BRYANT REDEVELOPMENT COMMUNITY MEETING

In partnership with…
Country Side Homes Association
Wornall Homestead Homes Association
Country Club Homes Association
Ward Estates Homes Association
Sunflower Development

October 19, 2026

Agenda

1. Welcome & Purpose – Jesse Lange, KCPS

2. Project Overview/Update – Jason Swords, Sunflower Development

3. Benefits Agreement
    - What is a Benefits Agreement?
    - Draft Benefits Agreement Terms

3. Property Use Restriction Agreement
    - What is a PURA?
    - Draft PURA Terms

4. Next Steps/Wrap-Up – Jesse Lange

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Purpose/Background

TODAY'S PURPOSE: Collect community feedback on draft Benefits Agreement & Property Use Restriction Agreement (PURA) *based upon the scope of the selected project*

- KCPS held proposal presentations on June 27, 2026, Sunflower Development proposed single-family home infill at the site
- KCPS and Sunflower entered into a sales contract on Sept 23, 2026
- Prior to closing, KCPS & Sunflower need to finalize a Benefit Agreement and a Property Use Restriction Agreement (PURA)

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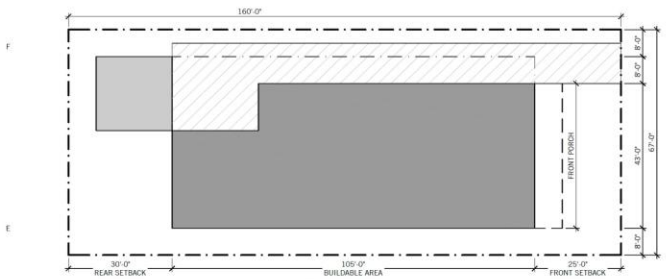
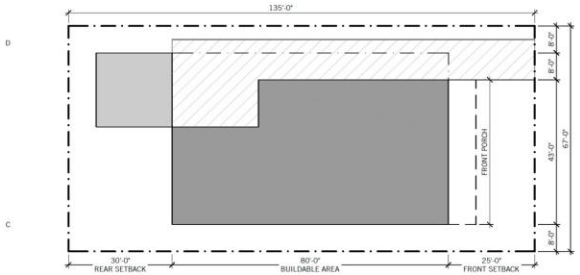
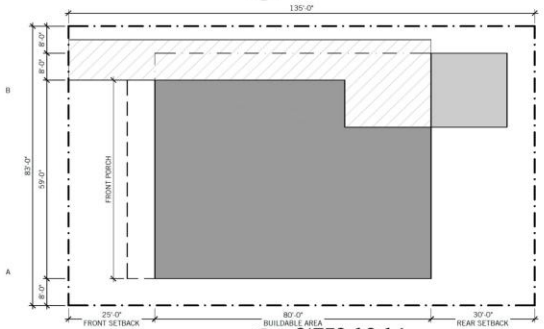
Initial Presentation Site Layout



E7 SITES 1-4
1/16" = 1'-0"



C7 SITES 5-9
1/16" = 1'-0"



A7 SITES 10-14
1/16" = 1'-0"

LOT	SITE AREA	ACRES	BUILDABLE AREA	GARAGE	FRONT PORCH	BLDG COVERAGE	DRIVEWAY	LOT COVERAGE
1	10720	0.246097	4620	484	352	50.90%	970	59.94%
2	10720	0.246097	4165	484	344	46.58%	2090	66.07%
3	10802	0.24798	4620	484	352	50.51%	970	59.49%
4	11268	0.258678	4165	484	344	44.31%	2054	62.54%
5	11477	0.263476	3955	484	779	45.46%	842	52.80%
6,7,8	9045	0.207645	3090	484	344	43.32%	1610	61.12%
9	9045	0.207645	3520	484	736	52.40%	752	60.72%
10	16445	0.377525	5194	484	903	40.02%	940	45.73%
11,12,13	11205	0.257231	4370	484	472	47.53%	1610	61.90%
14	11205	0.257231	4600	484	864	54.87%	986	63.67%

F2 SITE AREAS



A2 SITE PLAN
1/32" = 1'-0"

