



**KANSAS CITY
MISSOURI**

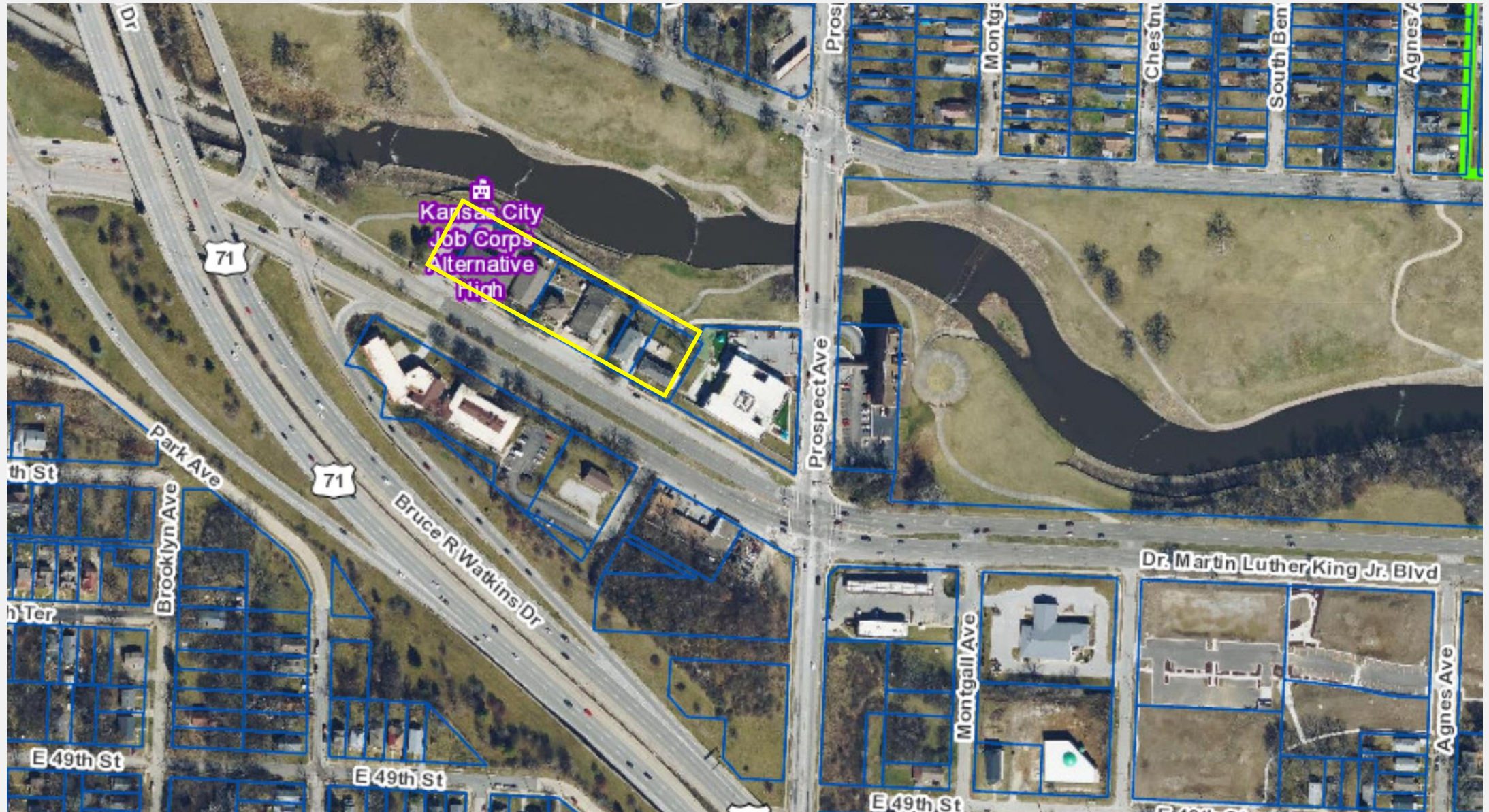
Docket Item #8.1 & 8.2 & 8.3 CD-CPC-2025-00004 & 8 & 37

