

# Docket Item #5.1, 5.2, 5.3

**CD-CPC-2026-00020**

Area Plan Amendment

**CD-CPC-2026-00021**

Rezoning

**CD-CPC-2026-00022**

Development Plan (Non-Residential)

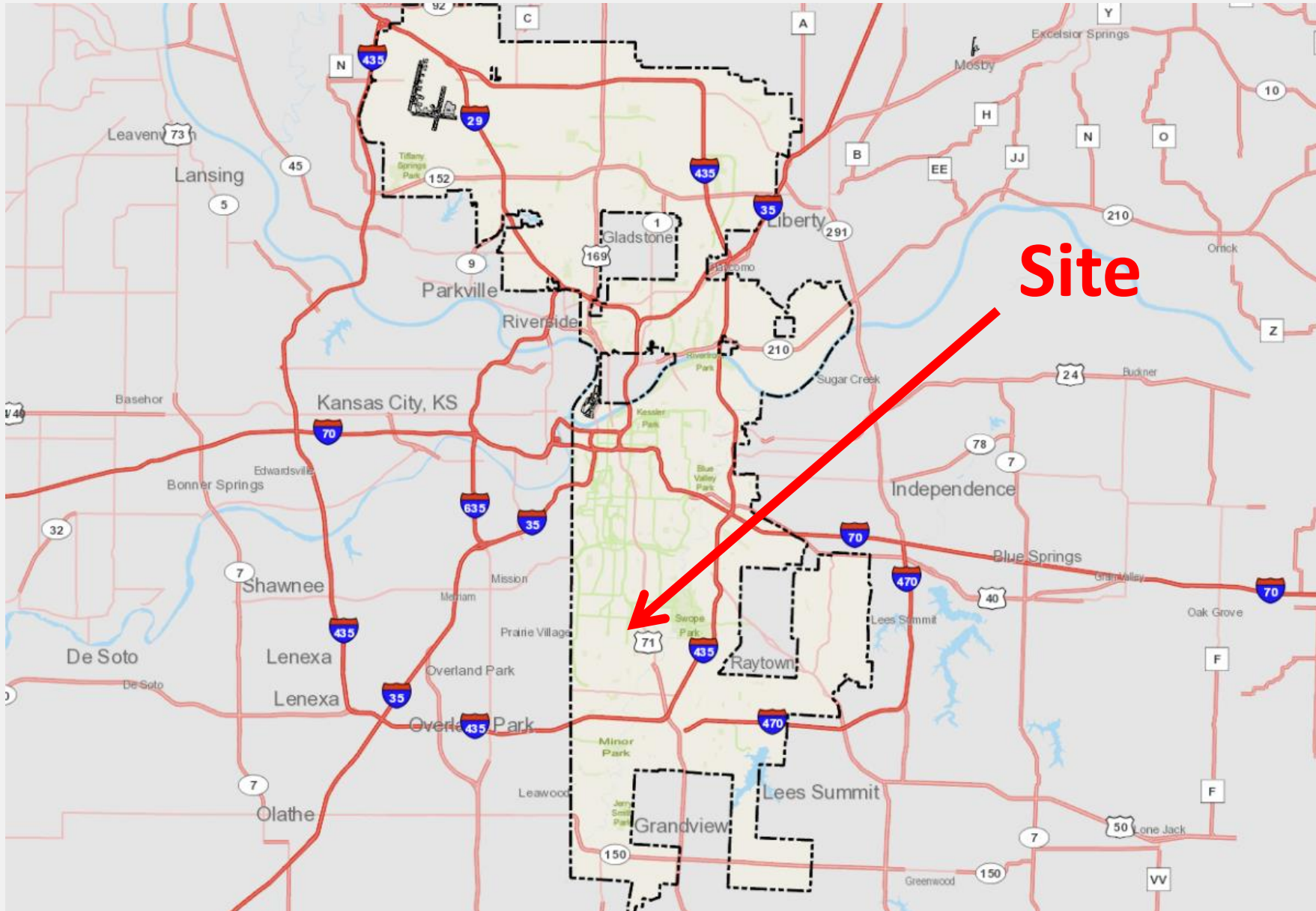
**Mean Well Power Solutions – 6655 Troost Ave**

