IN KANSAS CITY, JACKSON COUNTY, MISSOURI

DEVELOPMENT TEAM CONTACT INFORMATION						
OWNER/DEVELOPER						
AJIA MORRIS	3230 BENTON BOULEVARD KANSAS CITY, MO, 64128					
LOCALCODEKC	PH: 816.438.2335 ajia@localcode.co					
CIVIL ENGINEER						
HAGOS ANDEBRHAN	1018 E 8TH STREET KANSAS CITY, MO 64106					
TALIAFERRO & BROWNE, INC	PH. 816.283.3456 hagos@tb-engr.com					
SURVEY						
RICK GARD	1018 E 8TH STREET KANSAS CITY, MO 64106					
TALIAFERRO & BROWNE, INC	PH: 816.283.3456 rgard@tb-engr.com					
ARCHITECT						
SAMUEL DE JONG	2460 PERSHING ROAD, SUITE 100 KANSAS CITY, MO, 64108					
BNIM	PH: 816.783.1565 sdejong@bnim.com					
LANDSCAPE						
ADAM WIECHMAN	2460 PERSHING ROAD, SUITE 100 KANSAS CITY, MO, 64108					
BNIM	PH: 816.783.1518 awiechman@bnim.com					
LIGHTING						
KATHI S. VANDEL	361B Main WESTON, MO, 64098					
LIGHTWORKS, INC.	PH: 816.640.9948 kathi@lightworkskc.com					

GENERAL G000 CIVIL C100 C101 C200 LANDSCAPE L100 ARCHITECTURAL A205 A207 A208 LIGHTING E100

		SITE DEVELOPMENT DATA				
EXISTING/PROPOSED ZONING	R-2.5/UR		EXISTING USE	EXISTING ELEMENTARY SCHOOL		
GROSS AREA (ACRES)	3.603					
BUILDING SIGNAGE	PER ZONING AND DEVELOPMENT CODE 88-	445				
	EXISTING BUILDING	NEW CONS. COMM.	NEW CONS. RES.	TOTAL		
BUILDING USE	OFFICE, RESIDENTIAL, AUDITORIUM LIVE/WORK,RESTAURANT, GYM, RETAIL	MIXED-USE (COMMERCIAL, RESIDENTIAL)	RESIDENTIAL			
BUILDING STORIES	3	1-2	4			
BUILDING HEIGHT	59'	20'	40'			
BUILDING COVERAGE AREA (SF)	26,690.75	5,550.00	11,576.00	43,816.75		
BUILDING GROSS AREA (SF)	65,306.35	7,342.00	39,416.00	112,064.35		
BUILDING RESIDENTIAL UNITS	25	2	56	83		
REQUIRED PARKING CALCULATIONS	HISTORIC BUILDING NOT REQUIRED BY ZONING	2.5 STALLS/1,000 SF + 1 STALL/DWELLING UNIT	1 STALL/DWELLING UNIT			
	0	14 + 2 (INC. 1 ADA STALLS)	48 (INC. 2 ADA STALLS)	64 (INC. 3 ADA STALLS)		
PROVIDED PARKING LOT	0		92	92		
PROVIDED PARKING STREET	0		72	72		
PROVIDED PARKING TOTAL	0	164 (INC. 6	ADA STALLS)	164 (INC. 6 ADA STALLS)		
SHORT TERM BICYCLE PARKING	10% OF OFF-STREET PARKING	10% OF OFF-STREET PARKING	10% OF OFF-STREET PARKING			
REQUIRED	3		9.2	12		
PROVIDED	3		10	13		
LONG TERM BICYCLE PARKING	1+1 PER 10,000 SF	1+1 PER 10,000 SF	1 PER 3 DWELLING UNITS			
REQUIRED	8	3	19	30		
PROVIDED	LONG TERM BICYCLE PARKING WILL BE DE	SIGNATED INSIDE THE BUILDINGS AS NEEDED.	1	I		
REQUIRED DEDICATED PARKLAND	0.012 ACRES PER DWELLING UNITS	0.012 ACRES PER DWELLING UNITS	0.012 ACRES PER DWELLING UNITS			
		0.996 ACRES	1	0.996 ACRES		
PAYMENT OF MONEY IN LIEU OF DEDICATION		\$63,963.30		\$63,963.30		
START DATE	2024	2024	2024			
FINISH DATE	2025	2025	2025			

SHEET INDEX

COVER SHEET

EXISTING CONDITIONS AND DEMOLITION PLAN CIVIL SITE PLAN GRADING AND DRAINAGE PLAN

LANDSCAPE PLAN

EXTERIOR ELEVATION E/W EXTERIOR ELEVATION N/S MASSING DIAGRAM

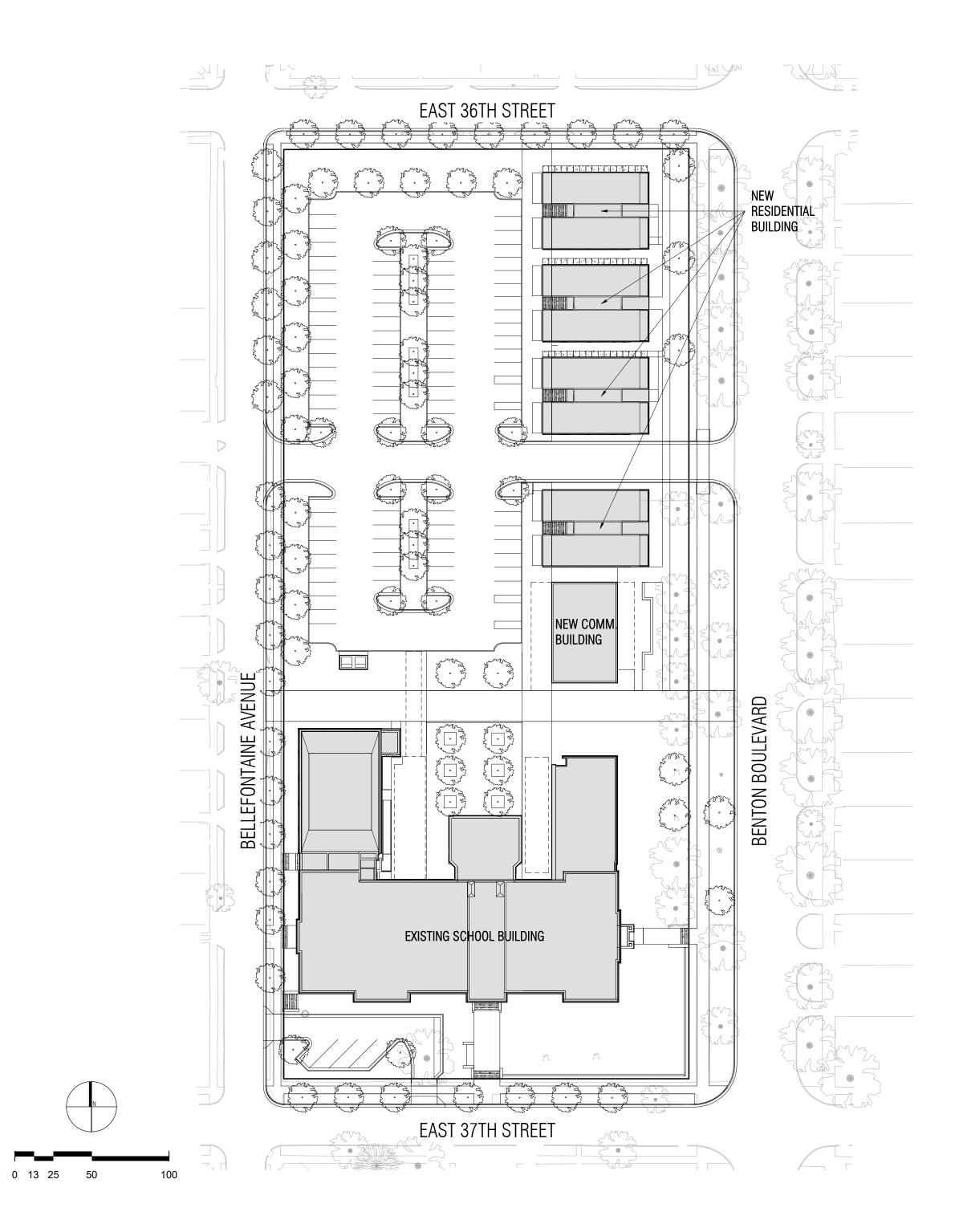
SITE PHOTOMETRICS PLAN

ALLOWED USES KCMO DEVELOPMENT CODE 88-260-03

- OFFICES
- FOOD & BEVERAGE
- ENTERTAINMENT
- DAYCARE CENTER
- MEDICAL OFFICE
- URBAN AGRICULTURE
- ARTISAN INDUSTRIAL
- PERSONAL IMPROVEMENT SERVICE
- MULTIFAMILY RESIDENTIAL
- ACCESSORY PARKING
- LIBRARY/MUSEUM/CULTURAL EXHIBIT

