

To: Shannon Jax, AICP

From: Angela Eley, AICP

RE: Repurpose King/Week Elementary School

Location: 4201 Indiana Avenue

Date: May 24, 2022

Background

The building located at 4201 Indiana Avenue was the former King/Week Elementary School. The property is approximately 20.6 acres. The property is surrounded by single-family housing, small one-level churches, neighborhood retail businesses and daycare center.

Compliance with Area Plan

The current area plan of record is the Heart of the City Area Plan. The plan was adopted in April 11, 2011 by Resolution No. 110159. 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.

Any reuse of the building which is not either a school, college, church or other government public facility will require an area plan amendment of the Heart of the City Area Plan.

The current zoning varies on the property. There is B3-2 zoning in the northwest corner of the property. The B3-2 zoning is Business zoning. The southwest is zoned M1-5 which is a Light Industrial zoning. The rest of the property is zoned R-2.5 zoning which is Residential zoning. Currently the uses that are permitted for the property zoned as R-2.5 are the following:

| Table 110-1 Residential Districts Use Table | | | | | | | | | | | |
|--|-----------------|------|-------|-----|-----|-------|-------|--------|-------|-------|---------------|
| USE GROUP (refer to 88-805 Use Groups and Categories) | ZONING DISTRICT | | | | | | | | | | Use Standards |
| Use Category » specific use type | R-80 | R-10 | R-7.5 | R-6 | R-5 | R-2.5 | R-1.5 | R-0.75 | R-0.5 | R-0.3 | |

| RESIDENTIAL | | | | | | | | | | | |
|--|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------------------------|
| Household Living | P | P | P | P | P | P | P | P | P | P | 88-110-06-C & 88-323 |
| Group Living (except as noted below) | - | - | - | - | - | - | S | S | S | S | 88-350 |
| » Group homes | - | - | - | - | - | - | P | P | P | P | 88-350 |
| » Nursing home | S | S | S | S | S | S | P | P | P | P | 88-350 |
| PUBLIC/CIVIC | | | | | | | | | | | |
| Bicycle-Sharing Facilities | P | P | P | P | P | P | P | P | P | P | 88-322 |
| Club, Lodge, or Fraternal Organization | - | - | - | - | - | - | P | P | P | P | |
| College/University | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | 88-365 |
| Day Care | | | | | | | | | | | |
| » Home-based (1—5) | P | P | P | P | P | P | P | P | P | P | |
| » Family (up to 10) | P | P | P | P | P | P | P | P | P | P | 88-330-01 |
| » Group (up to 20) | P | S | S | S | S | S | P | P | P | P | 88-330-02 |
| » Center (21+) | P | - | - | - | - | - | - | - | - | - | 88-330-02 |
| Detention and Correctional Facilities | S[1] | - | - | - | - | - | - | - | - | - | 88-335 |
| Halfway House | S | - | - | - | - | - | - | - | - | - | 88-352 |
| Hospital | - | - | - | - | - | - | - | - | S | S | |
| Library/Museum/Cultural Exhibit | P/S | - | - | - | P/S | P/S | P/S | P/S | P/S | P/S | 88-365 |
| Park/Recreation | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | 88-365 |
| » Homes Association Amenities | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | 88-805-03-H |
| Religious Assembly | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | 88-365 |
| School | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | 88-365 |
| Utilities and Services (except as noted below) | S[1] | S | S | S | S | S | S | S | S | S | |
| » Basic, minor | P | P | P | P | P | P | P | P | P | P | 88-425-08-B |
| COMMERCIAL | | | | | | | | | | | |

| | | | | | | | | | | | |
|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------------|
| Neighborhood-serving retail | S | S | S | S | S | S | S | S | S | S | 88-360 |
| Office, Administrative, Professional or General | - | - | - | - | - | - | S | S | S | S | |
| Reuse of officially designated historic landmark (local or national) if proposed use is not permitted | S | S | S | S | S | S | S | S | S | S | |
| Sports and Recreation, Participant | S | - | - | - | - | - | - | - | - | - | |
| OTHER | | | | | | | | | | | |
| Agriculture, Animal | P/* | P/* | P/* | P/* | P/* | P/* | P/* | P/* | P/* | P/* | *Chapter 14 |
| Agriculture, Crop | P | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | P/S | 88-312-01 |
| Agricultural, Urban | | | | | | | | | | | |
| » Home Garden | P | P | P | P | P | P | P | P | P | P | 88-312-02-A |
| » Community Garden | P | P | P | P | P | P | P | P | P | P | 88-312-02-B |
| » Community Supported Agriculture (CSA) | P | S | S | S | S | S | S | S | S | S | 88-312-02-C |
| ACCESSORY SERVICES | | | | | | | | | | | |
| Wireless Communication Facility | | | | | | | | | | | |
| » Freestanding | P | - | - | - | - | - | - | - | - | - | 88-385 |
| » Co-located antenna | P | P | P | P | P | P | P | P | P | P | 88-385 |

Any future property owners should work with City Planning & Development to inquire if the reuse of the property is allowed within the current zoning.

Neighborhood

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

Oak Park Neighborhood Council
 Attn: Pat Clarke
 4435 Prospect Avenue
 Kansas City, MO 64130

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. Apply for an amendment to the Heart of the City Area Plan from Institutional land use to an appropriate land use category depending on desired use for the property.