NOTES

NOT FOR CONSTRUCTION

herron + partners

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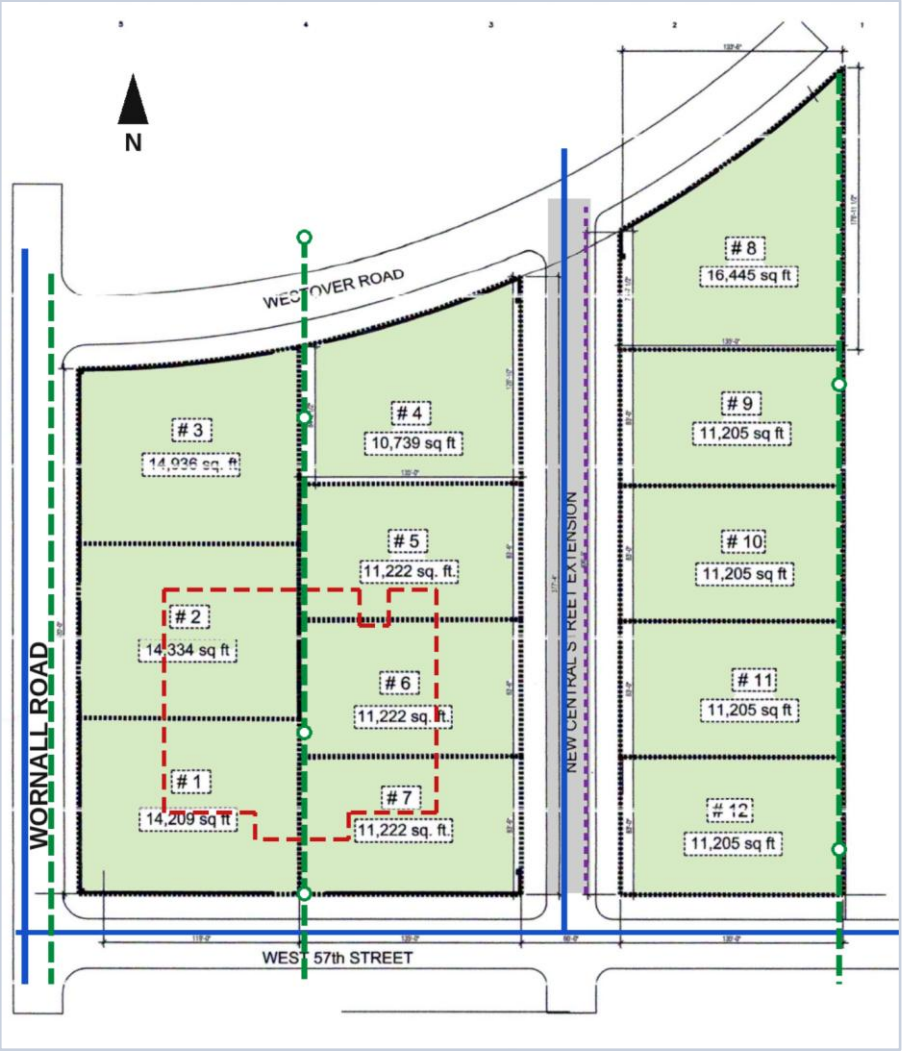
STRUCTURAL ENGINEER | MECHANICAL ENGINEER | CODE CONSULTANT | LANDSCAPE ARCHITECT | CIVIL ENGINEER | REVISIONS | SEAL

PROJECT
BRYANT SCHOOL DEVELOPMENT
319 WESTOVER RD
KANSAS CITY, MO 64109
OWNER
BRYANT DEVELOPMENT GROUP | 16.2603

David Herron - Architect
Missouri License #A-2013022824

SHEET TITLE
SITE PLAN INFORMATION
A100 | 03.17.2026

Project Overview/Update



12
single-family home sites

1
new City street, Central Street

0
water or sewer main extensions

- Central Street reconnected between Westover Road and W. 57th Street as a public, City-maintained street with sidewalks and street trees
- Home sites of about 10,700 to 16,400 square feet, within the 8–14 single-family lots the agreement permits
- Existing water and sanitary mains reused; new storm line built to City standards
- Each family buys a site and builds its own home, individually designed and reviewed against recorded design standards

Concept plan, not to scale. Blue: existing water mains. Green dashed: existing sanitary sewers. Purple dotted: proposed storm line. Red dashed: existing school building footprint.