____N

- GYMNASIUMS
- BARBER AND BEAUTY SHOPS PROFESSIONAL SERVICES
- PERFORMANCE





BNIM ArchitectsArchitect2460 Pershing Road, Suite 100, Jackson County, Kansas City MO 64108p.816.783.1500f.816.783.1501MO State Certificate of Authority #000377 TALIAFERRO & BROWNE, INC Civil Engineer 1020 E 8th St, Kansas City, MO 64106 p.816.283.3456 f816.283.0810

BNIM Architects Landscape Architect 2460 Pershing Road, Suite 100, Jackson County, Kansas City MO 64108 p.816.783.1500 f.816.783.1501 MO State Certificate of Authority #000377 LIGHTWORKS, INC Lighting Engineer 361B Main, Weston, MO, 64098 p.816.640.9948

SANFORD B. LADD SCHOOL REDEVELOPMENT

3600 Benton Boulevard Kansas City, MO 64128

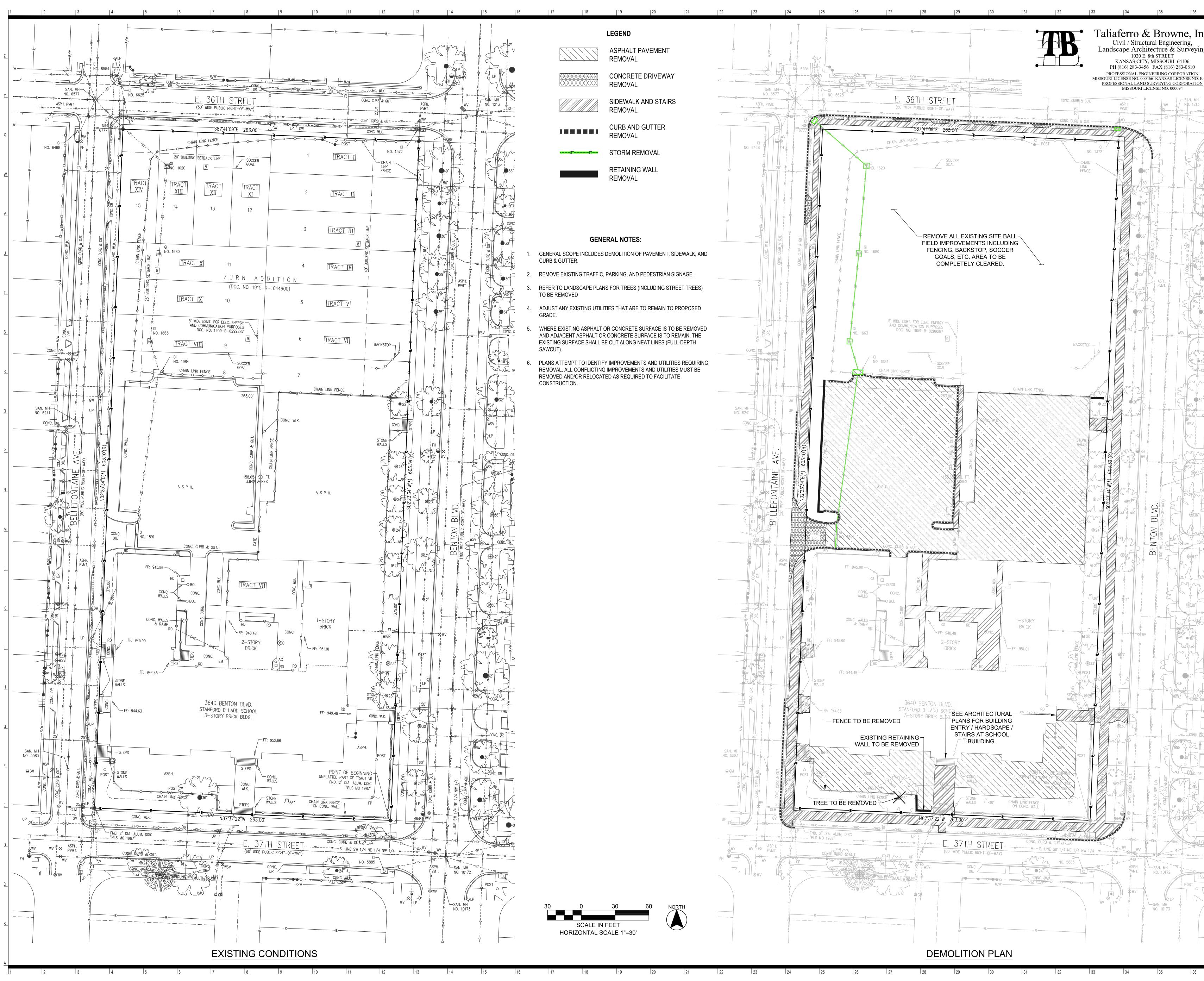
UR Submittal

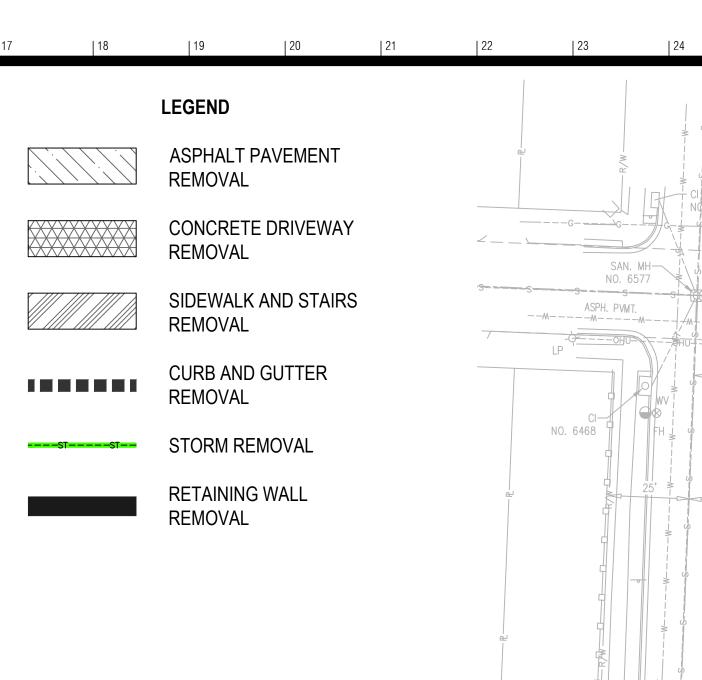
Project No: 21028.00

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Issued: 08/28/2023

Rev. #	Description	Date Issued
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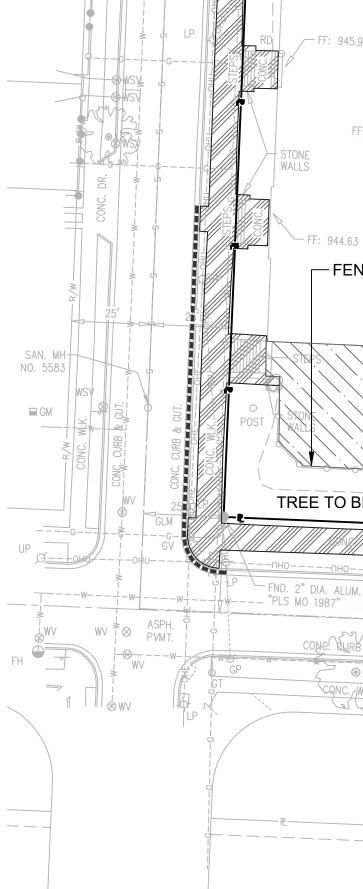


