



CITY PLAN COMMISSION STAFF REPORT

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

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

Location 3640 Benton Boulevard
Area About 3.6 acres
Zoning District R-2.5
Council District 3rd
County Jackson County
School District KCMO 110

Surrounding Land Uses

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

Committee Substitute for Ordinance No. 36287 approved 01/17/1969 approving the General Urban Renewal Plan including: Central Business District, Columbus Park, Garfield, Woodland, Oak Park, etc.
Ordinance No. 39874 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

**indicates adjustment/deviation*

| 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 | |

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, Rezoning (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 3-acre 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.

I. 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,



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.

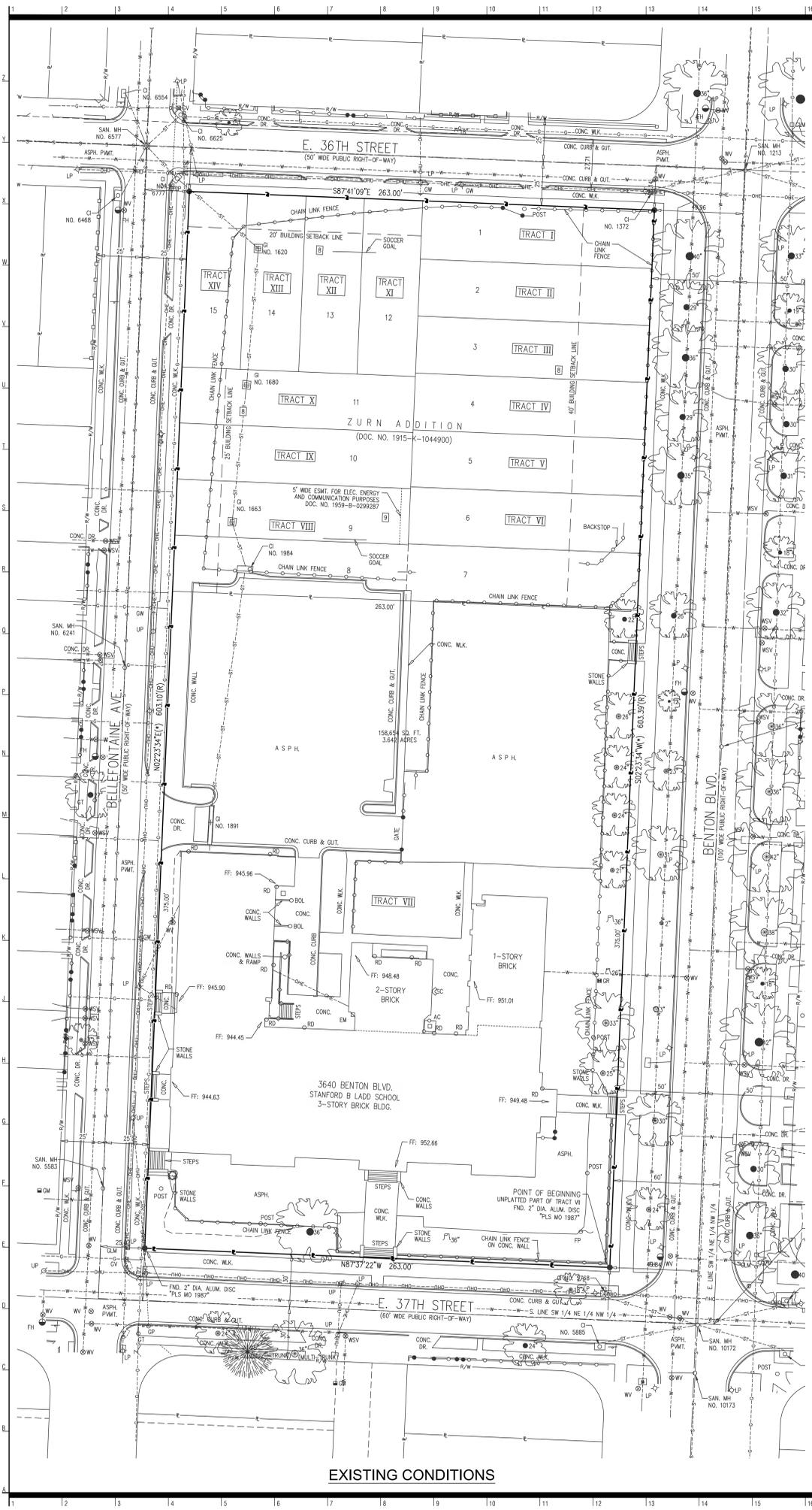
Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

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>).



