

CD-CPC-2025-00149

4101 Eastern Avenue

11/05/2025

City Plan Commission



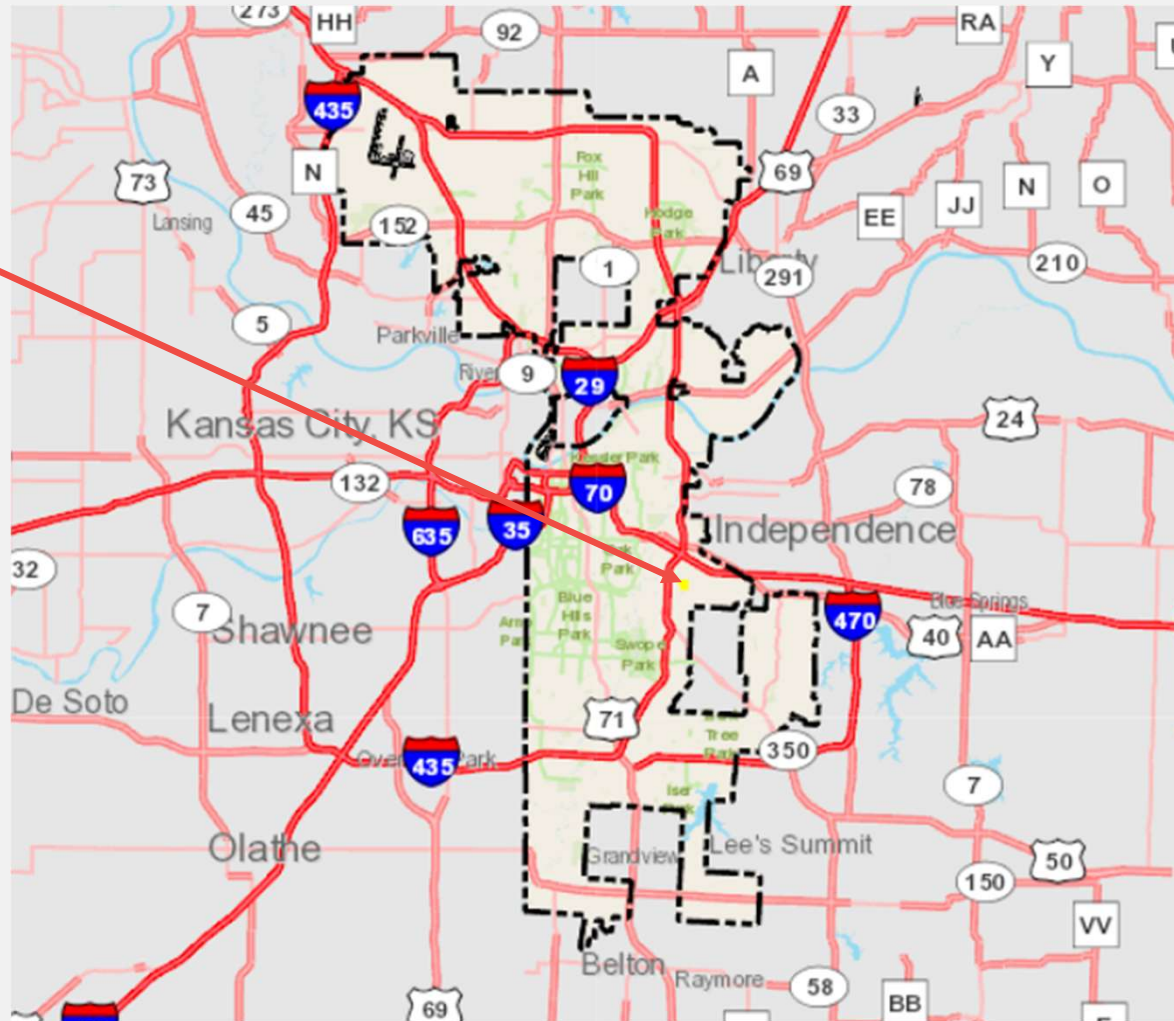


**KANSAS CITY
MISSOURI**

City Planning and Development

2

Subject Property





Previously Approved Plan - Ordinance No. 140244



A. Planned Development for Residential Use, Submittal Land Use Plan		Residential Use and Applicable Use Indicators												Use Category	
Use Category	Use Indicator	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Single-Family Detached	Single-Family Detached	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Single-Family Attached	Single-Family Attached	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Multi-Family Detached	Multi-Family Detached	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Multi-Family Attached	Multi-Family Attached	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Commercial	Commercial	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Industrial	Industrial	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Public Use	Public Use	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Office	Office	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Healthcare	Healthcare	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Education	Education	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Government	Government	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Religious	Religious	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Recreation	Recreation	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Arts and Culture	Arts and Culture	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Food and Beverage	Food and Beverage	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Retail	Retail	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Service	Service	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Manufacturing	Manufacturing	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Transportation	Transportation	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utilities	Utilities	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Energy	Energy	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Telecommunications	Telecommunications	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Information Technology	Information Technology	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Healthcare	Healthcare	