GENERAL NOTES:

- GENERAL SCOPE INCLUDES DEMOLITION OF PAVEMENT, SIDEWALK, AND CURB & GUTTER.
- REMOVE EXISTING TRAFFIC, PARKING, AND PEDESTRIAN SIGNAGE.
- 3. REFER TO LANDSCAPE PLANS FOR TREES (INCLUDING STREET TREES) TO BE REMOVED
- 4. ADJUST ANY EXISTING UTILITIES THAT ARE TO REMAIN TO PROPOSED GRADE.
- WHERE EXISTING ASPHALT OR CONCRETE SURFACE IS TO BE REMOVED AND ADJACENT ASPHALT OR CONCRETE SURFACE IS TO REMAIN, THE EXISTING SURFACE SHALL BE CUT ALONG NEAT LINES (FULL-DEPTH SAWCUT).
- PLANS ATTEMPT TO IDENTIFY IMPROVEMENTS AND UTILITIES REQUIRING REMOVAL. ALL CONFLICTING IMPROVEMENTS AND UTILITIES MUST BE REMOVED AND/OR RELOCATED AS REQUIRED TO FACILITATE CONSTRUCTION.

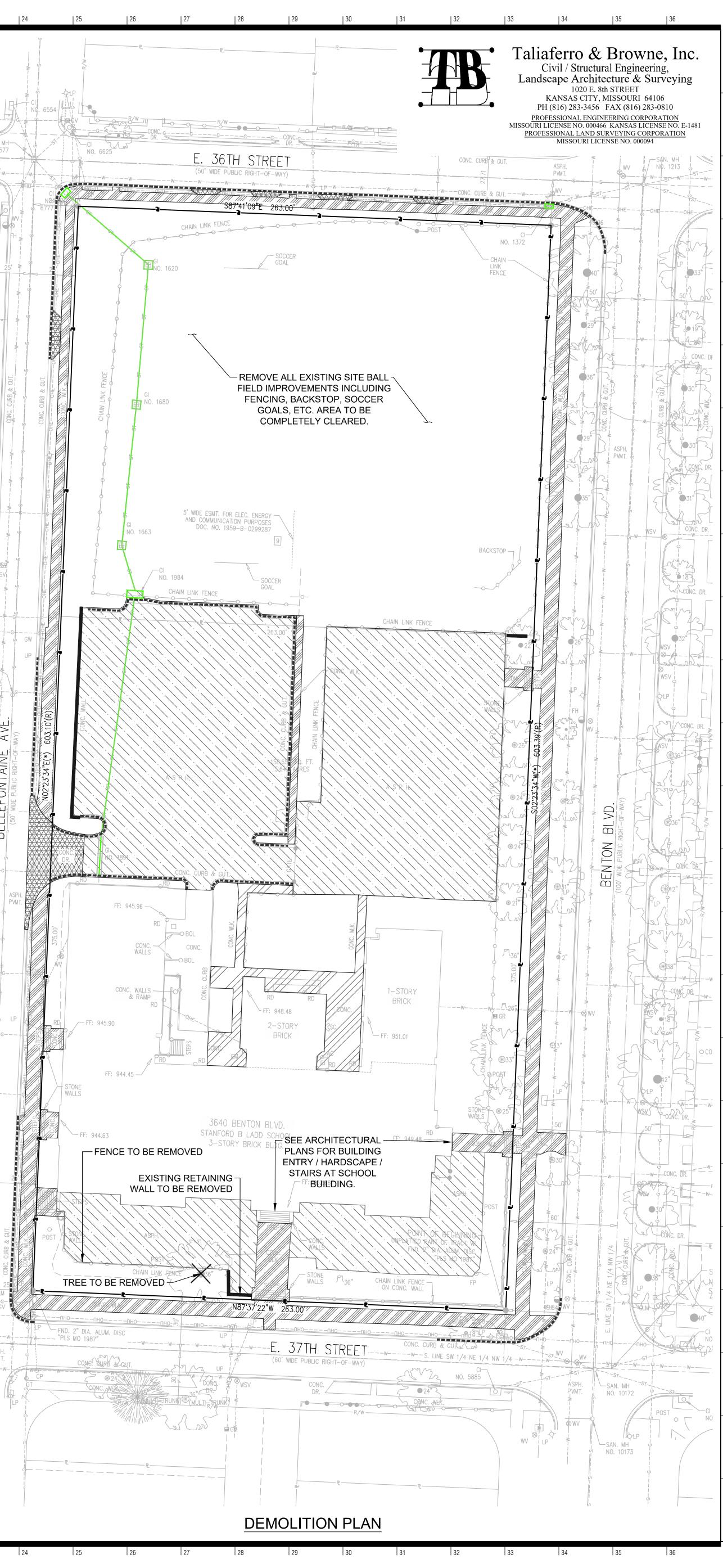






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BNIM Architects 2460 Pershing Road, Suite 100, Jackson County, Kansas City MO 64108 p.816.783.1500 f.816.783.1501 MO State Certificate of Authority #000377 Civil Engineer TALIAFERRO & BROWNE, INC

1020 E 8th St, Kansas City, MO 64106 p.816.283.3456 f816.283.0810

Landscape Architect 2460 Pershing Road, Suite 100, Jackson County, Kansas City MO

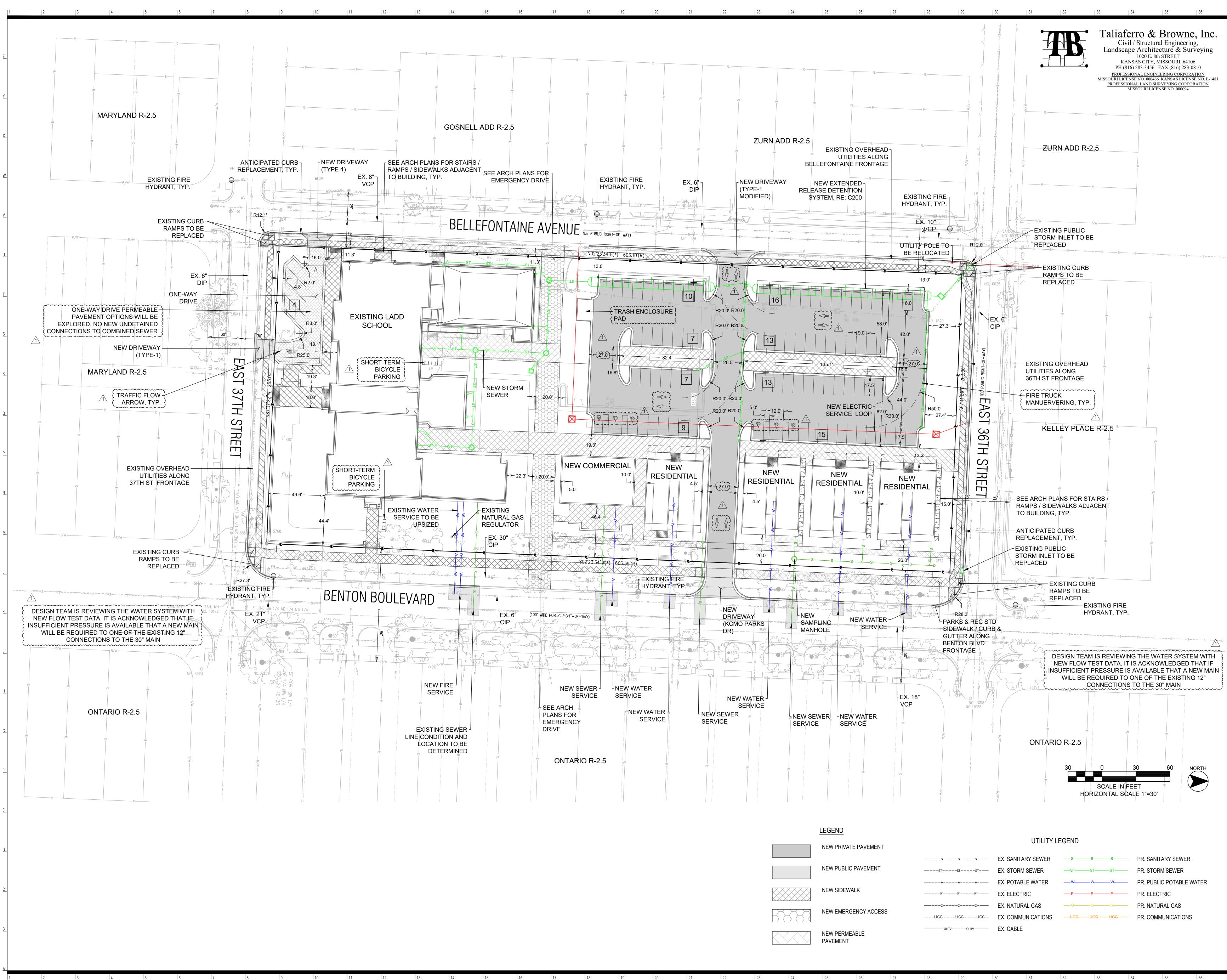
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BNIM Architects