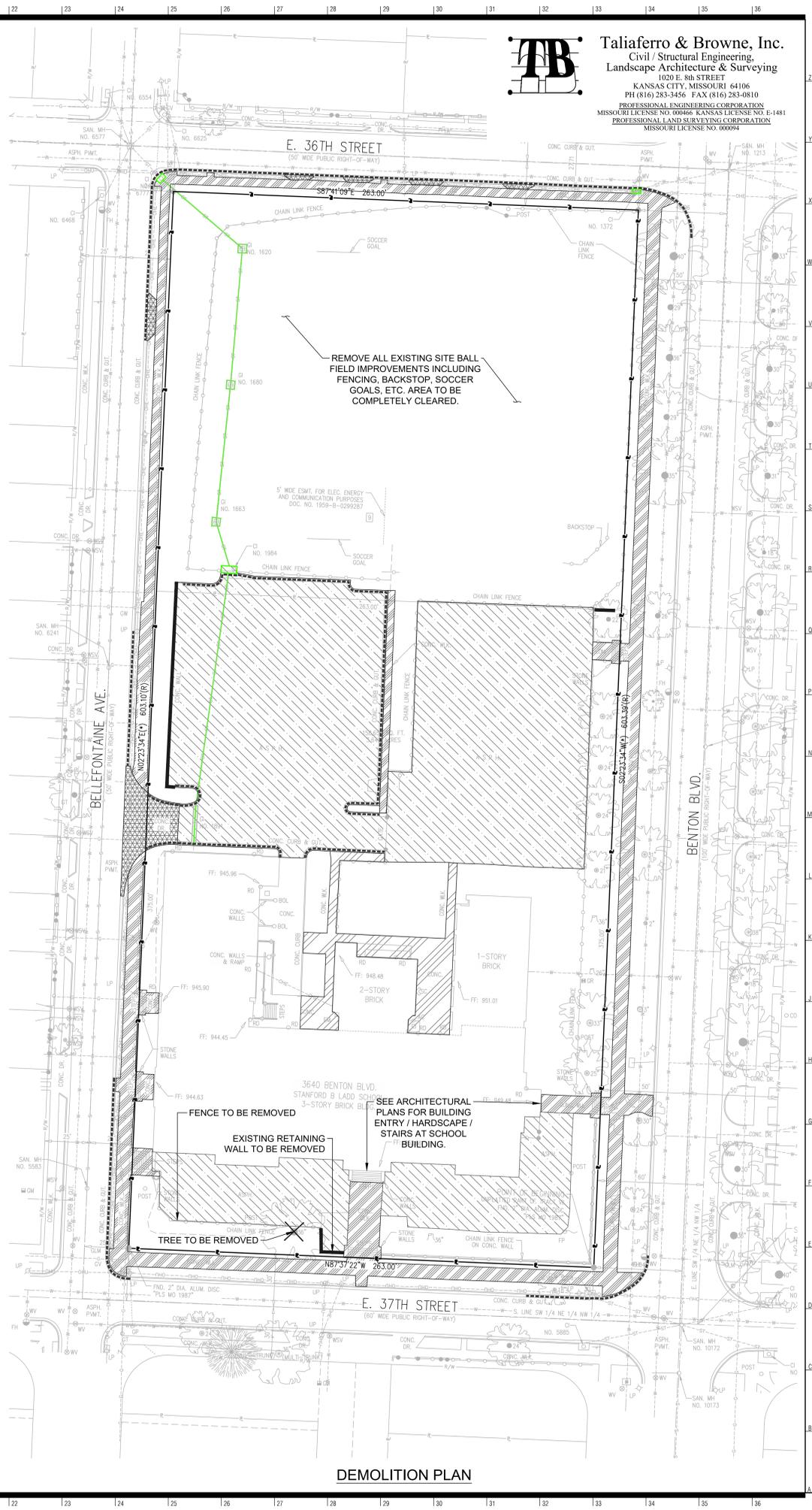
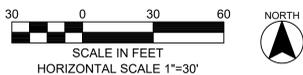
EXISTING CONDITIONS

LEGEND

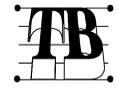
- ASPHALT PAVEMENT REMOVAL
- CONCRETE DRIVEWAY REMOVAL
- SIDEWALK AND STAIRS REMOVAL
- CURB AND GUTTER REMOVAL
- STORM REMOVAL
- RETAINING WALL REMOVAL

GENERAL NOTES:

1. GENERAL SCOPE INCLUDES DEMOLITION OF PAVEMENT, SIDEWALK, AND CURB & GUTTER.
2. 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.
5. 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).
6. 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.



