



Docket Item #8.1 & 8.2 & 8.3 CD-CPC-2025-00004 & 8 & 37

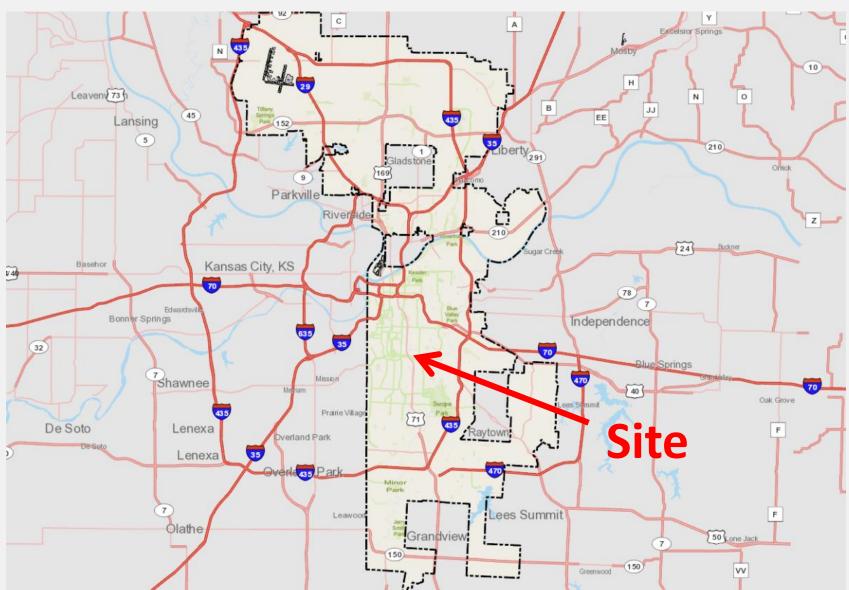
Area Plan Amendment, Rezoning, Development Plan - Nonresidential 2416 Dr. Martin Luther King Jr. Boulevard

March 19, 2025

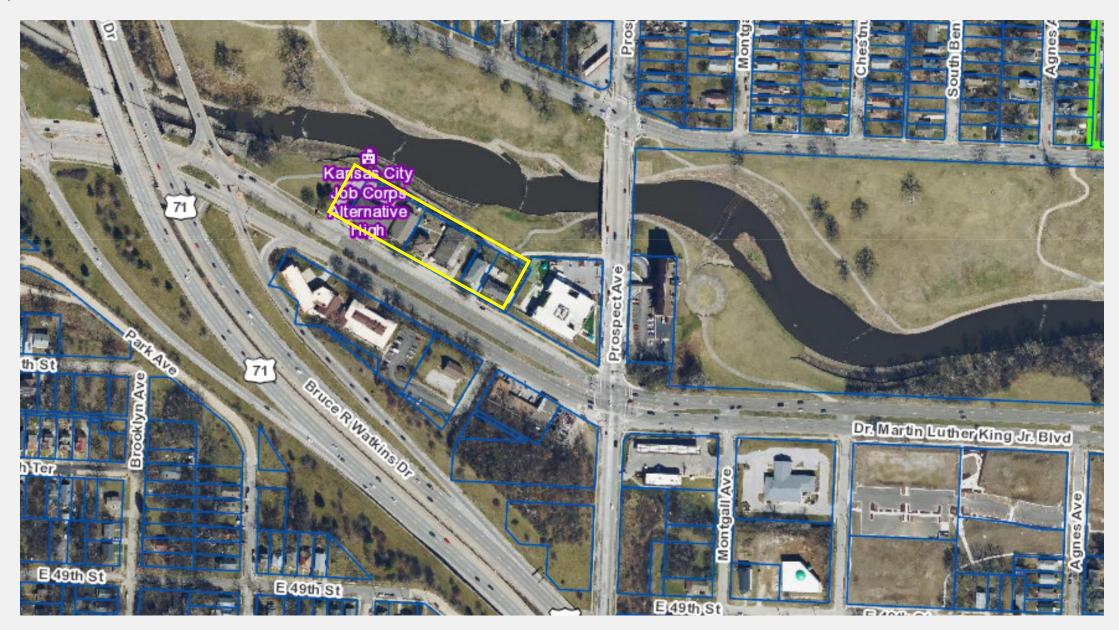
City Plan Commission













Area Plan Amendment

- Future Land Use:
 - Residential Medium-High Density
- Swope Area Plan Recommendation:
 - R-2.5
- Area Plan Amendment:
 - Mixed-Use Community
- Swope Area Plan Recommendation:
 - B1