April 15, 2026

*Prepared for*

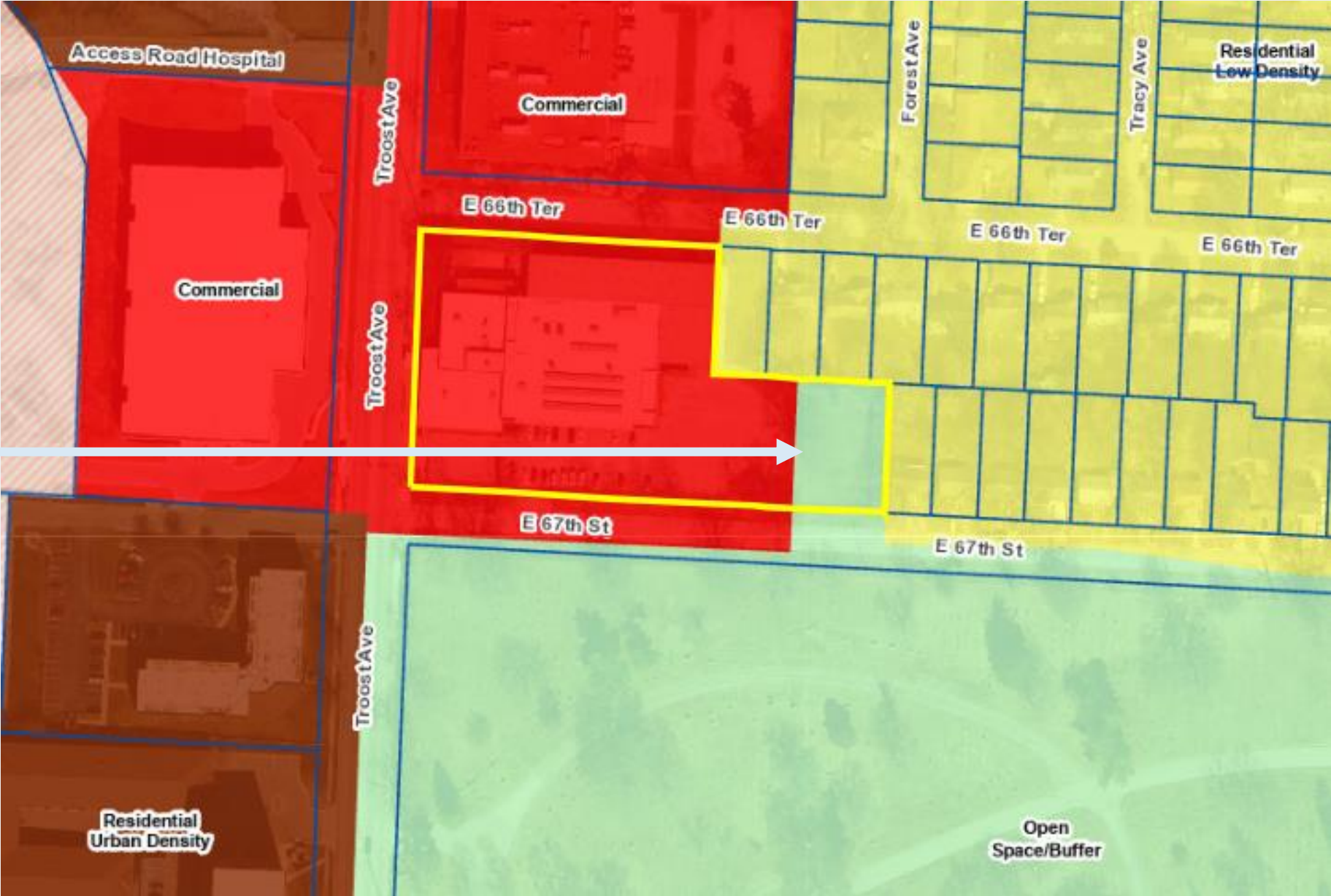
City Plan Commission





