

To: Shannon Jax, AICP and Potential Property Owner

From: Angela Eley, AICP

RE: Repurpose Pershing Elementary School

Location: 5915 Park Avenue

Date: May 26, 2022

Background

The proposed project site is located at 5915 Park Avenue. The property is the former site of J.J. Pershing Elementary School. The school was built in 1924. The building is approximately 46,851 square feet. The property is surrounded by single-family housing.

Compliance with Area Plan

The current area plan of record is the Swope Area Plan. The plan was adopted in October 2, 2014 by Resolution No. 140770. The area plan recommends Residential Low land use. The land use is primarily intended for single family detached residential building types up to 7.2 units per acre. This land use classification corresponds with the R-6 zoning categories with the zoning ordinance.

The property is zoned R-6 which is a Residential zoning category. Any future projects on this site should consider residential type uses.

Neighborhood

Developers are required to contact the neighborhood to present their plan ideas to the neighborhood. The neighborhood of record is the Blue Hills Neighborhood Association. The contact information for the neighborhood is the following:

Blue Hills Neighborhood Association
Attn: Ron Hunt
5309 Woodland Avenue
Kansas City, Mo 64110
president@wearebluehills.org

Recommendations:

City staff recommends the Potential Developer:

1. Schedule a meeting with John Pajor in City Planning & Development to meet with the Development Assistance Team about your project. Contact John.Pajor@kcmo.org
2. Inquire about Zoning Administrative requirements for the property with Joseph Rexwinkle at Joseph.Rexwinkle@kcmo.org

