

To: Shannon Jaax, AICP

From: Angela Eley, AICP

RE: Repurpose Meservey Elementary School

Location: 4210 East 45<sup>th</sup> Street

Date: July 18, 2022

### **Background**

The former Meservey Elementary is located within a residential neighborhood called Vineyard Neighborhood Association. The building is on a parcel which is over 3.8 acres. The proposed project site is bounded by E. 44<sup>th</sup> Street to the north, Spruce Avenue to the east, E. 45<sup>th</sup> Street to the south and Jackson Avenue to the west.

### **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 Residential Medium Density land use. The Residential Medium Density land use is intended for a variety of residential building types that allows up to 8.7 units per acre. This land use classification corresponds to the R-5, R-6 and R-7.5 zoning category.

The current zoning is R-2.5 zoning on the property. A zoning use table is included to review what uses are allowed or not allowed or require a special use permit. In a R-2.5 zoning, limited commercial uses are allowed such as office, funeral and internment service with approval through the Special Use Permit process. Residential uses are permitted with higher density. See the table of uses included with this letter.

### **Things to consider for project**

1. The current zoning of R-2.5 which is a Residential zoning allows residential uses. The number of units and type of residential use may have some restrictions. Verify with Development Management Division in City Planning & Development.
2. The current zoning of R-2.5 does not allow office use within the zoning. Verify with Development Management Division in City Planning & Development.
3. The current zoning of R-2.5 does require a special use permit of an officially designated historic landmark (national or local) if proposed use is not permitted. Verify with Development Management Division in City Planning & Development.
4. The current zoning of R-2.5 does not allow event space within the zoning area. Verify with Development Management Division in City Planning & Development.
5. If using tax credits or any kind of incentives, the developer will have to apply for Urban Redevelopment (UR) rezoning. Ask Development Management Division about the zoning administrative process.

**Neighborhood**

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

Vineyard Neighborhood Council  
Attn: Ike Graham  
4301 E. 43<sup>rd</sup> Terrace  
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. This team will review your proposed project and make comments about what is needed for the project. Contact [John.Pajor@kcmo.org](mailto:John.Pajor@kcmo.org)
2. Review the items to consider above for your project.
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](mailto:Joseph.Rexwinkle@kcmo.org)