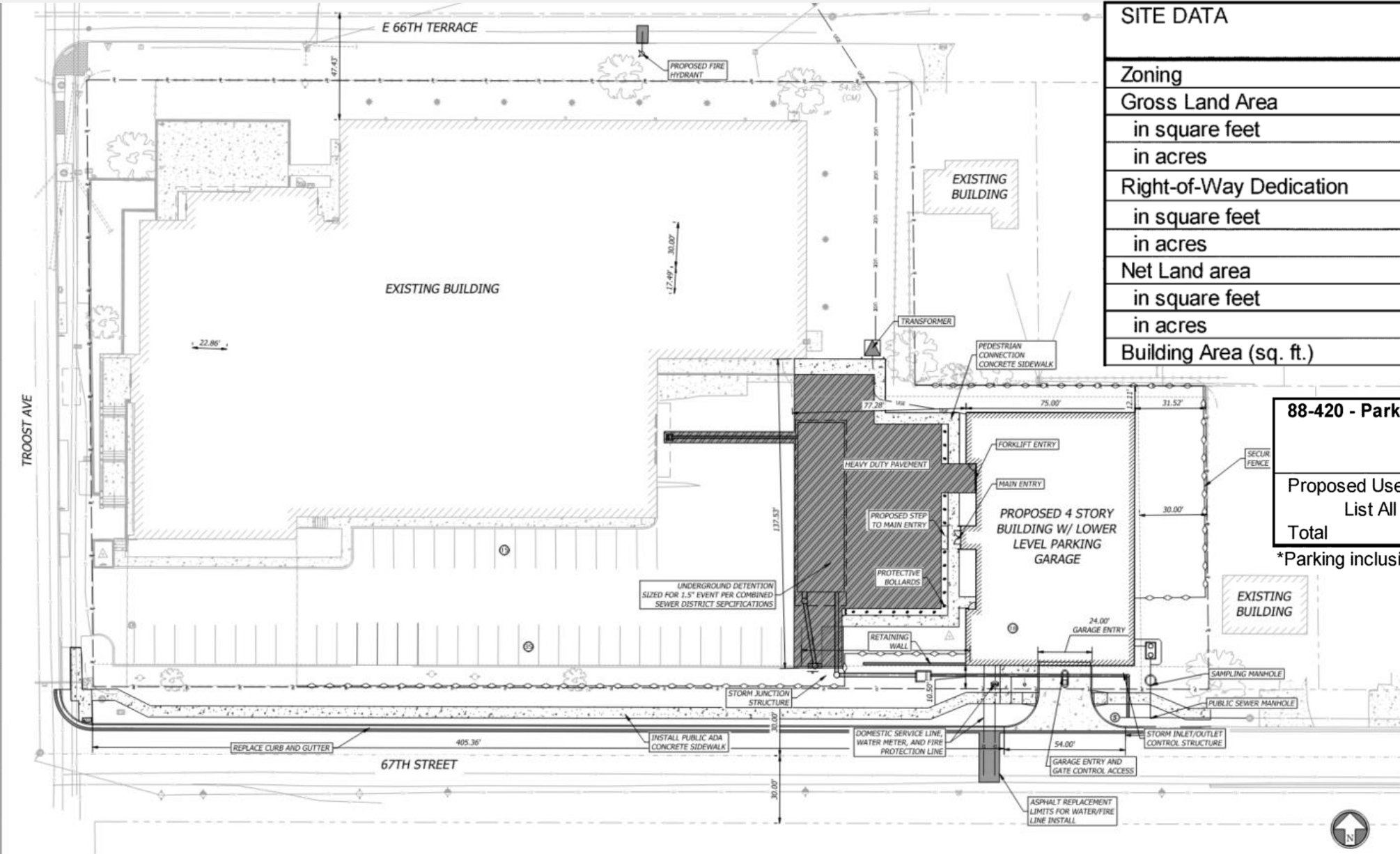


Request to amend  
Swope Area Plan from  
**Open Space/Buffer**  
to **Commercial**