DEMOLITION PLAN



Taliadro & Browne, Inc.
 Civil / Structural Engineering,
 Landscape Architecture & Surveying
 6209 E. 8th STREET
 KANSAS CITY, MISSOURI 64106
 PH (816) 283-3456 FAX (816) 283-0810
 PROFESSIONAL ENGINEERING CORPORATION
 MISSOURI LICENSE NO. 009446 KANSAS LICENSE NO. E-1481
 PROFESSIONAL LAND SURVEYING CORPORATION
 MISSOURI LICENSE NO. 000094



BNIM Architects Architect
 2450 Pershing Road, Suite 100, Jackson County, Kansas City MO 64108
 p.816.783.1500 f.816.783.1501
 MO State Certificate of Authority #0003377
 Taliadro & Browne, Inc. Civil Engineer
 1020 E. 8th St., Kansas City, MO 64106
 p.816.283.3456 f.816.283.0810
 BNIM Architects Landscape Architect
 2450 Pershing Road, Suite 100, Jackson County, Kansas City MO
 64108
 p.816.783.1500 f.816.783.1501
 MO State Certificate of Authority #0003377

3600 Benton Boulevard
 Kansas City, MO 64128 Project No. 21028.00

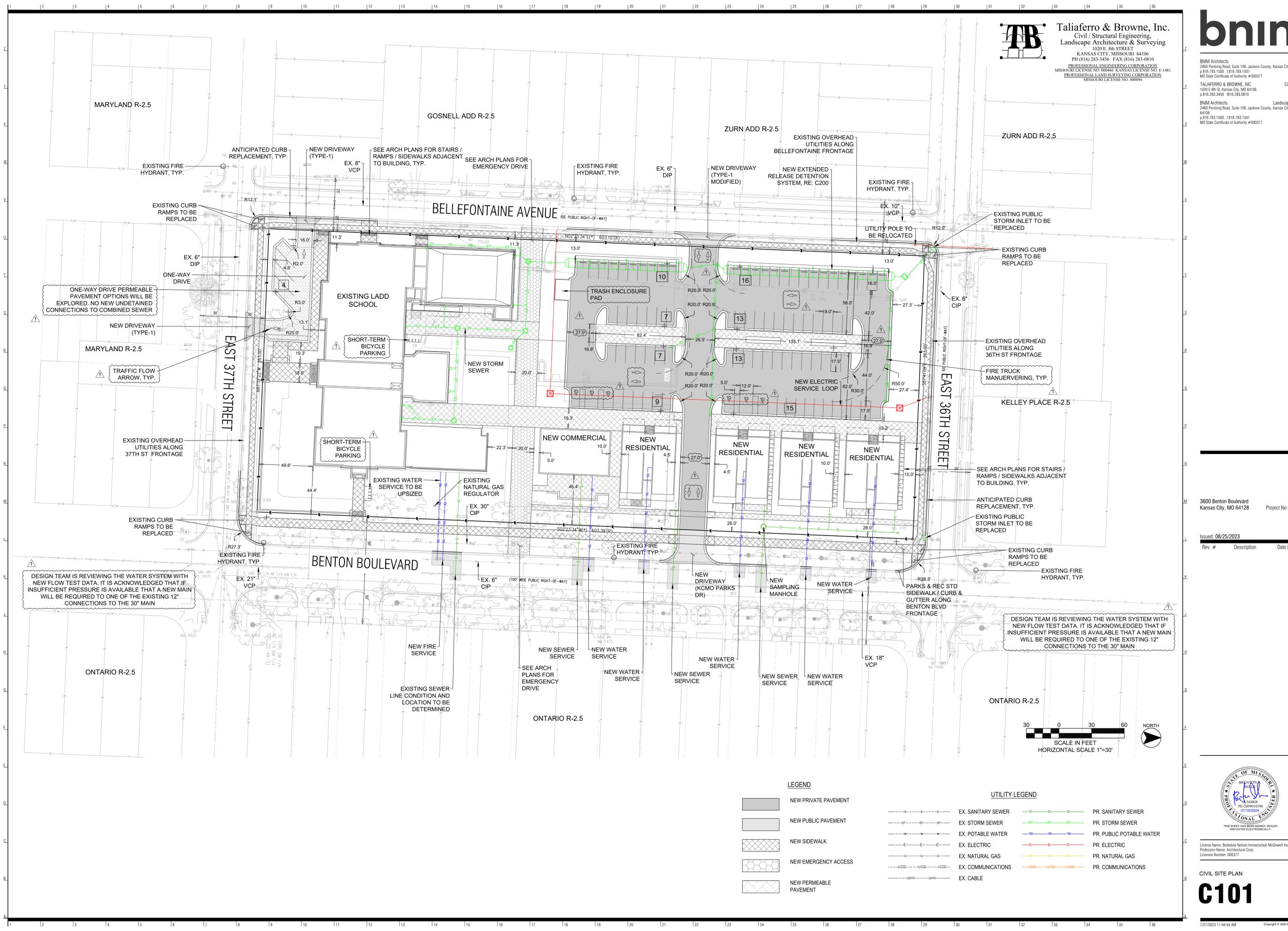
Issued: 08/25/2023

| Rev. # | Description | Date Issued |
