

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)

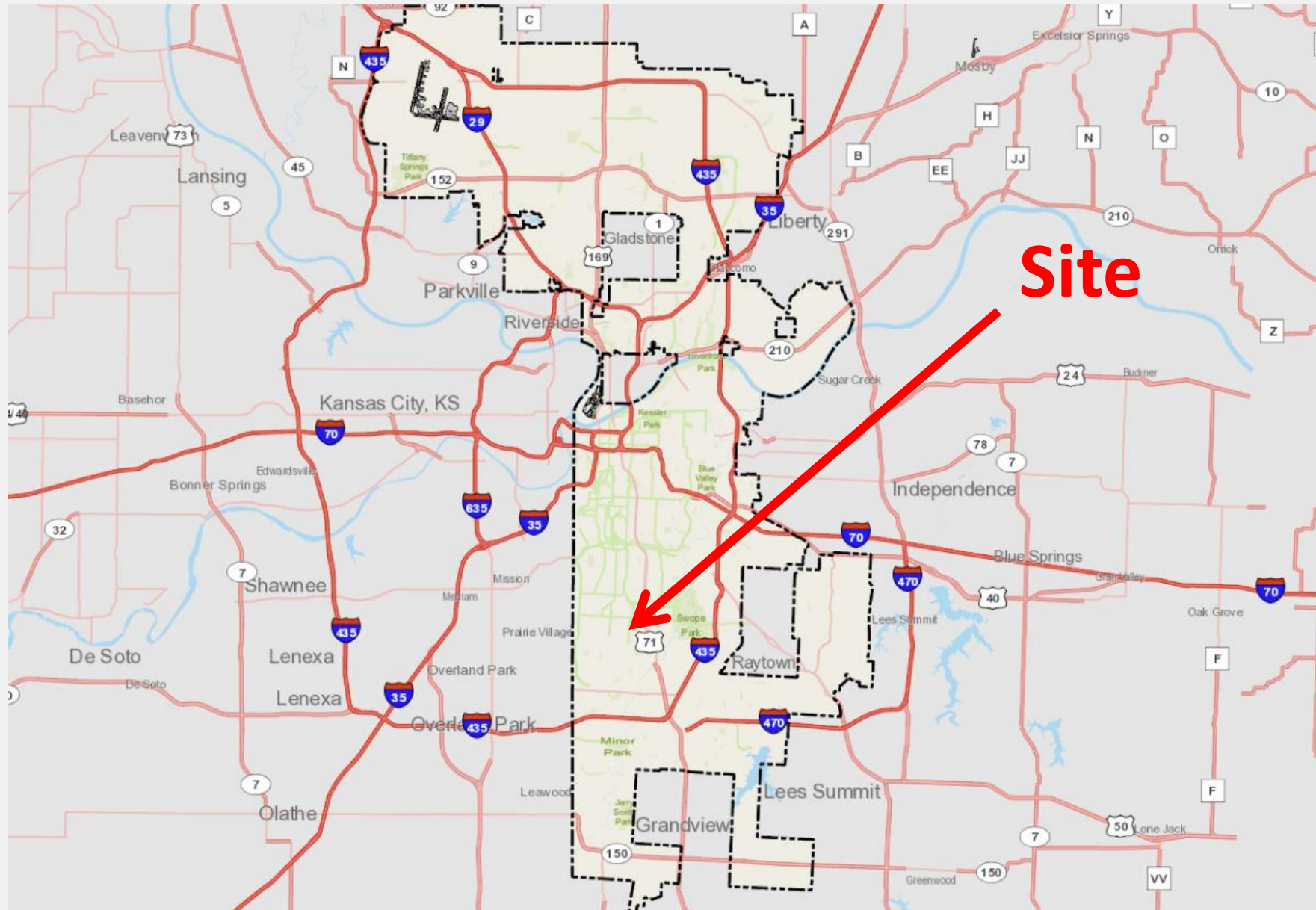
Mean Well Power Solutions – 6655 Troost Ave