Request to rezone  
from **R-5 and B4-2** to  
**B4-3**



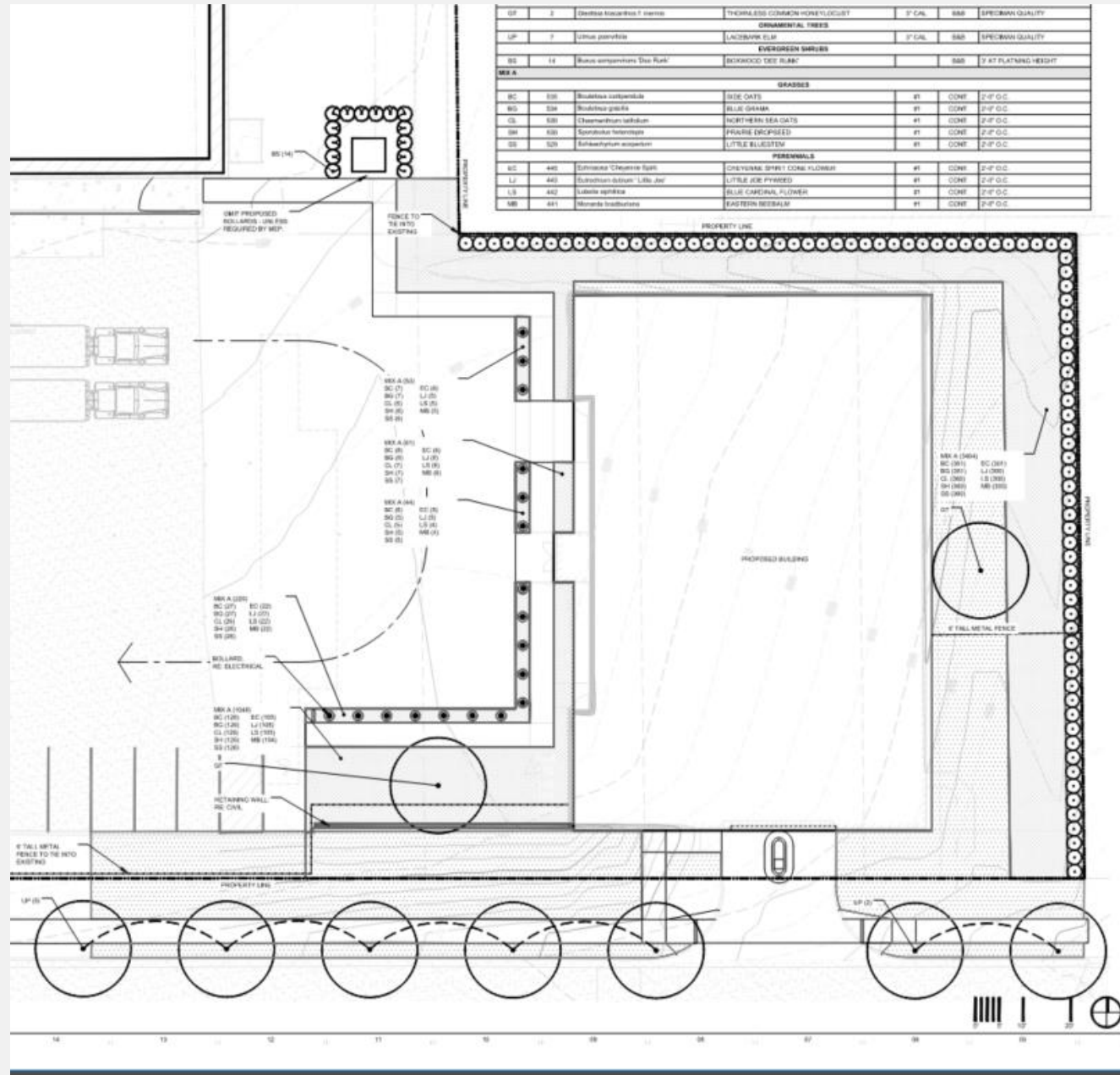


SITE DATA	Existing	Proposed
Zoning	B4-2, R5	B4-2
Gross Land Area		
in square feet	116,420	116,420
in acres	2.67	2.67
Right-of-Way Dedication		
in square feet		
in acres		
Net Land area		
in square feet		
in acres		
Building Area (sq. ft.)	45,137	77,862