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

March 19, 2025

City Plan Commission





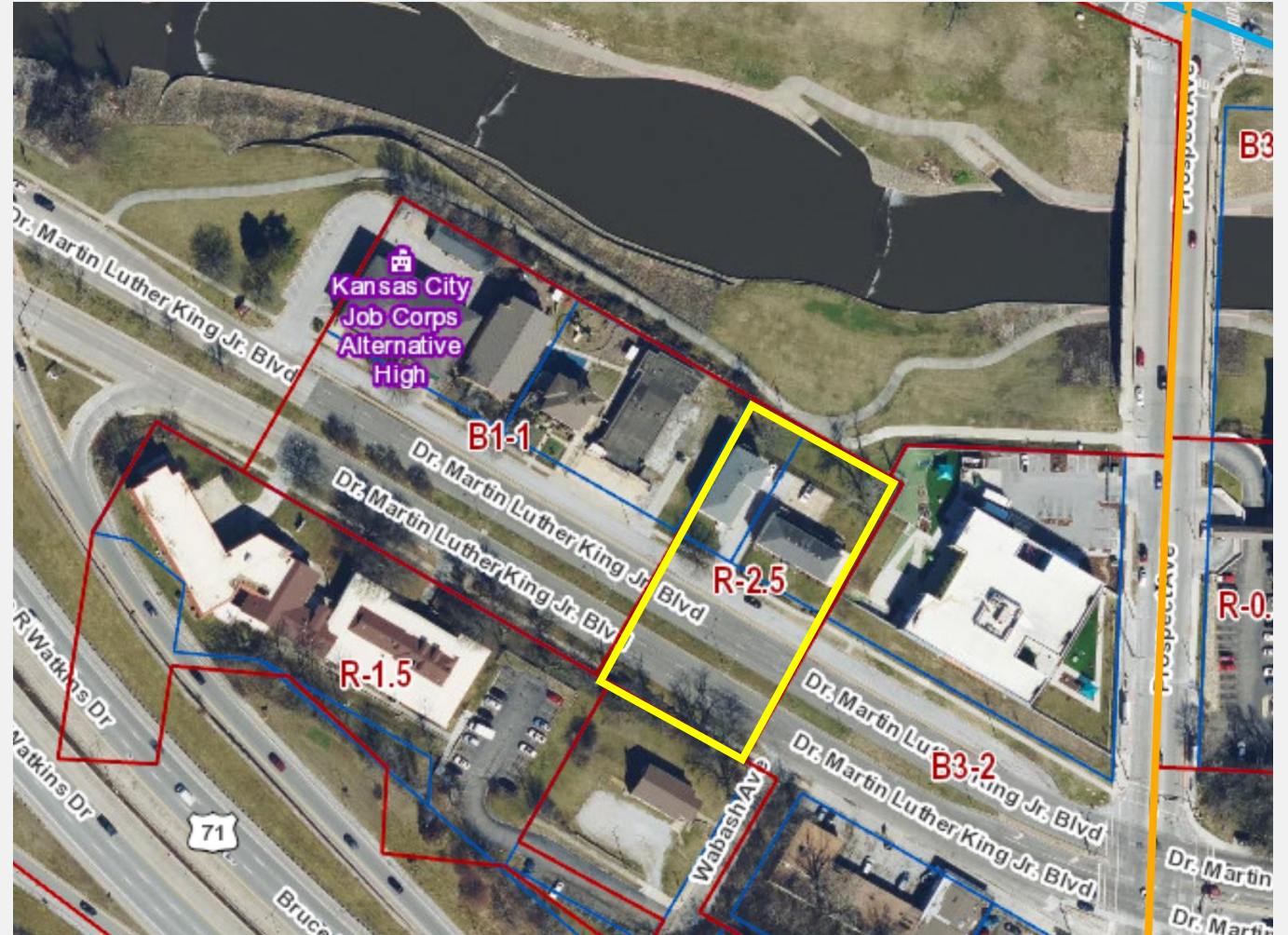
Area Plan Amendment

- 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



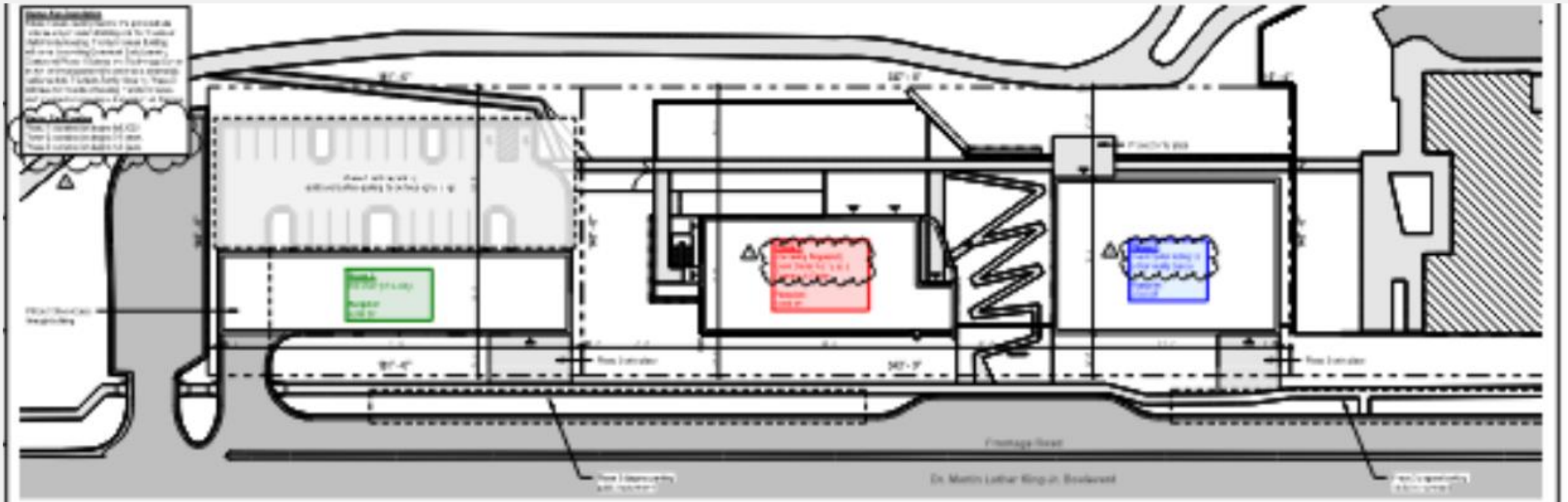
Rezoning

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



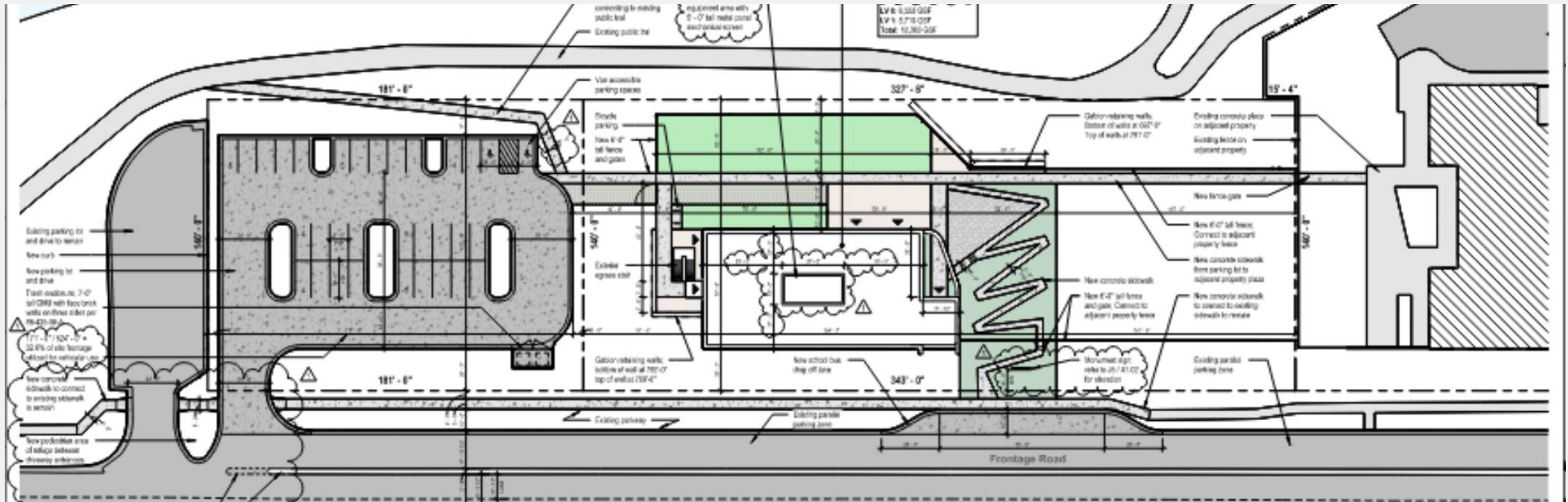
Development Plan

