

To: Shannon Jax, AICP and Potential Buyer

From: Angela Eley, AICP

RE: Repurpose Askew Elementary School

Location: 2630 Topping Avenue

Date: May 24, 2022

Background

The former Askew Elementary School is located at 2630 Topping Avenue. The property is bounded by E. 26th Street on the north, Topping Avenue on the east and E. 27th Street on the south. The building was built in 1923 in the Gothic Revival style. The Gothic elements are seen in the stone tracery and the cut stone castellated parapet. There were substantial modifications made to the building in 1955. The school closed around 2010/2011.

Compliance with Area Plan

The current area plan of record is the Truman Plaza Area Plan. The plan was adopted in January 5, 2012 by Resolution No. 110976. The area plan recommends Institutional land use. Areas designated as Institutional include a variety of public and quasi-public uses and facilities including but not limited to schools, churches, and public facilities that are government owned. Institutional uses are allowed in any zoning but the higher intensity Institutional land uses are encouraged in non-residential areas.

An area plan amendment will not be required, if the proposed project falls within the uses listed above. For instance, if the proposed project is converting the school to a church, the property owner would not be required to amend the area plan. City staff recommends the potential property owner meet with City Planning & Development to determine any zoning administrative processes required, change of use certificate required, building permits required or other permit required for project. The potential property owner should contact John Pajor at John.Pajor@kcmo.or or (816) 513-1533. He is the first point of contact for all new projects. He could schedule a meeting with city staff from Permits, Zoning, Water Services, Public Works, Land Development, Fire Department, etc. to answer any questions the potential owner might have for their project.

Zoning Compliance

The property is zoned R-2.5 which is a Residential zoning. This type of zoning only allows certain type of uses such as:

1. Household Living
2. Public/Civic (school, church, college/university, daycare group up to 20 children) with a Special Use Permit possibly
3. Office, Administrative, Professional or General use with a Special Use Permit required
4. Reuse of officially designated historic landmark (local or national) if proposed use is not permitted

A special note must be made, if the use the potential property owner does not comply with the current zoning another option is to get the building designated as a Historic Landmark. If the building is a historic landmark, then the building can be reused for a different use that is not permitted in that particular zoning.

Neighborhood

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

Blue Valley Neighborhood Association

Att: Dale Walker

1245 Hardesty Avenue

Kansas City, MO 64126

Dale.bvna@outlook.com

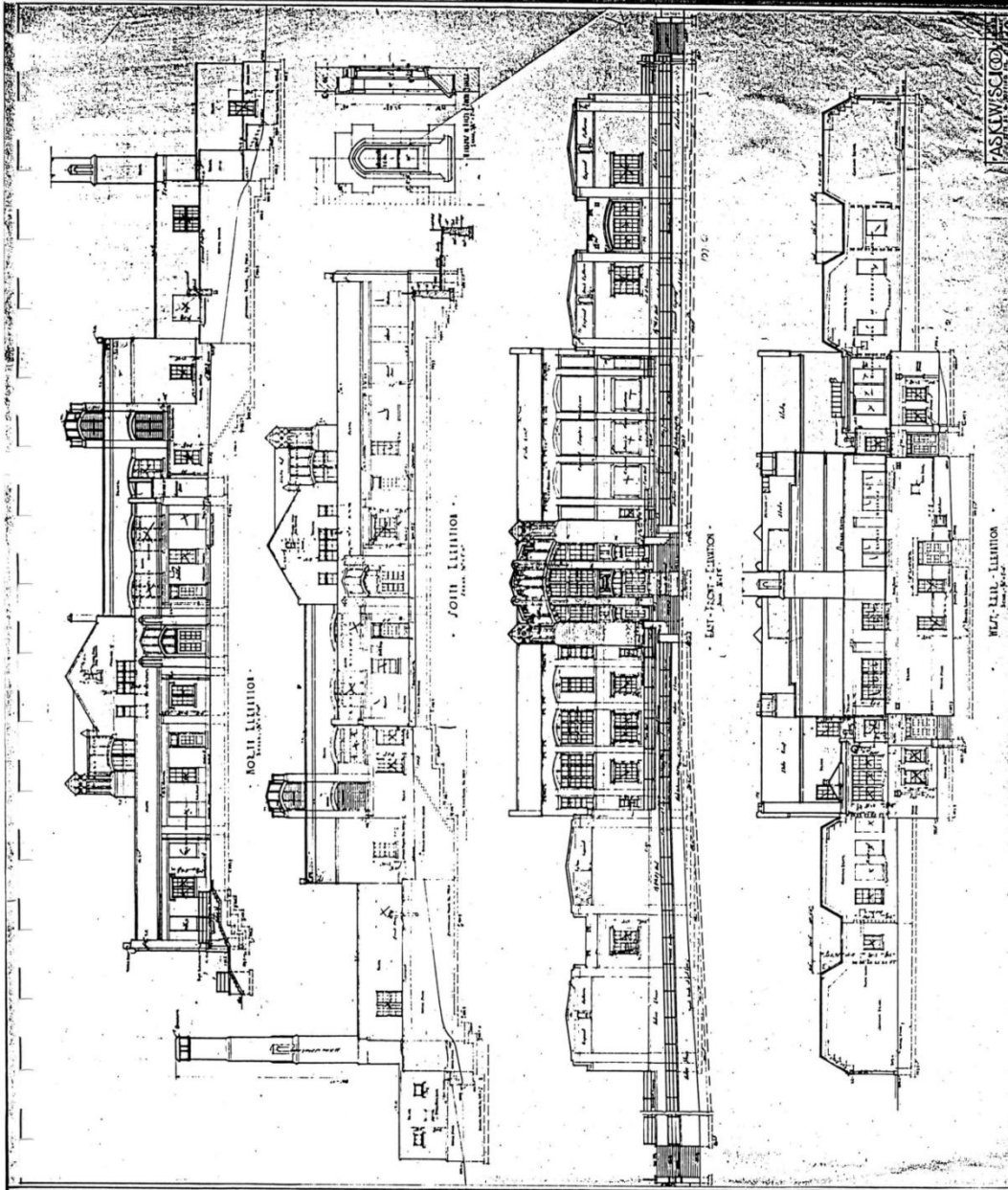
Boulevard Standards

The proposed project site is adjacent to a Park which requires additional regulations to be followed. The regulations cover the type of uses allowed along a Park such as parking, signage, transparency of a building, etc. See City Code of Ordinance Section 88-323-01 and work with Development Management Division city staff to ensure your proposed project complies with the code.

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. Review the Boulevard and Parkway standards in the City Code of Ordinance Section 88-323-01
3. Inquire about Historic designation of property and what uses are allowed in historic building being repurposed. Contact Joseph Rexwinkle at Joseph.Rexwinkle@kcmo.org



ASKEW SCHOOL
PLATE XII