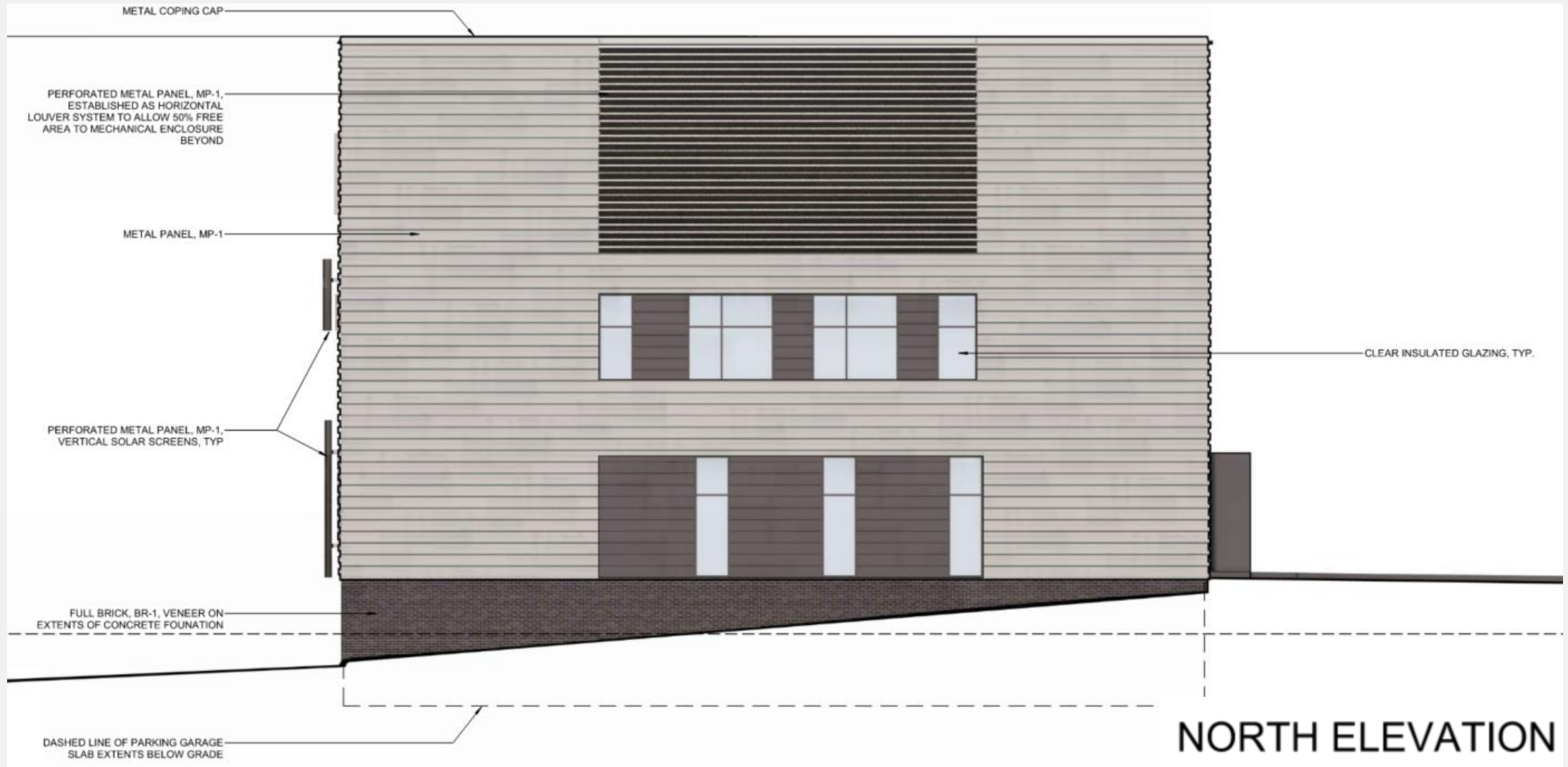
88-420 - Parking	Vehicle Spaces	
	Required	Proposed
Proposed Use(s) List All Proposed Uses	28	68
Total		