April 15, 2026

Prepared for

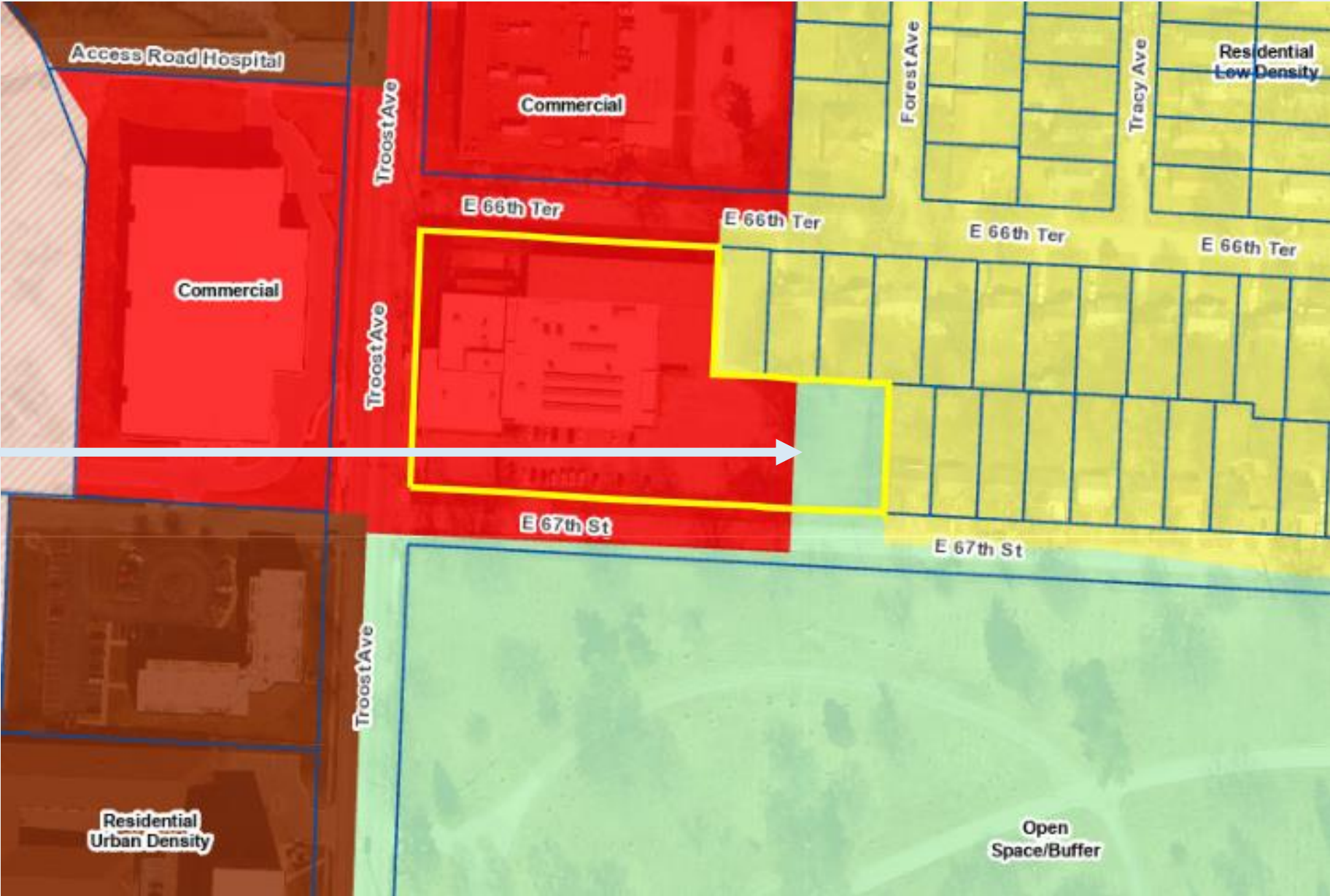
City Plan Commission





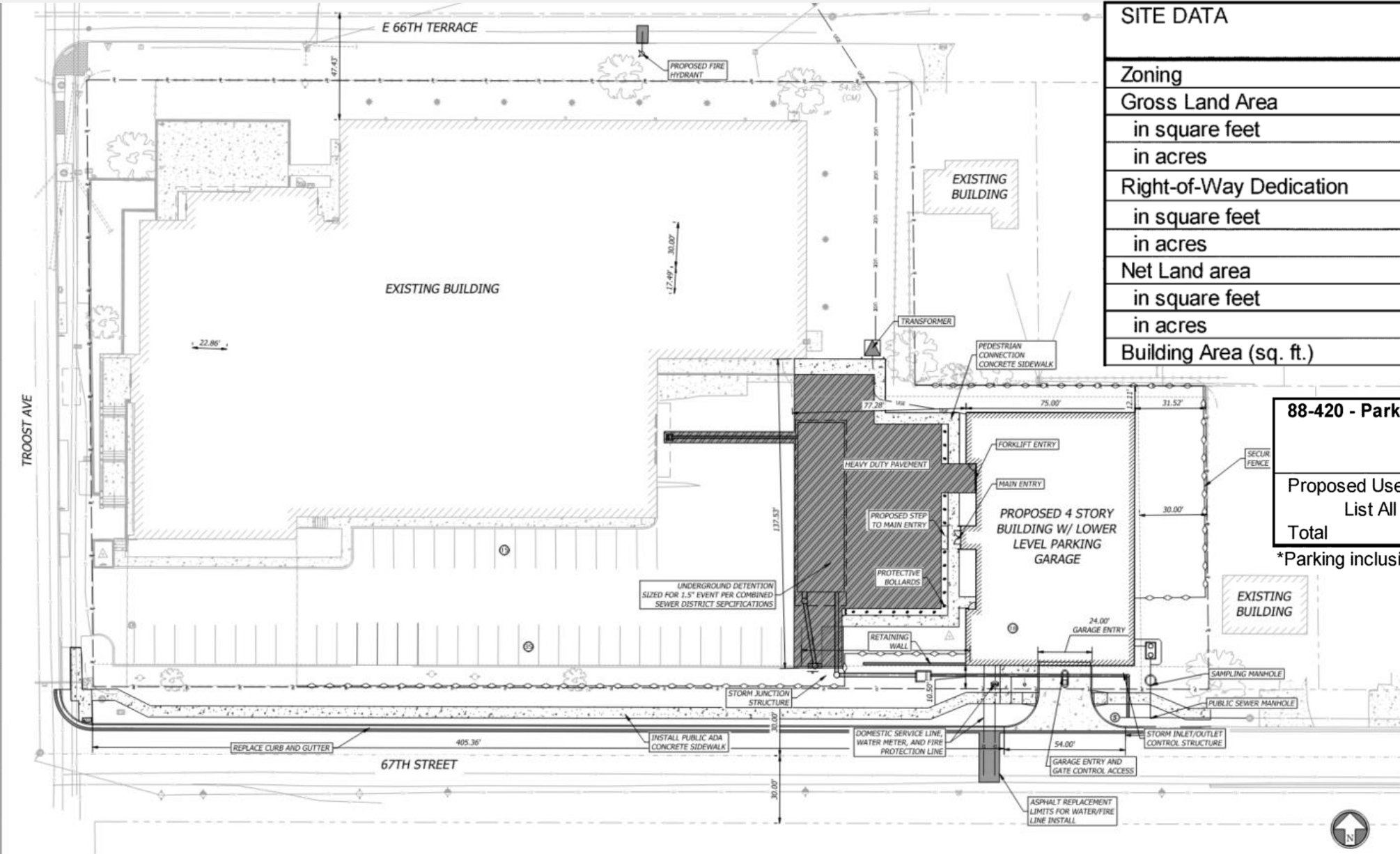


Request to amend
Swope Area Plan from
Open Space/Buffer