3600 Benton Boulevard Kansas City, MO 64128

Project No: 21028.00

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Landscape Architect

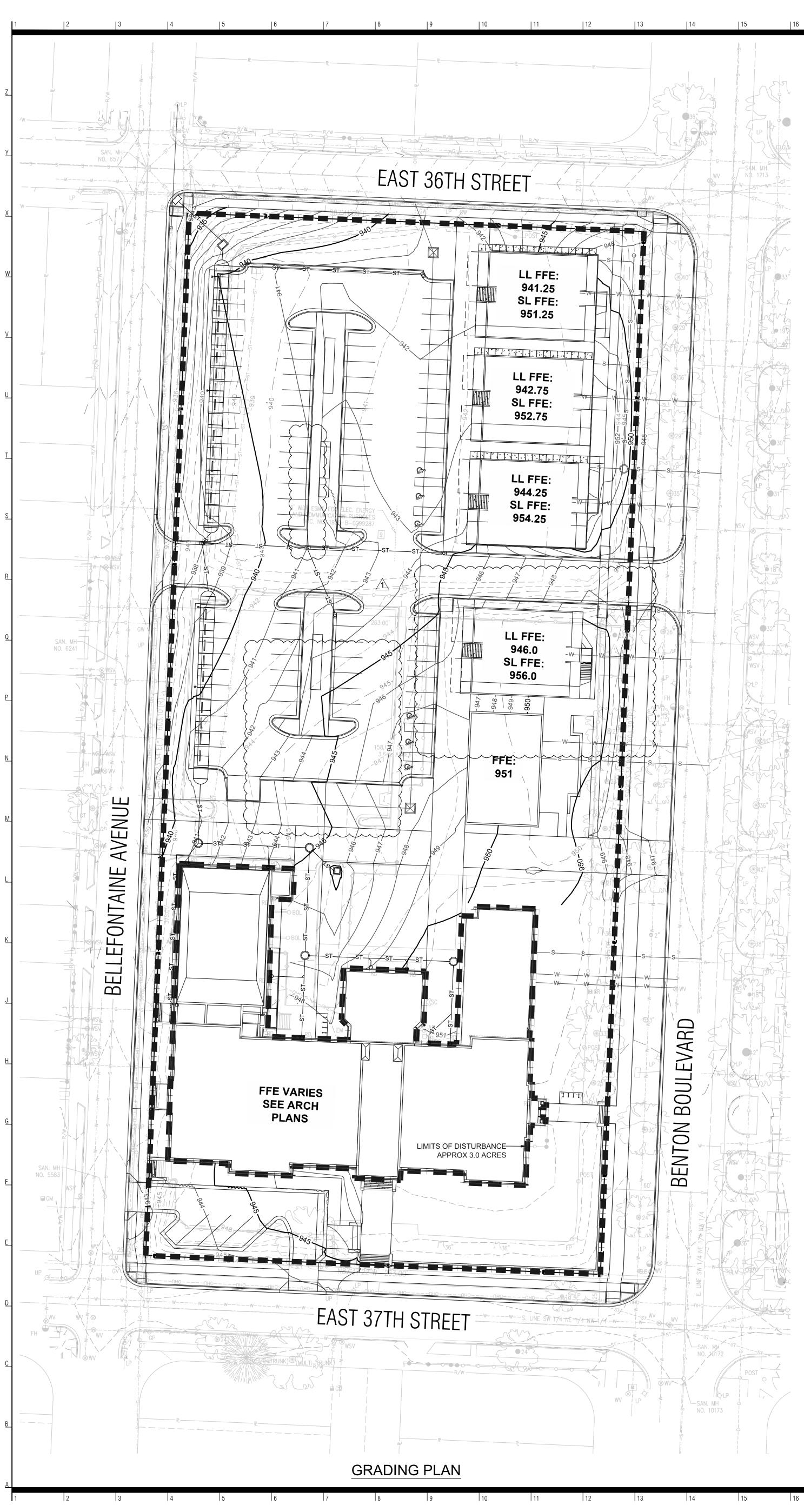
BNIM Architects 2460 Pershing Road, Suite 100, Jackson County, Kansas City MO 64108