\*Parking inclusive of whole property usage

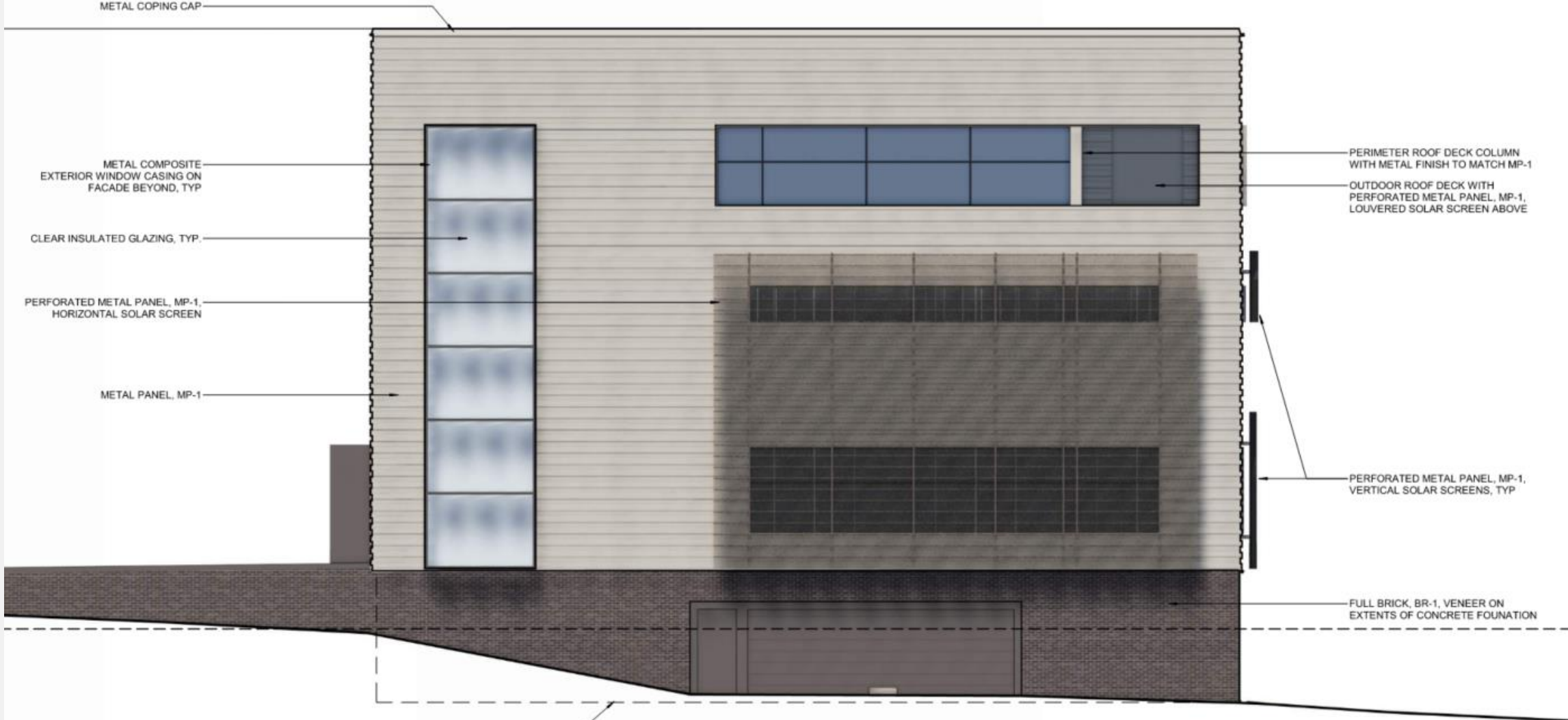
Site Plan



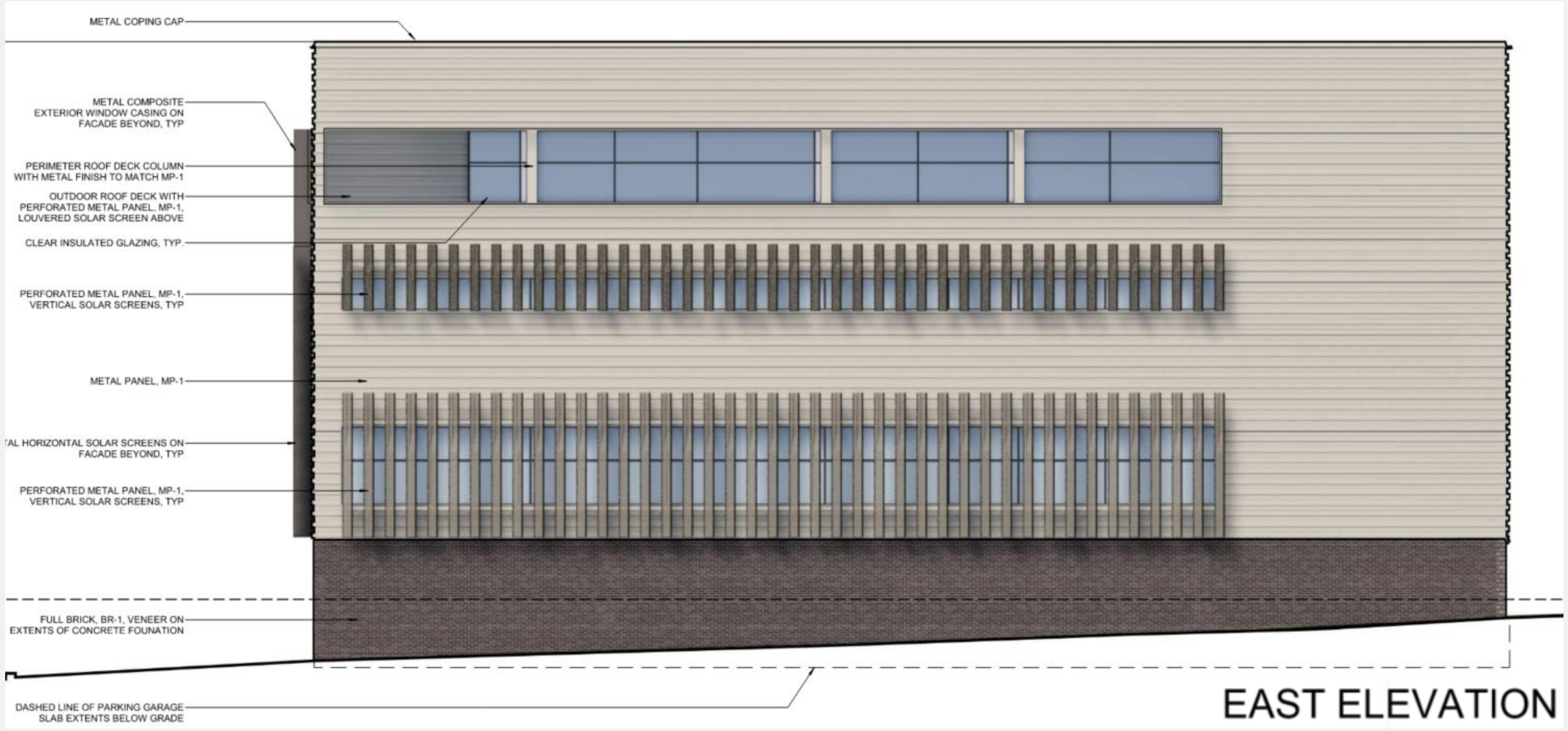
Landscape Plan







**SOUTH ELEVATION**





Looking towards the site from E 67<sup>th</sup> St (June 2024)



Looking towards the site from E 67<sup>th</sup> St and Troost Ave (June 2024)

# Staff Recommendation

**CD-CPC-2026-00020** – Area Plan Amendment  
Approval

**CD-CPC-2026-00021** – Rezoning  
Approval

**CD-CPC-2026-00022** – Development Plan  
Approval with Conditions