to **Commercial**



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



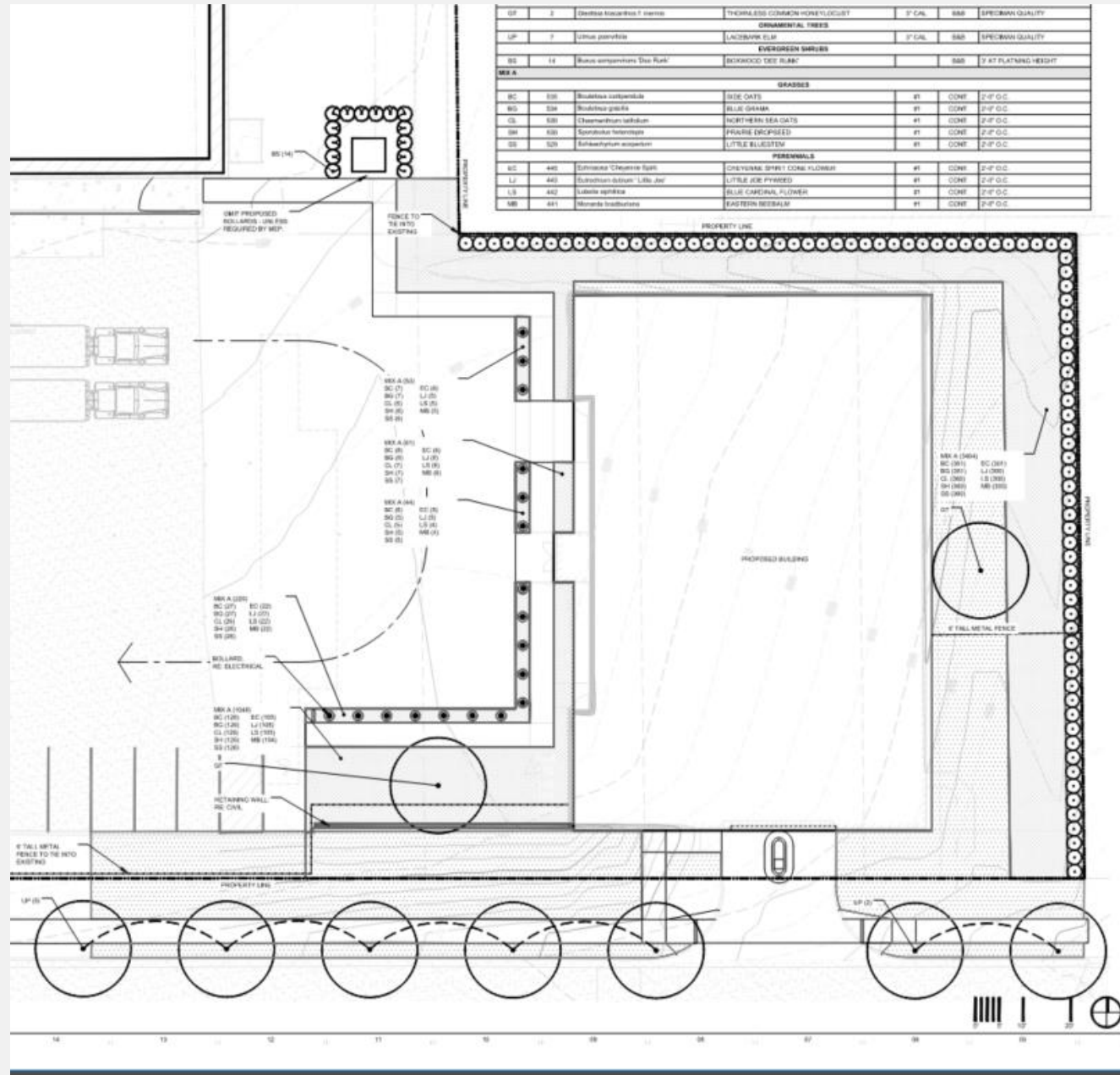


SITE DATA	Existing	Proposed
Zoning	B4-2, R5	B4-2
Gross Land Area		
in square feet	116,420	116,420
in acres	2.67	2.67
Right-of-Way Dedication		
in square feet		
in acres		
Net Land area		
in square feet		
in acres		
Building Area (sq. ft.)	45,137	77,862