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Education	Education	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Government	Government	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Religious	Religious	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Recreation	Recreation	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Arts and Culture	Arts and Culture	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Food and Beverage	Food and Beverage	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Retail	Retail	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Service	Service	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Manufacturing	Manufacturing	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Transportation	Transportation	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Utilities	Utilities	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Energy	Energy	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Telecommunications	Telecommunications	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Information Technology	Information Technology	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Outdoor Classroom

Parking, Non-accessory*

*Parking is allowed in area that is clouded only

P





View from Raytown Road – May 2021



View from Raytown Road



View from Raytown Road

Conditions to Remove -

2- Applicant shall apply for and receive approval of a parking lot/site improvement application.

Staff Recommendation – Approval Subject to Conditions

Municipal Farm Sustainable Reuse Plan

- Includes 20+ existing uses and frames future uses of the property
- Objective of the plan is to balance reuse and restorative habitat uses

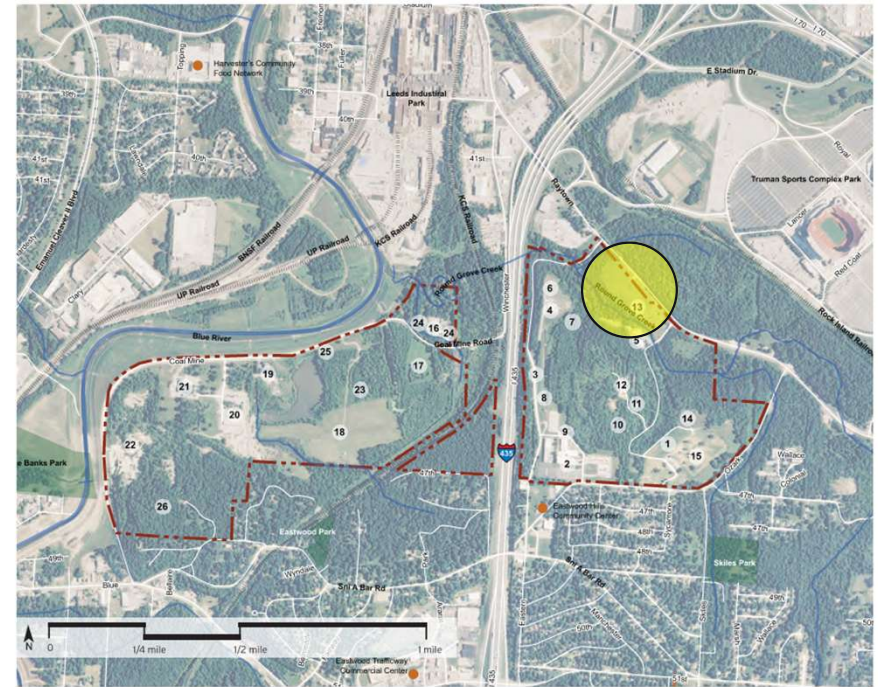


FIGURE 3-2 | PAST AND EXISTING USES

West Side

Existing Uses

- 16. Kansas City, MO Police Firing Range
- 17. Kansas City, MO Police Bomb Detonation Field
- 18. Communication Towers Field
- 19. Round Grove Creek Lift Station
- 20. Kansas City, MO Streets & Traffic Operations
- 21. Kansas City, MO Public Works

Past Uses

- 22. former LaFarge Concrete Batch Plant
- 23. former Municipal Farm Crop Land
- 24. Potters Field
- 25. ARMCO Fill
- 26. former Botsford Quarry

East Side

Existing Uses

- 1. Community Garden
- 2. Missouri National Guard Armory
- 3. Soap Box Derby
- 4. Kansas City Police Helicopter & K-O Training Facility
- 5. Animal Shelter