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Fitting the Neighborhood, Honoring Bryant

Design standards recorded on every lot

- Written standards drawn from Country Side, Wornall Homestead, Country Club and Ward Estates
- Homes face the street, with covered front porches
- Garages set back from the front of the house
- Stone, brick and wood; steep roofs; human scale
- Every home reviewed for 15 years — the design review committee can comment

Carrying Bryant's legacy forward

- The building fully photographed and documented first
- Cornerstone and time capsule to KCPS; keepsake bricks for neighbors and alumni
- Doors, trim, fixtures and chalkboards offered for salvage and reuse- with developer's consent

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Our Commitments to the Neighborhood

Single-family only

- Eight to fourteen homes
- Any other use goes back to KCPS for a public meeting

No cost to existing homes

- Any improvement district assessed on the new lots only
- No tax abatement

Good-neighbor construction

- A named contact; set truck routes
- Dust control and street cleaning; licensed abatement

City-standard streets and drainage

- Sidewalks, street trees and lighting
- Stormwater built to City standards

Staying in touch

- Quarterly updates to KCPS and the homes associations
- Notice before any material change

KCPS students

- Site visits and career talks on design, engineering and construction

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Where Things Stand



Historic Preservation Commission

A separate City process. Staff have recommended a 45-day delay for documentation.

Second community meeting

Final terms of the two agreements

Agreements final

Benefit Agreement and Property Use Restriction Agreement

Closing

Agreements recorded with the deed

City approvals and site work

Central Street plat; documentation and salvage; demolition as the City allows

Street and utilities

Central Street and utilities built; families design their homes

Tonight's feedback, spoken, on comment cards or online, goes into the two agreements.

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What is a Benefits Agreement?

- Document that is recorded with the deed of sale that outlines benefits to the community and KCPS stakeholders
- KCPS, buyer, and a local neighborhood association are typically parties to the Agreement
- Term runs from the date of sale through the end of any tax abatement or 15 years, whichever is longer

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Draft Benefits Agreement Terms

- **Homes Association**: All lots to be part of and subject to assessment by the Country Side Homes Association.
- **Design and Architectural Review**: Appoint an architectural review board consisting of the developer, 4 representatives from adjacent HOA boards, and 1 representative from historic community. Architectural design covenants and standards will be recorded against all lots. Explore ways to memorialize and honor Bryant's legacy.
- **Public Infrastructure**: Reclaim Central Street as a through public street. New water, sewer & storm lines, underground electric and telecom, sidewalks, lighting, street trees and parkways. Infrastructure improvements could use a Community Improvement District (requires City approval); however, the assessment would only apply to new lots/owners, not on existing neighbors. Install storm water management system to prevent runoff from site during construction.

Draft Benefits Agreement Terms Con't

- **Historic Salvage**: Reasonable effort made to allow for salvage of building materials/historic features for reuse/recycling and diversion of waste from the landfill. Likely candidates include masonry, doors, windows, hardware, electrical fixtures, plumbing fixtures, cabinets, moldings/trim, finished wood flooring, and chalkboards. Buyer agrees to KCPS retention of cornerstone, time capsule, or other historical artifacts that may be discovered.
- **Parkland Dedication Fee**: Inquire of the City the feasibility of allowing the parkland dedication fee to be used in the immediate neighborhoods.

What is a Property Use Restriction Agreement (PURA)?

- Document that is recorded with the deed of sale that outlines the permitted (and not permitted) uses of the property
- Intent is to ensure that buyer develops the project in accordance with what they told the community and KCPS
- If buyer wants to make a change to the reuse of the site, they need to come back to KCPS for approval. KCPS holds public meeting(s) prior to granting/denying requested changes

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Draft PURA Terms

- **Permitted Uses**: Buyer may redevelop the site as an 8-14 lot market-rate single-family residential subdivision. Project will reconnect Central Street between Westover Road and W 57th Street, restoring the historical neighborhood street grid.
- **Restricted Uses**: No K-12 school use is allowable without written consent from the KCPS Board of Directors.
- **Demolition**: Buyer may complete full demolition of the existing Bryant School building.
- **Site Plan**: Buyer must hold at least 2 public meetings in advance of the KCMO City Plan Commission or Board of Zoning Adjustment hearing to provide the community an opportunity to weigh in on the site plan prior to securing city approvals.

Next Steps/Wrap Up

- Share feedback online using this QR code
  https://www.surveymonkey.com/r/BryantBA1
- 2nd Community discussion to be held virtually – Date TBD
- Finalize Benefits Agreement & Property Use Restriction Agreement
- Closing scheduled for December 2026