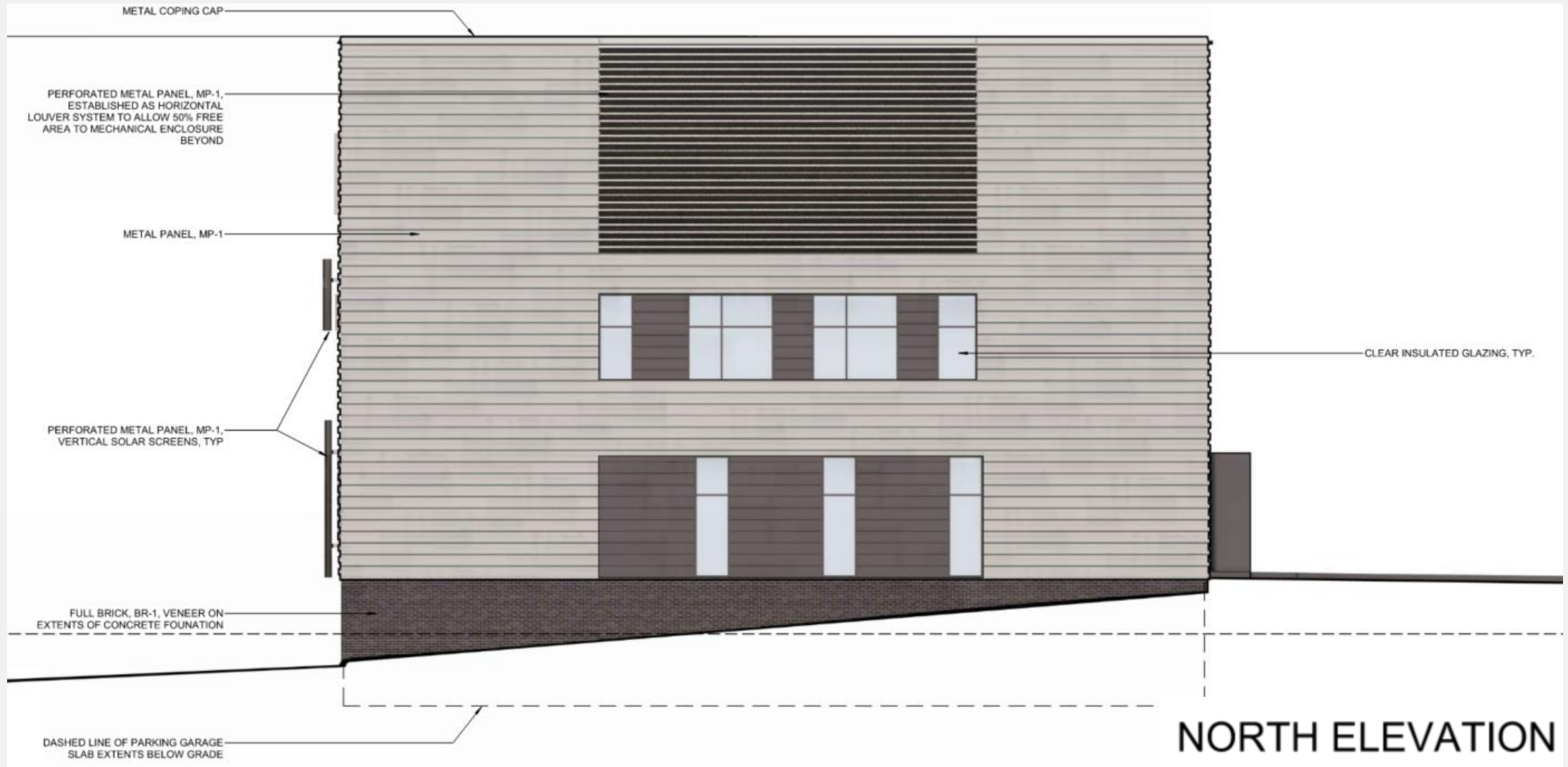
88-420 - Parking	Vehicle Spaces	
	Required	Proposed
Proposed Use(s) List All Proposed Uses	28	68
Total		