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



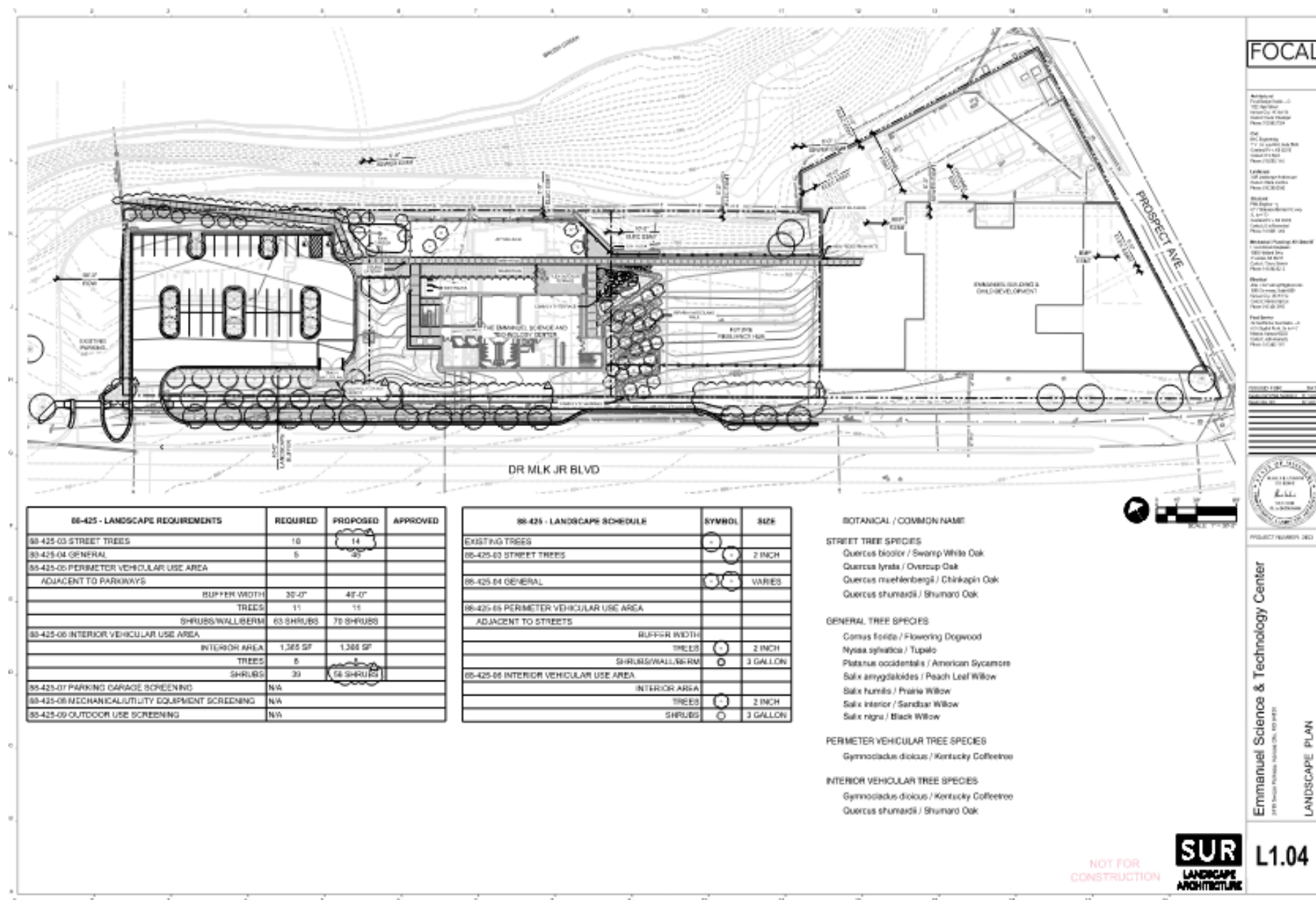
Phase 1

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





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and drive to remain

New curb

New parking lot and drive

Trash enclosure; 7'-0" tall CMU with face brick walls on three sides per 88-425-08-A

171' - 0" / 524' - 0" = 32.6% of site frontage utilized for vehicular use

New concrete sidewalk to connect to existing sidewalk to remain

New pedestrian area of refuge between driveway entrances

Modify existing concrete median to allow for right turn from driveway entrance / exit

14'-0"

5'-0"

24'-0"

5'-0"

171'-0"

36'-0"

181'-0"

20'-0"

4'-0"

5'-0"

10'-0"

17'-11 1/2"

2'-0"

36'-0"

15'-0"

Existing



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