|--------|-------------|-------------|
| | | |



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

EXISTING CONDITIONS &
 DEMOLITION PLAN
C100



ONE-WAY DRIVE PERMEABLE PAVEMENT OPTIONS WILL BE EXPLORED. NO NEW UNDETAINED CONNECTIONS TO COMBINED SEWER

DESIGN TEAM IS REVIEWING THE WATER SYSTEM WITH NEW FLOW TEST DATA. IT IS ACKNOWLEDGED THAT IF INSUFFICIENT PRESSURE IS AVAILABLE THAT A NEW MAIN WILL BE REQUIRED TO ONE OF THE EXISTING 12" CONNECTIONS TO THE 30" MAIN

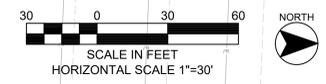
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LEGEND

- NEW PRIVATE PAVEMENT
- NEW PUBLIC PAVEMENT
- NEW SIDEWALK
- NEW EMERGENCY ACCESS
- NEW PERMEABLE PAVEMENT

UTILITY LEGEND

- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. POTABLE WATER
- EX. ELECTRIC
- EX. NATURAL GAS
- EX. COMMUNICATIONS
- EX. CABLE
- PR. SANITARY SEWER
- PR. STORM SEWER
- PR. PUBLIC POTABLE WATER
- PR. ELECTRIC
- PR. NATURAL GAS
- PR. COMMUNICATIONS