Rezoning

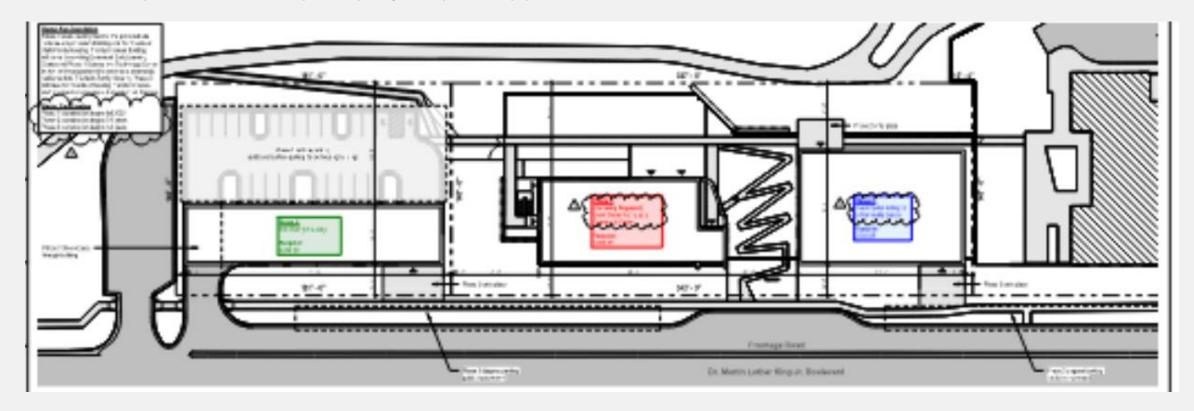
- Existing Zoning:
 - R-2.5
- Proposed Zoning:
 - B1-1





Development Plan

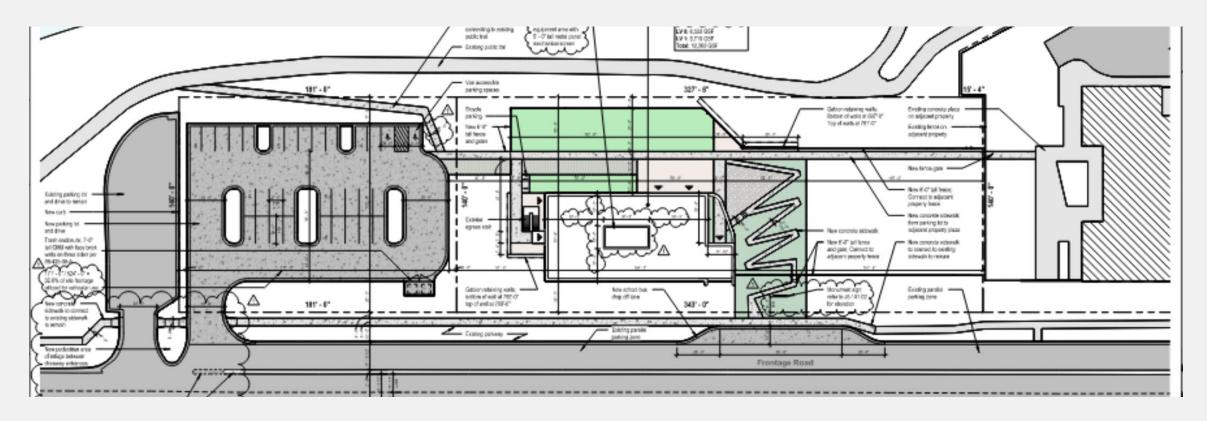
- 3 Phases
 - Expansion of Daycare Facility, Multi-Unit Housing
- Other phases will require project plan approval



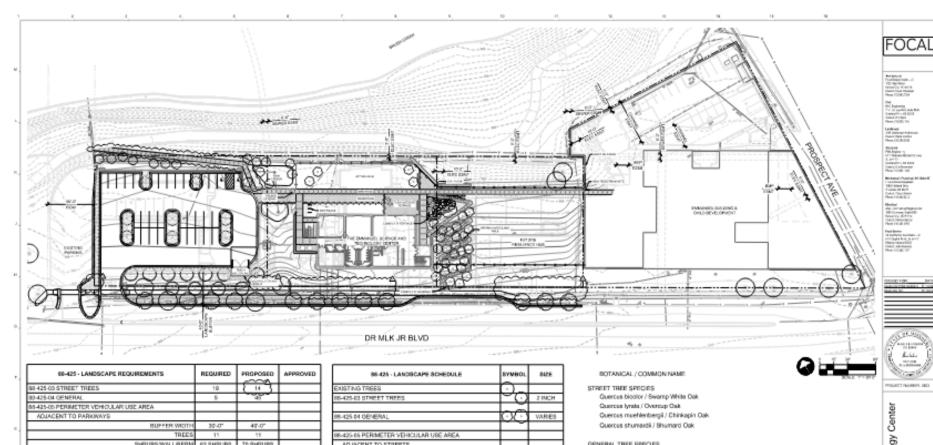


Phase 1

- 6 learning spaces, gathering room, commercial kitchen and staff offices
- Connections to existing trails