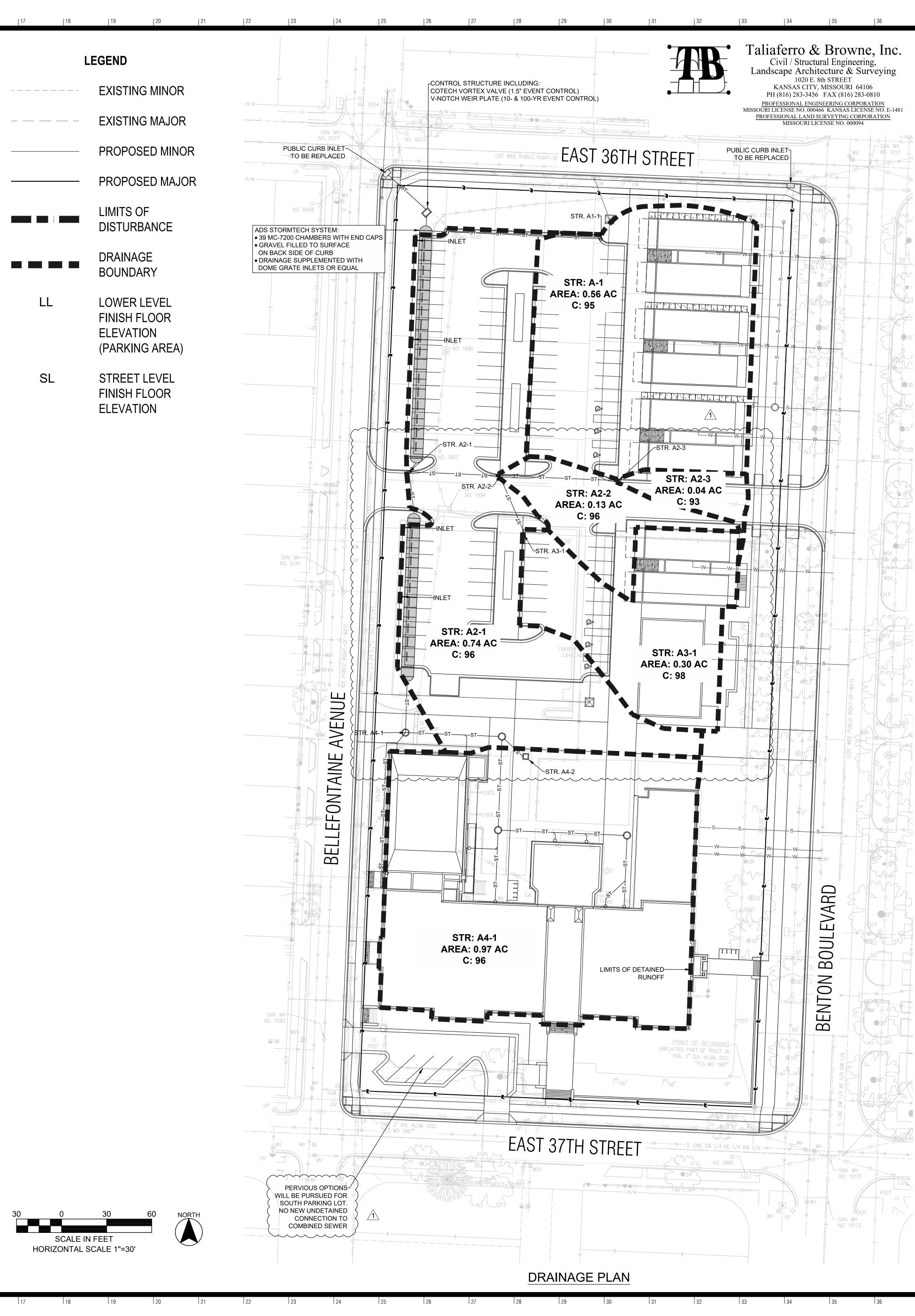
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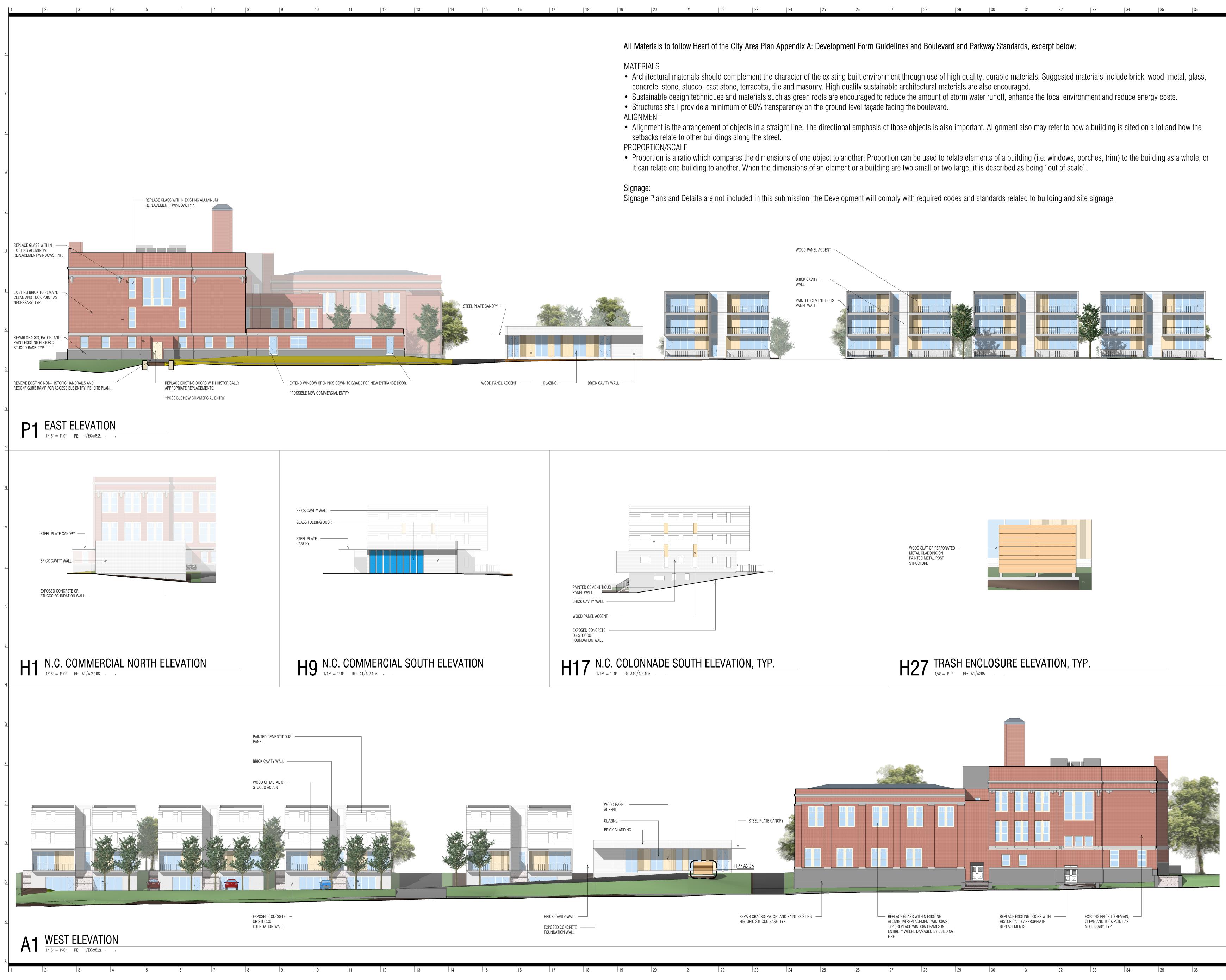
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SANFORD B. LADD SCHOOL REDEVELOPMENT

3600 Benton Boulevard	
Kansas City, MO 64128	

Project No: 21028.00

Date Issued

UR Submittal

Issued: 08/28/2023

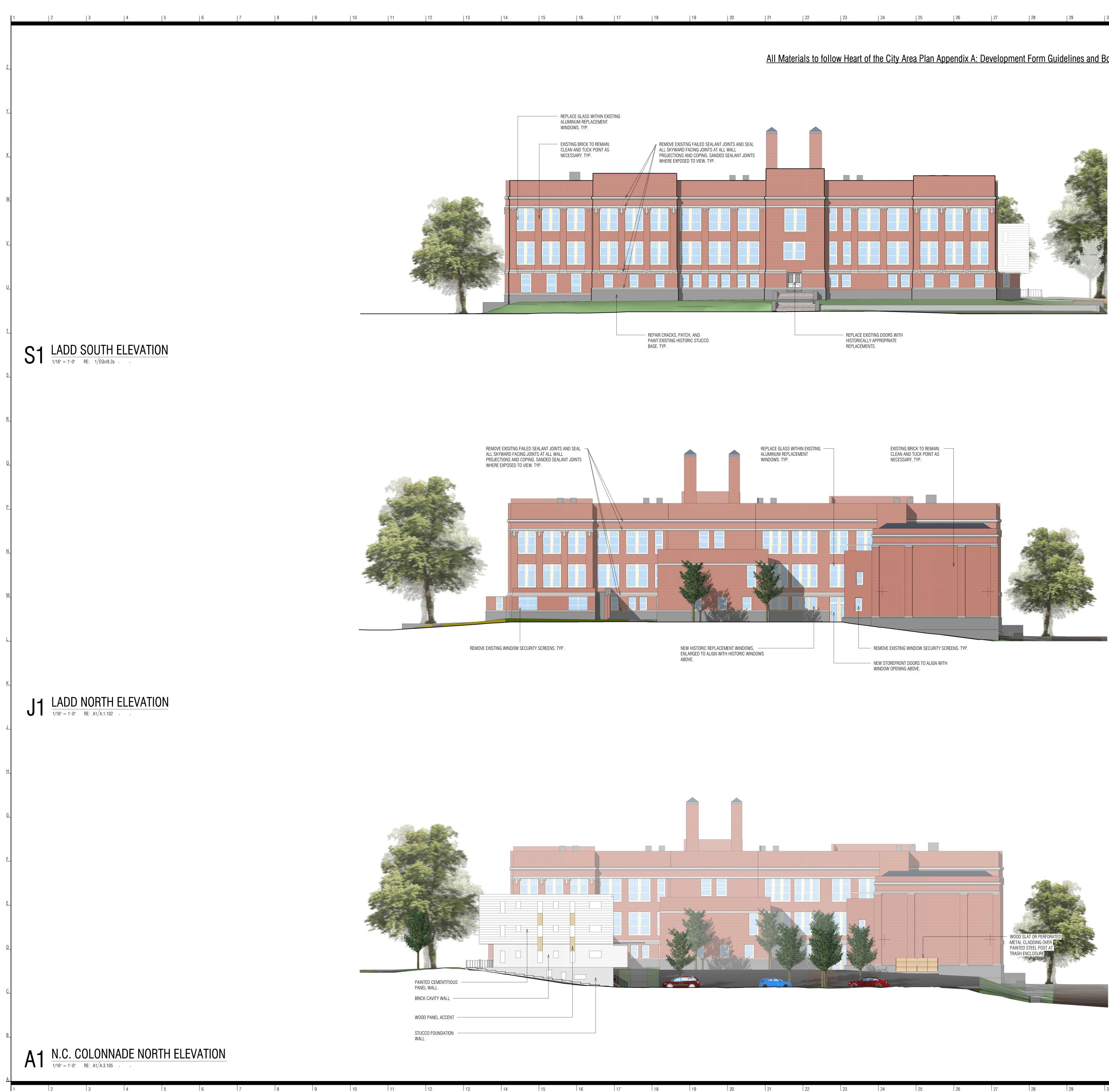
Rev. # Description

Printed Name - Discipline MO# A-License Number

License Name: Berkebile Nelson Immenschuh McDowell Incorporated Profession Name: Architectural Corp. Licensee Number: 000377