3600 Benton Boulevard
 Kansas City, MO 64128 Project No. 21028.00

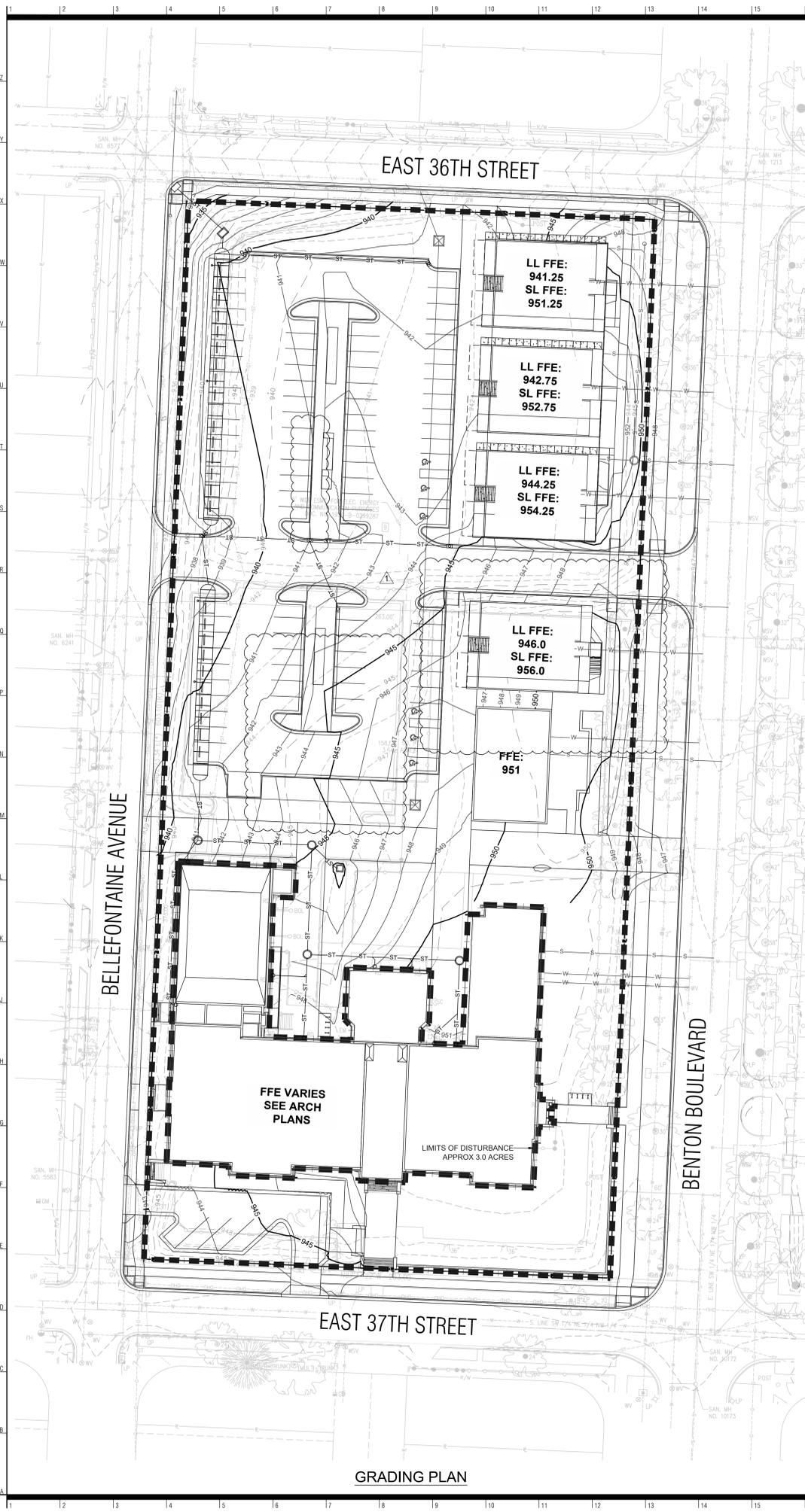
Issued: 08/25/2023
 Rev. # Description Date Issued