*Parking inclusive of whole property usage

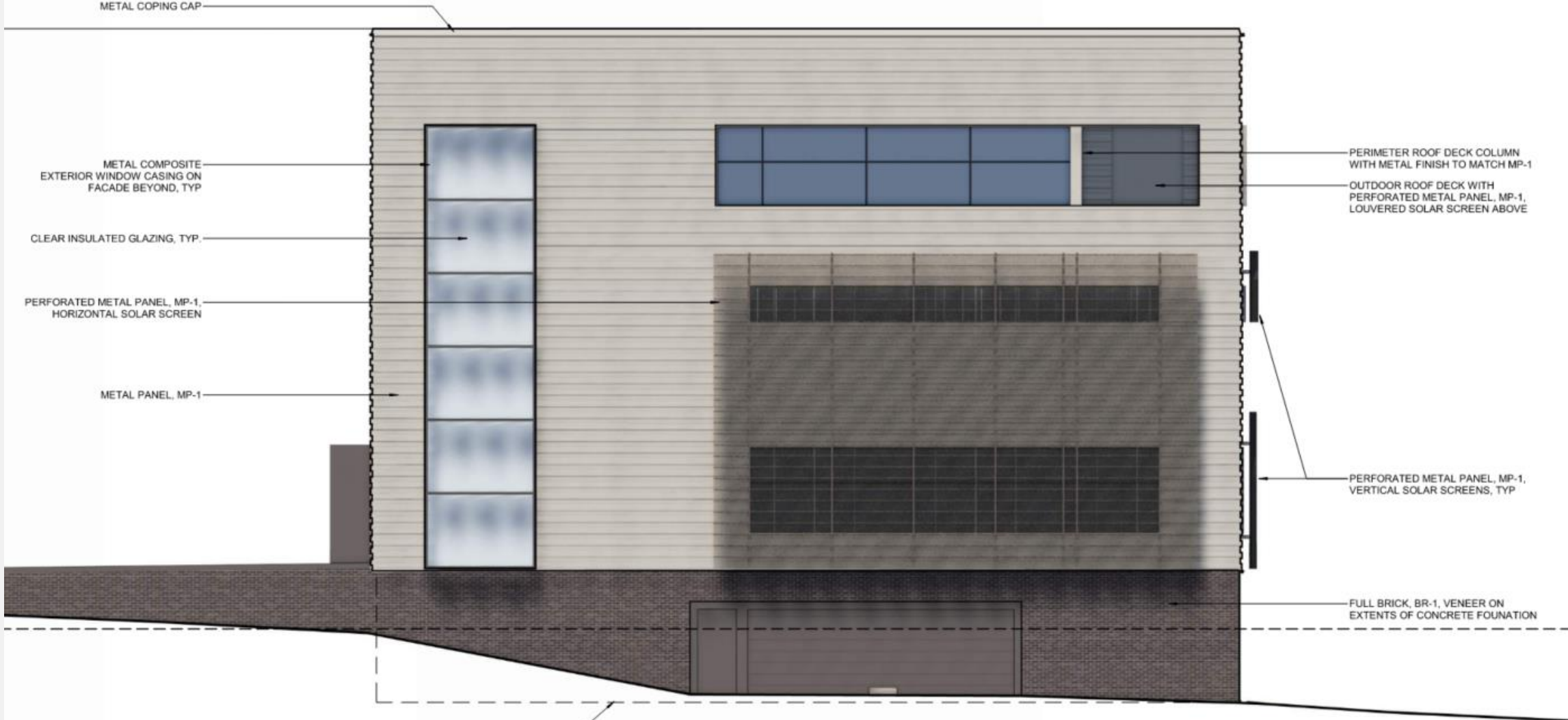
Site Plan



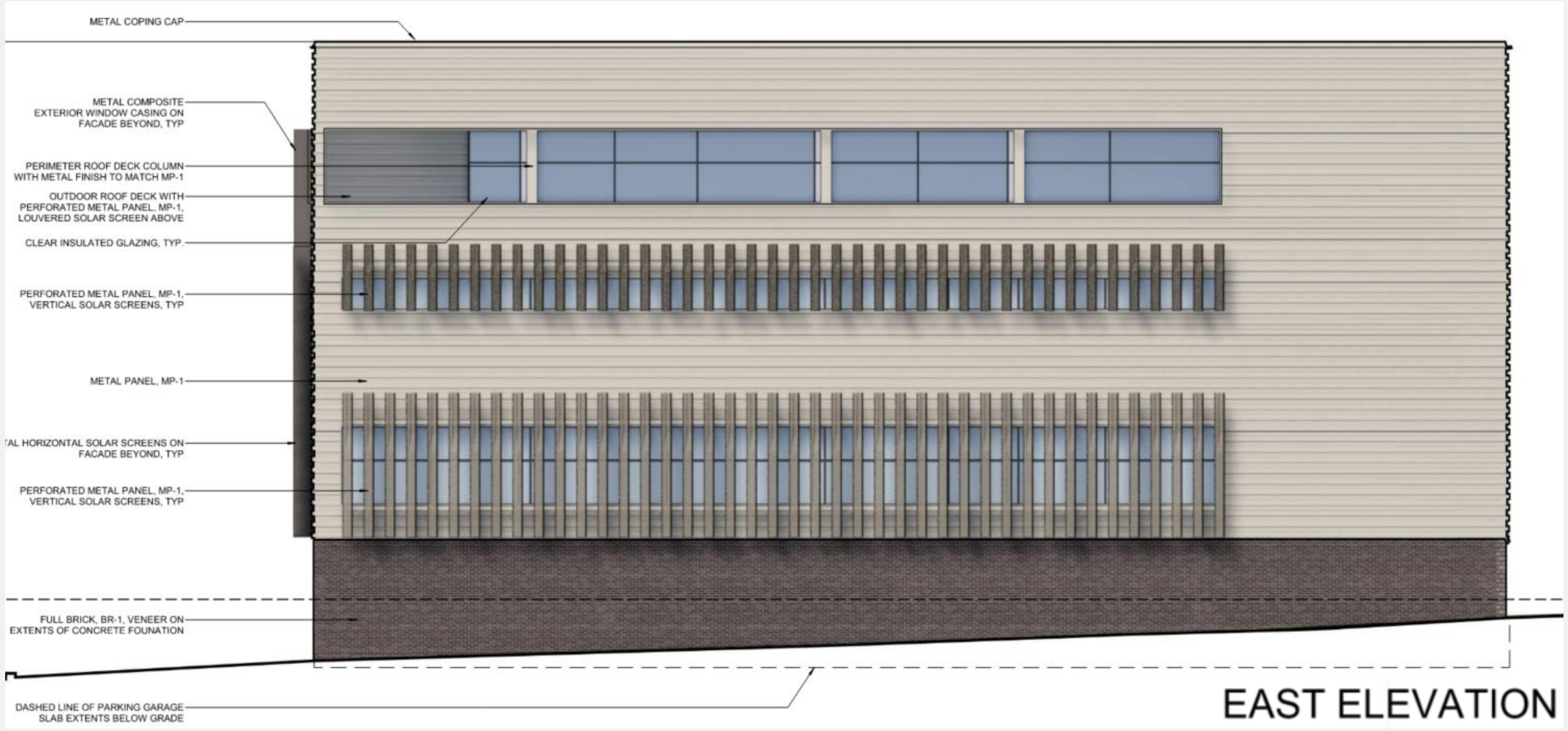
Landscape Plan







SOUTH ELEVATION





Looking towards the site from E 67th St (June 2024)



Looking towards the site from E 67th 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