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All Materials to follow Heart of the City Area Plan Appendix A: Development Form Guidelines and Boulevard and Parkway Standards, excerpt on Sheet A205



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SANFORD B. LADD SCHOOL REDEVELOPMENT

3600 Bentor	n Boulevard
Kansas Citv	MO 64128

Kansas City, MO 64128 Project No: 21028.00

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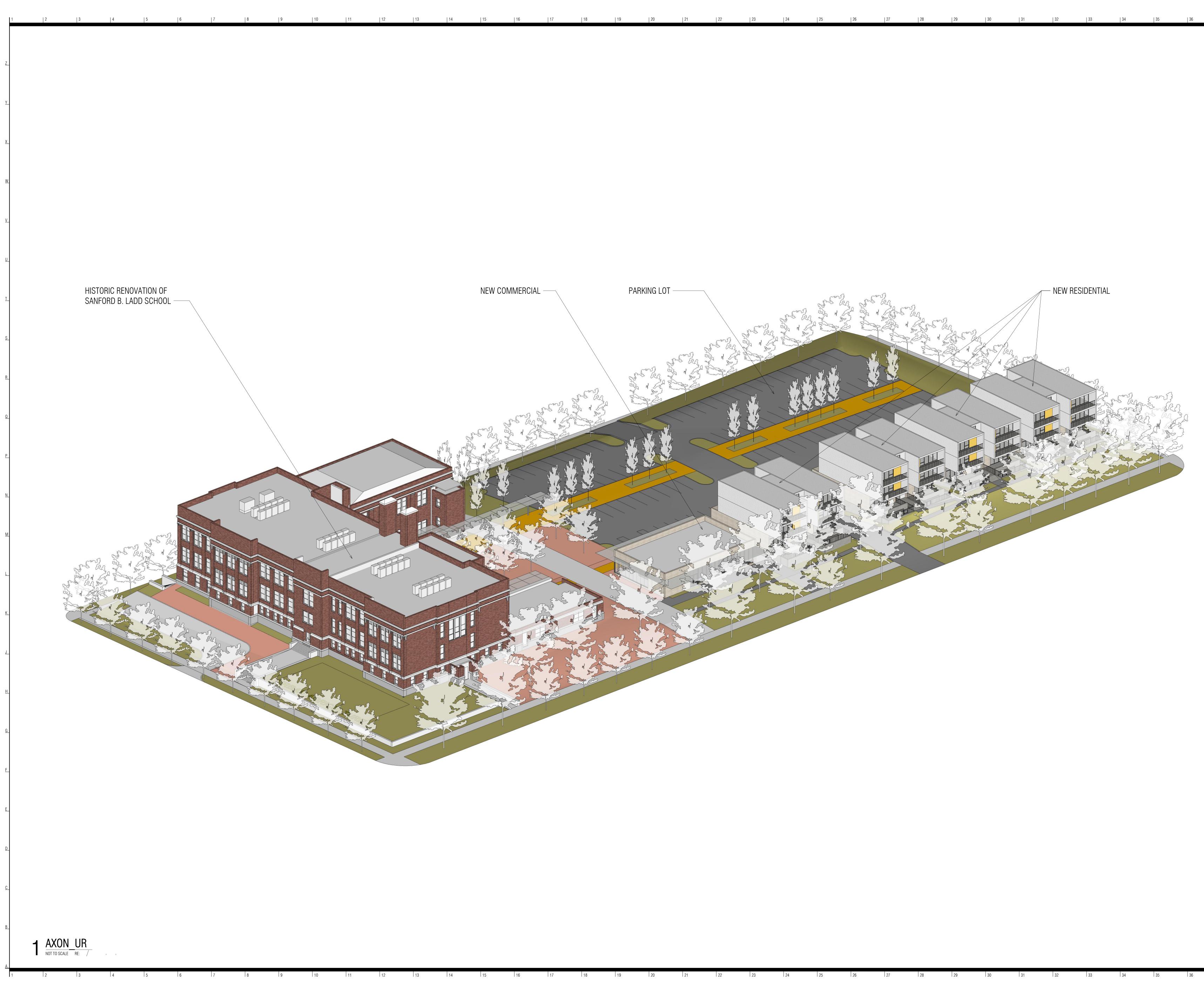
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STREET TREES					
(PER CITY OF KANSAS CITY, M	O ZONING & DEVELO	DPMENT CODE 88-425-03)			
REQUIRED TREES (1 PER 30 LF					
BENTON BOULEVARD (604'):	20 TREES RI	EQUIRED (15 EXISTING) S PROVIDED			
BELLEFONTAINE AVENUE (604	•	EQUIRED S PROVIDED			
EAST 36TH STREET (263'):	9 TREES REG 9 TREES	QUIRED PROVIDED			
EAST 37TH STREET (263'):		QUIRED (1 EXISTING) PROVIDED			
STREET TREE QUANTITIES					
TREES (1 PER 5,000 SF OF BUI SANFORD LADD SCHOOI TREES REQUIRED: 5 PROVIDED: 6	,	SF)			
Commercial Building Trees Required: 1 Provided: 2	(5550 SF)				
Residential Buildings Trees Required: 2 Provided:4	S (11576 SF)				
INTERIOR LANDSCAPE AREA (3	35 SF PER PARKING	SPACE):			
100 PARKING SPACES	3500 SF REQUIREI 4335 SF PROVI				
INTERIOR PLANT MATERIALS (ONE TREE PER 5 PA	RKING SPACES AND ONE SHRUB PER P	ARKING SPACES))	
100 PARKING SPACES		SHRUBS REQUIRED Do Shrubs Provided			
LANDSCAPE SIZES					
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2

A19 LANDSCAPE PLAN $\frac{1}{1} = 30^{\circ}-0^{\circ}$ RE: A1/A.1.202

21

22

23

24

20

19

B&B	SPECIMEN QUANLITY
B&B	8' MIN, HT.
B&B	8' MIN, HT.
B&B	8' MIN, HT.
B&B	8' MIN, HT.
B&B	8' MIN, HT.
B&B	MULTI-STEMMED
1 GAL.	30" O.C.
5 GAL.	60" O.C.
5 GAL.	60" O.C.
3 GAL.	40" O.C.
1 GAL.	12'O.C.
1 GAL.	24" O.C.
1 GAL.	30" O.C.
1 GAL.	1'-6" TRIANGULAR SPACING
1 GAL.	1'-6" TRIANGULAR SPACING
1 GAL.	1'-6" TRIANGULAR SPACING
3 GAL.	24" O.C.
1 GAL.	1'-6" TRIANGULAR SPACING
1 GAL.	12" O.C.
SOD	