Past Uses

- 6. former Tuberculosis Hospital
- 7. former Tuberculosis Hospital Dump Site
- 8. Potters Field
- 9. former Woman's Reformatory
- 10. former Agricultural Use Area
- 11. former Police Kennel
- 12. former Municipal Farm/ Health Emergency Hazmat Site (HEHS)
- 13. Round Grove Creek Landfill
- 14. former Men's Reformatory
- 15. former Municipal Correctional Institution (MCI)

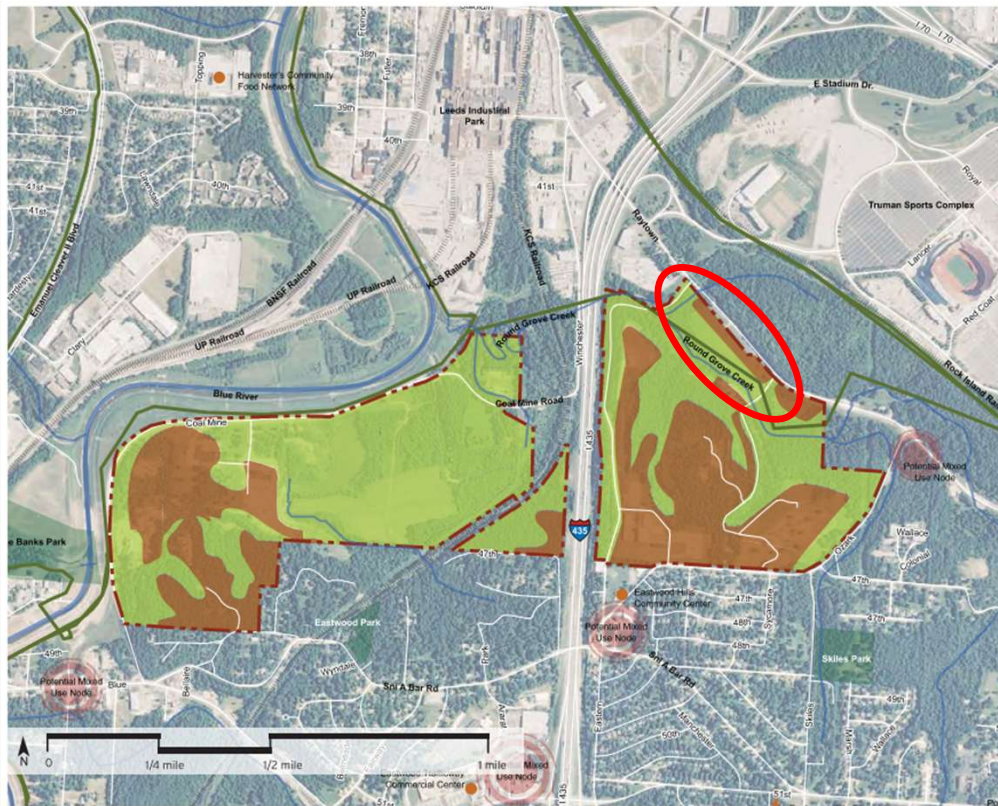


FIGURE 4-1 | SUSTAINABLE DESIGN AREA AND RESTORATIVE DESIGN AREA

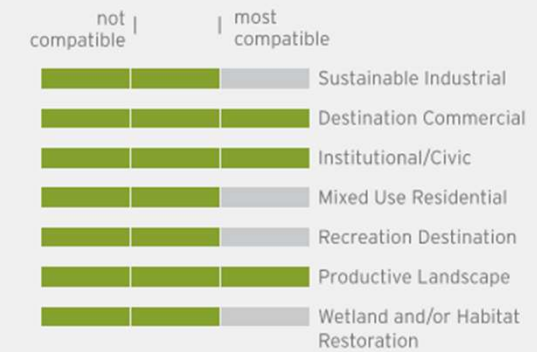
- sustainable design area
- restorative design area

The Restorative Design Area includes the most environmentally sensitive features, which play critical roles in the health of ecosystems on and around the site. Land within the Sustainable Design Area is less vulnerable to ecosystem degradation, and therefore accommodates permanent structures within the parameters of the site's natural resource limit.

FIGURE 5-42 | AREA 20 OVERVIEW

8.0 ACRES

LAND USE RECOMMENDATION



EXISTING INFRASTRUCTURE WITHIN AREA 20