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

CIVIL SITE PLAN

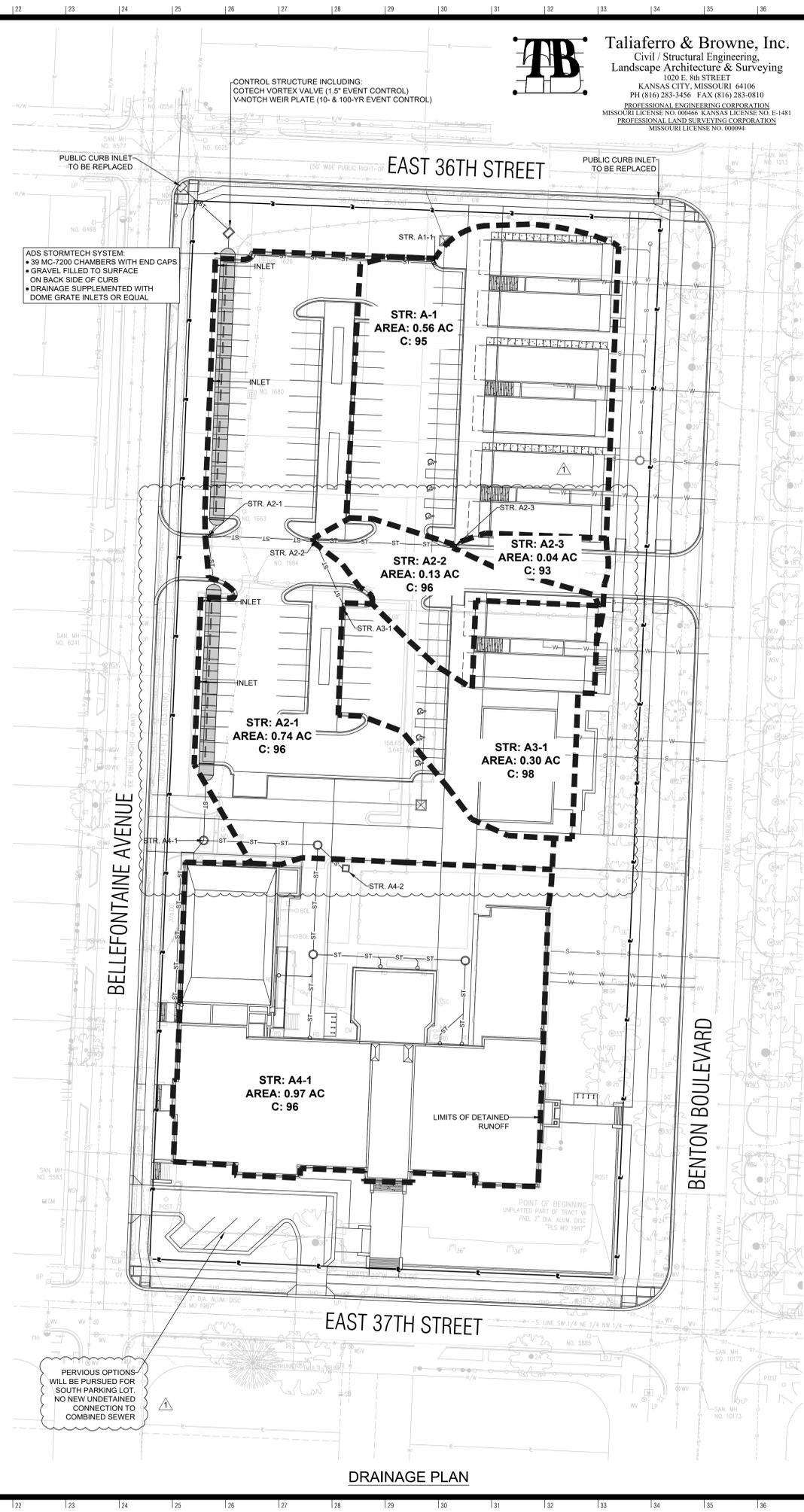
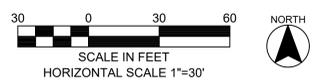
C101



GRADING PLAN

LEGEND

- - - - - EXISTING MINOR
- - - - - EXISTING MAJOR
- — — — PROPOSED MINOR
- — — — PROPOSED MAJOR
- — — — LIMITS OF DISTURBANCE
- — — — DRAINAGE BOUNDARY
- LL LOWER LEVEL FINISH FLOOR ELEVATION (PARKING AREA)
- SL STREET LEVEL FINISH FLOOR ELEVATION



DRAINAGE PLAN



Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
PROFESSIONAL ENGINEERING CORPORATION
MISSOURI LICENSE NO. 000446 KANSAS LICENSE NO. E-1481
PROFESSIONAL LAND SURVEYING CORPORATION
MISSOURI LICENSE NO. 000094



BNIM Architects Architect
2450 Pershing Road, Suite 100, Jackson County, Kansas City MO 64108
p.816.783.1500 f.816.783.1501
MO State Certificate of Authority #0003377
TALIAFERRO & BROWNE, INC. Civil Engineer
1020 E 8th St, Kansas City, MO 64106
p.816.283.3456 f.816.283.0810
BNIM Architects Landscape Architect
2450 Pershing Road, Suite 100, Jackson County, Kansas City MO
64108
p.816.783.1500 f.816.783.1501
MO State Certificate of Authority #0003377

3600 Benton Boulevard
Kansas City, MO 64128 Project No: 21028.00

Issued: 08/25/2023

| Rev. # | Description | Date Issued |
|--------|-------------|-------------|
| | | |



License Name: Berkebile Nelson Immerschuh McDowell Incorporated
Profession Name: Architectural Corp.
License Number: 0003377

GRADING & DRAINAGE PLAN
C200

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



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

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 |
|----------------|----------------------------------|---------------|------------------------|
| Ajia Morris | 3230 Benton | 816) 438-2335 | ajia@localcode.co |
| Chip Wisk | 5159 Mercier | 816/808-2956 | chip@localcode.co |
| Christopher | 3230 Benton | 816-721-1141 | cmorris@n@gmail.com |
| Faith A. Allen | 3111 Lindwood Blvd KCMO 64128 | 816-651-7667 | revallen@Sbuglobal.net |
| SAM DE JOUTE | 555 HARRISON ST KCMO 64106 | 816-783-1565 | SDESON@BNUK.com |
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