14

15

| 16 | 17

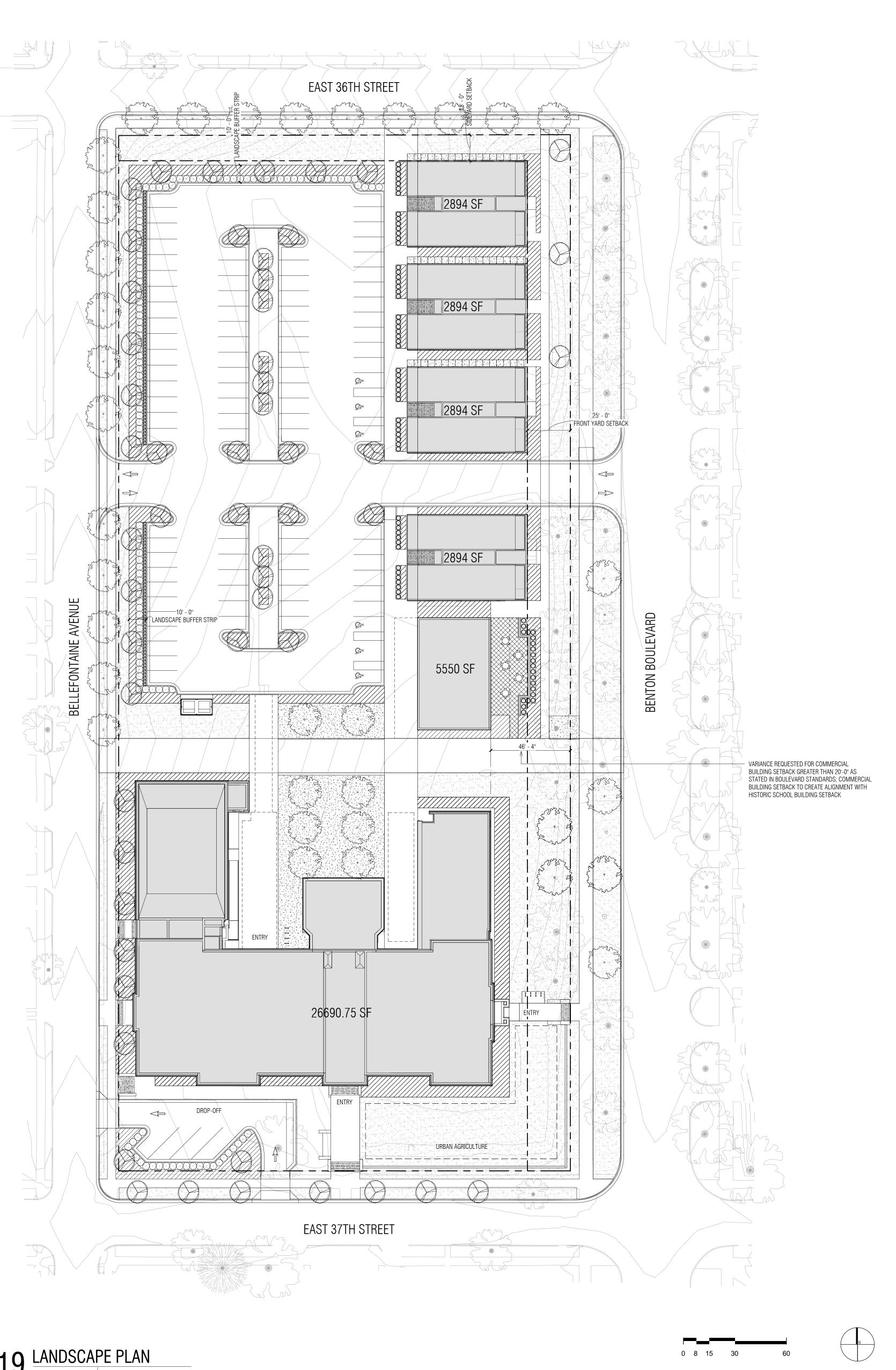
18

12

13

EVERGREEN SHRUN - SMALL





13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36



BNIM ArchitectsArchitect2460 Pershing Road, Suite 100, Jackson County, Kansas City MO 64108p.816.783.1500f.816.783.1501MO State Certificate of Authority #000377 TALIAFERRO & BROWNE, INC Civil Engineer 1020 E 8th St, Kansas City, MO 64106 p.816.283.3456 f816.283.0810

BNIM ArchitectsLandscape Architect2460 Pershing Road, Suite 100, Jackson County, Kansas City M0 64108 p.816.783.1500 f.816.783.1501 MO State Certificate of Authority #000377 LIGHTWORKS, INC Lighting Engineer 361B Main, Weston, MO, 64098 p.816.640.9948