86-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	APPROVED
98-425-03 STREET TREES	10	{ 14 }	
80-425-04 GENERAL	8	45	
85-425-05 PERIMETER VEHICULAR USE AREA			
ADJACENT TO PARKINAYS			
BUFFER WIDTH	30'-0"	4T-0"	
TREES	11	11	
SHRUBS/WALLIBERM	63 SHRUBS	70 SHRUBS	
88-425-06 INTERSOR VEHICULAR USE AREA			
INTERIOR AREA	1,365 SF	1,386 SF	
TREES	5		
SHRUBS	39	(SEUSHELES)	
88-425-07 PARKING GARAGE SCREENING	N/A		
88-425-08 MECHANICALIUTILITY EQUIPMENT SCREENING	N/A		
88-425-09 OUTDOOR USE SCREENING	N/A		

88-425 - LANDSCAPE SCHEDULE	SYMBOL	SIZE
EXISTING TREES	· ·	
86-425-00 STMEET THEES	90	2 INCH
88-425-64 GENERAL	00	VARIES
86-425-65 PERIMETER VEHICULAR USE AREA		
ADJACENT TO STREETS		
RUFFER WIDTH		
TMEES	(·)	2 INCH
SHRURS/WALL/RERM	0	3 GALLON
68-425-06 INTERIOR VEHICULAR USE AREA		
INTERIOR AREA		
TREES	(-)	2 INCH
SHRUBS	Ŏ	3 GALLON

GENERAL TREE SPECIES

Comus fiorida / Flowering Dogwood Nyssa sylvatica / Tupelo Platanus occidentalis / American Sycamore Salix arrygdaloides / Peach Leaf Willow Salix humilis / Prairie Willow Salix Interior / Sandsar Willow Salix rigns / Black Willow

PERIMETER VEHICULAR TREE SPECIES Gymnoclackis diokus / Kentucky Coffeetree

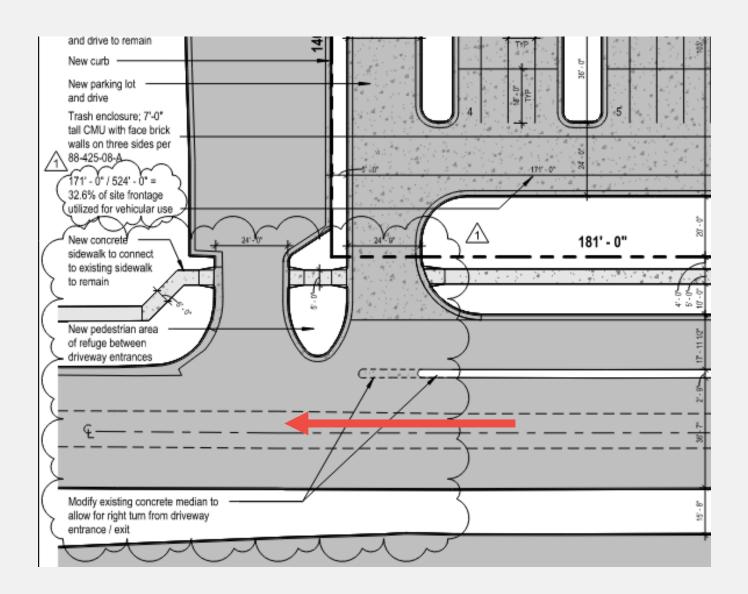
INTERIOR VEHICULAR TREE SPECIES Gymnocladus diolous / Kentucky Coffeetree Quercus shumardii / Shumard Oak







Proposed



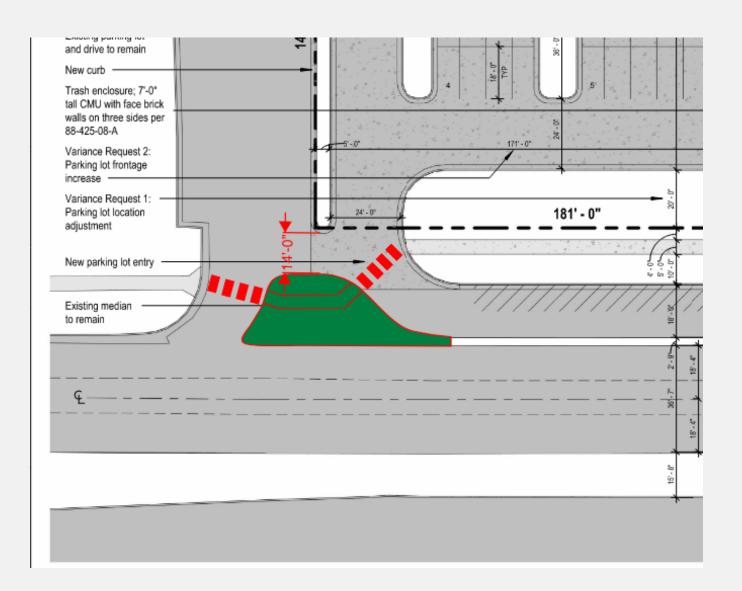


Existing



City Planning and Development

Alternative





Staff Recommendation

Case # CD-CPC-2025-00037

Approval without Conditions

Case # CD-CPC-2025-00008

Approval without Conditions

Case # CD-CPC-2025-00004

Approval with Conditions