SANFORD B. LADD SCHOOL REDEVELOPMENT

3600 Benton Boulevard	
Kansas City, MO 64128	

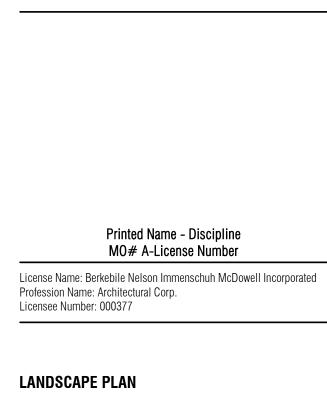
Project No: 21028.00

Date Issued

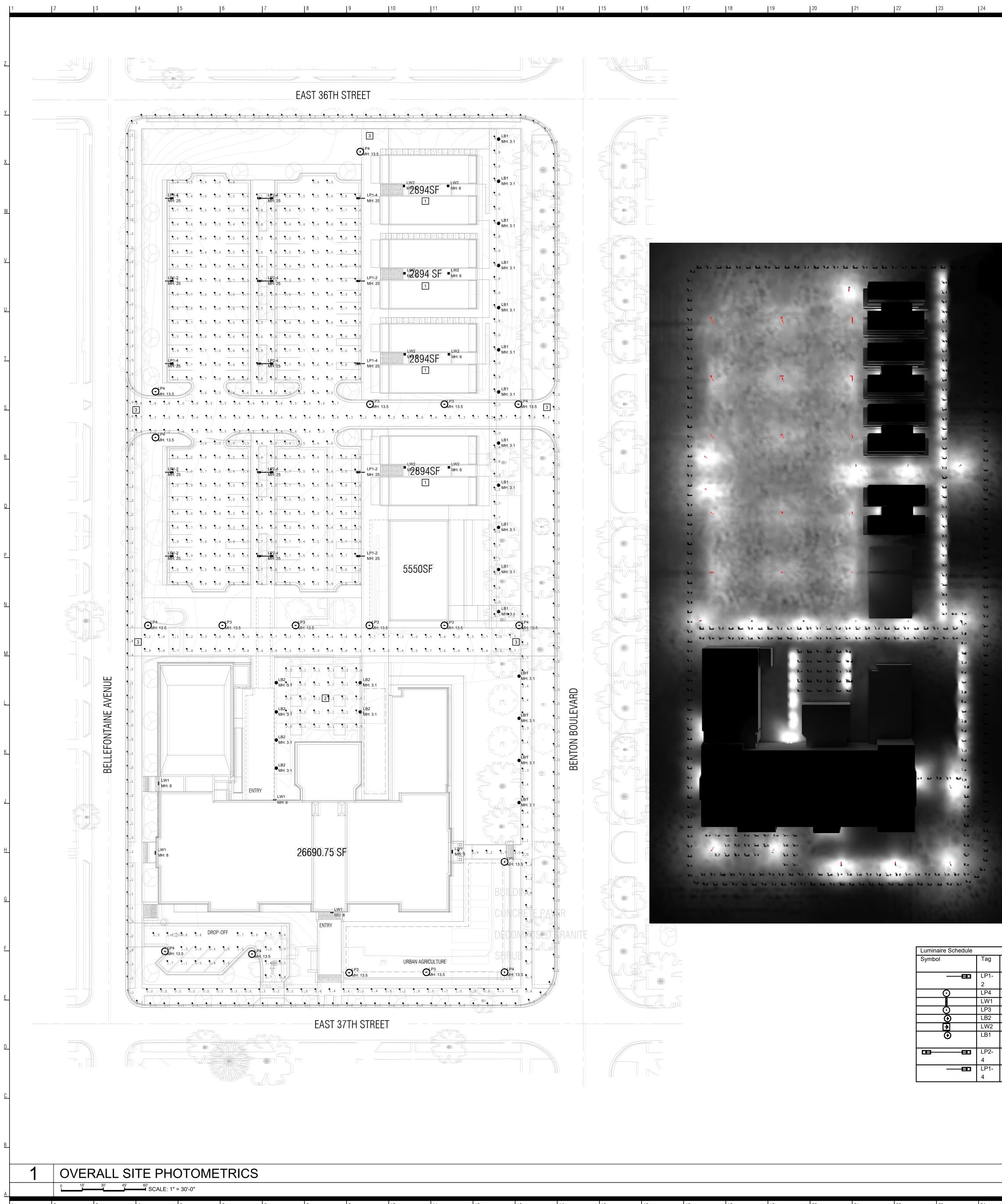
UR Submittal

lssued: 08/28/2023

Rev. # Description







25	26	27	28	29	30	31	32	33	34	35	36

KEY NOTES

- 1 WALL MOUNTED SCONCE TYPE LW1 ON EACH RESIDENTIAL ENTRY 'PORCH'. LOCATION AND QUANTITIES TBD. THESE HAVE BEEN INCLUDED IN THE PHOTOMETRIC LIGHTING STUDY BUT DO NOT CONTRIBUTE TO THE OVERALL SITE ILLUMINATION.
- 2 STRING LIGHTS OR OTHER DECORATIVE EVENT LIGHTING SHALL SUPPLEMENT THE BOLLARD LIGHTING TYPE LB2 IN THE GARDEN/GATHERING AREA.
- 3 INCREASED ILLUMINATION AT DRIVE ENTRIES WHERE PEDESTRIAN/VEHICLE TRAFFIC INTERSECTS.

YMBOL	IMAGE	LAMP	COLOR 1		WATTS	DESCRIPTION			LOCATIO		OTES	
LB1	197 1	LED, 1475 LUMENS	3000K, 8		11.6 W	NOMINAL 39 3	8/8" TALL BOLL	ARD WITH	PATHWAYS			4050 LUMENS
		LUMENS				OPTIC.						
LB2		LED, 1475 LUMENS	3000K, 8	0CRI	11.6 W	NOMINAL 39 3 DOWNLIGHT \			GATHERING SPACE	General Content of the second	ESS THAN	4050 LUMENS
LP1-4		LED, 4266	3000K, 8		16W		<u> 4" x 20" L ONC</u>	ARCHITECTURAL	PARKING LO		1 110 01	
LF 1-4		LED, 4200 LUMENS	3000K, 6		1000	AREA LIGHT V	VITH TYPE IV D	DISTRIBUTION. ED AT 24' A.F.G.	PARKINGL		1-00-G1	
		155 1000										
LP1-2		LED, 4266 LUMENS	3000K, 8		16W	AREA LIGHT V	VITH TYPE II D	ARCHITECTURAL ISTRIBUTION. TED AT 24' A.F.G.	PARKING LO		1-00-G1	
LP2		LED, 4266 LUMENS	3000К, 8	0CRI	16W	AREA LIGHT V	VITH TYPE IV D	ARCHITECTURAL DISTRIBUTION. D AT 24' A.F.G.	PARKING LO	DTS B	1-U0-G1	
LP3		LED, 2375	3000K, 8	0CRI	34 W			IVE PEDESTRIAN	SECONDAR			4050 LUMENS
		LUMENS				LIGHT WITH D POLE MOUNT			DRIVES.	B	1-U0-G0	
LP4		LED, 2375 LUMENS	3000K, 8	0CRI	34 W	NOMINAL 6" x LIGHT WITH D OPTIC. POLE	OWNWARD S		SECONDAR DRIVES / DF OFF PARKIN PATHS	ROP B		4050 LUMENS
LW1		LED, 1319 LUMENS	3000K, 8	OCRI	15 W	NOMINAL 8" x EMERGENCY A.F.F.		. MOUNTED T. MOUNTED AT 9		DOR LE	ESS THAN	4050 LUMENS
LW2		LED, 701 LUMENS	3000K, 8	0CRI	16.4 W	NOMINAL 5" x DECORATIVE		NOUNTED	RESIDENTIA	AL LE	ESS THAN	4050 LUMENS
		.	!	I		•			+	Į		
	Calculation Summary Label			CalcT	уре	Units	Avg	Max	Min	Avg/	Min	Max/Min
	Access Road			Illumin	nance	Fc	1.56	3.7	0.4	3.90		9.25
	Drop Off Lot			Illumin		Fc	0.78		0.3	2.60		5.67
	Egress Door Garden Gather Area			Illumin Illumin		Fc Fc	1.92 1.65		0.2	9.60 16.50	<u> </u>	24.00 228.00
	Middle Road_Top			Illumin		FC	0.87		0.1	2.90		10.00
	Parking North_Top			Illumin		Fc	0.63		0.3	2.10		4.67
	Parking South_Top			Illumin		Fc	0.59		0.3	1.97		4.67
	Right of Way Line Sidewalk Benton			Illumin		Fc	0.17		0.0	N.A.		N.A.
				Illumin	ance	Fc	2.16	4.7	0.4	5.40		11.75

Qty Arrangement	Luminaire	LLF	Label	Description	BUG
	Lumens				Rating
6 Single	4266	0.850	LIN-M1075-3000K-TYPE II	LIN-M1075-UNV-L30-4-C(X)-XX-	B1-U0-G2
				XX-STD	
9 Single	3093	0.850	I_TWB-SYM-830-MO I_BY93_I_A23	I_BY93_I_A23C	B2-U0-G1
5 Single	1319	0.850	PIL_MIMIK_20_M_730_MAIN_07158	071582	B0-U0-G0
9 Single	2377	0.850	I_TWB-TP2-730-MO I_E831_I_A74	I_E831_I_A74P	B1-U0-G0
6 Single	1414	0.850	99058K3_BEGA_IES	BOLLARD TYPE 4 OPTIC	B0-U1-G1
3 Single	701	0.850	33549_BEGA_IES	DECORATIVE WALL SCONCE	B0-U3-G0
6 Single	550	0.850	99058K4_BEGA_IES_AWB	BOLLARD WITH ASYMMETRIC WIDE	B0-U0-G1
				OPTIC	
5 Back-Back	4081	0.850	LIN-M1075-3000K-TYPE IV_1	LIN-M1075-UNV-L30-4-C(X)-XX-	B1-U0-G2
				XX-STD	
4 Single	4081	0.850	LIN-M1075-3000K-TYPE IV	LIN-M1075-UNV-L30-4-C(X)-XX-	B1-U0-G2
				XX-STD	



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Landscape Architect 2460 Pershing Road, Suite 100, Jackson County, Kansas City MO 64108 p.816.783.1500 f.816.783.1501 MO State Certificate of Authority #000377 LIGHTWORKS, INC Light Engineer 361B Main, Weston MO 64098 p.816.640.9948

LADD SCHOOL REDEVELOPMENT

3600 Benton Boulevard	
Kansas City, MO 64128	

Project No: 21028.00

UR Submittal

lssued: 08/28/2023

Rev. #	Description	Date Issued
	Printed Name - Discip	line
	MO# A-License Num	
icense Name: E rofession Name icensee Numbe	Berkebile Nelson Immenschuh 5: Architectural Corp. 5: 000377	McDowell Incorporated
	OMETRICS	
	00	

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Public Meeting Notice

Please join
for a meeting about
case number
proposed for the following address:
Meeting Date:
Meeting Time:
Meeting Location:
Project Description:
If you have any questions, please contact:
Name:
Phone:
Email:
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,

Ajia Morris



Project Case # CD-CPC-2023-00144

Meeting Date: January 29, 2024

Meeting Location: Jameson Memorial Temple (3115 Linwood Blvd)

Meeting Time (include start and end time): Started at 5:30pm and ended at 6:45pm

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

Ladd School Redevelopment Project (3640 Benton Blvd)

Ladd School Redevelopment Project (3640 Benton Blvd)

Name	Address	Phone	Email
Azia Morris	3230 Benton	B16) 438-2335	ajia clocal code.co
Clip Wilsh	5159 Mercies	हा८ ९०६-२१८४	chip & local code.co
Christophulf	3230 Bonton	8/6-721-1141	CMOrrisdon gmuil.com
Ferifle A. Alled	3111 Lind Jood Block KCMO 64128	816-65/-7667	revallenzo Sbiglobalinet
Frith A. Alled San De Justo	555 LANCISON ST KINO CHIO	6 316-783-156	SOESONGE BUILD. COL