CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

July 2, 2025

Project Name
Each One Teach One Learning Center Rezoning

Docket #1.1 and 1.2

Request
CD-CPC-2025-00068 – Area Plan Amendment
CD-CPC-2025-00067 – Rezoning without Plan

Applicant/Owner
Kameelah Junaid
Each One Teach One Learning Center LLC

Location	8129 The Paseo
Area	About 1.61 Acres
Zoning	B3-2/PO & R-6/PO
Council District	5th
County	Jackson
School District	Center 58

Surrounding Land Uses
North: Residential, zoned R-6
South: Residential, zoned R-6
East: Undeveloped/Residential, zoned R-6
West: Commercial, zoned B3-2

KC Spirit Playbook Alignment
CD-CPC-2025-00067 – High Alignment

Land Use Plan
The Swope Area Plan recommends Mixed Use Neighborhood and Residential Low Density for this location. The proposed plan partially aligns with this designation, see Criteria A for more information.

Major Street Plan
This portion of The Paseo is identified as an Established Arterial on the City's Major Street Plan.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a re-zoning from district R-6/PO to district B1-2/PO and B1-2, and an Area Plan Amendment to the Swope Area Plan from Residential Low Density to Mixed Use Neighborhood on about 1.61 acres generally located at the southeast corner of East 81st Terrace and The Paseo.

PROJECT TIMELINE
The application for the subject request was filed on 05/18/2025. No Scheduling deviations from 2025 Cycle 7.1 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
The subject site is located within the South Kansas City Alliance, Marlborough Community Coalition, and Southtown Council area.

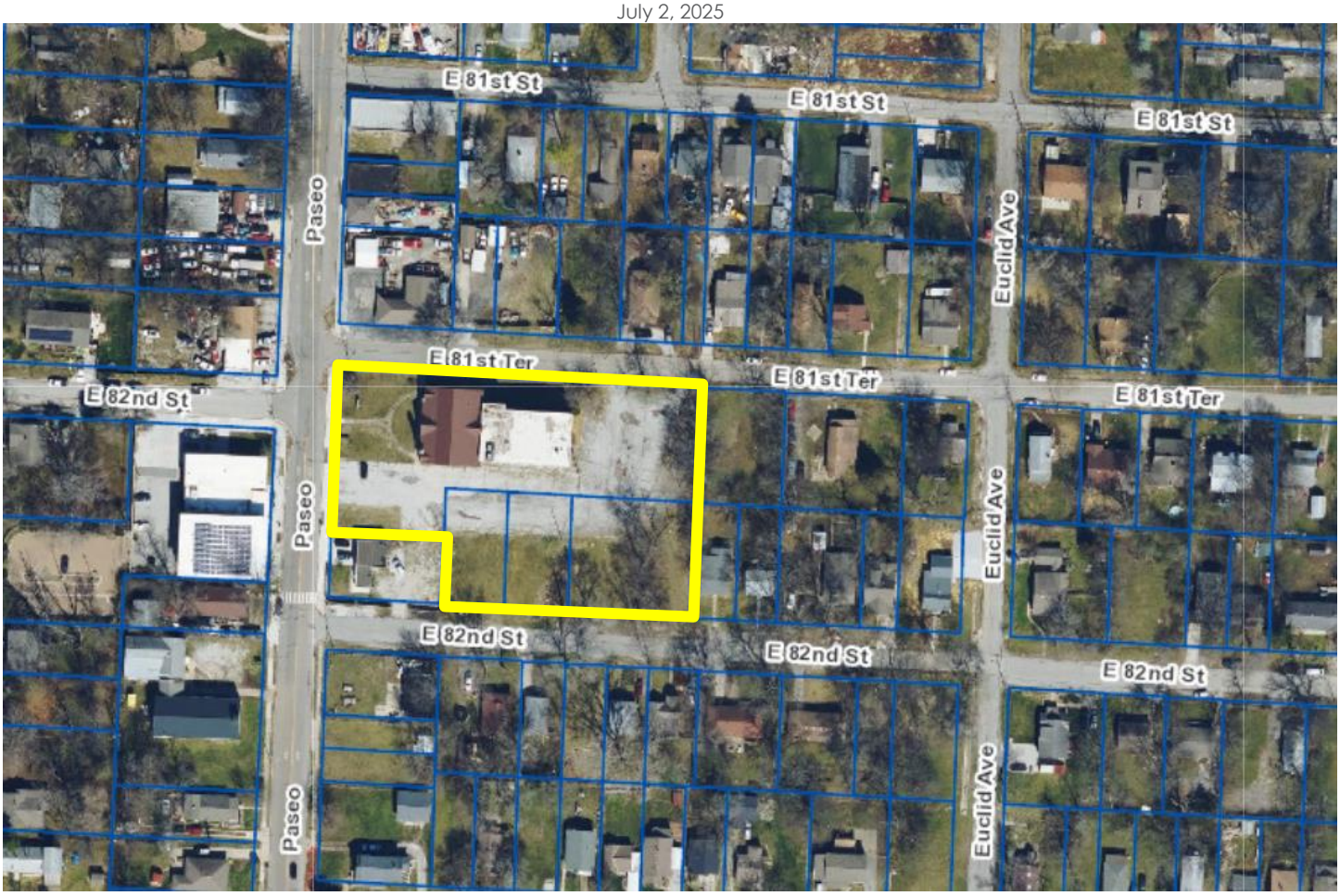
REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on June 10, 2025. A summary of the meeting is attached to the staff report, see Attachment #1.

EXISTING CONDITIONS
The subject area consists of four (4) properties. The properties along Paseo and East 81st Terrace contain the former New Zion Missionary Baptist Church. The three properties south of the existing structure are undeveloped and contain portions of the parking lot associated with the New Zion Missionary Baptist Church.

CONTROLLING + RELATED CASES
14682-P – Establishing a pedestrian-oriented overlay district for 16 acres in an area generally bounded by E. 79th Street to the north and 320 feet south o feast 82nd Street to the south and one half block to the east and west of The Paseo (approved 06/09/2016).

PROFESSIONAL STAFF RECOMMENDATION
Docket 1.1 Approval
Docket 1.2 Approval

VICINITY MAP



PLAN REVIEW

No plan submittal is required for this application type; however the applicant is proposing to re-use the existing structure for a daycare center.

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezonings (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies;

The rezoning and area plan amendment are compliant with adopted plans and policies.

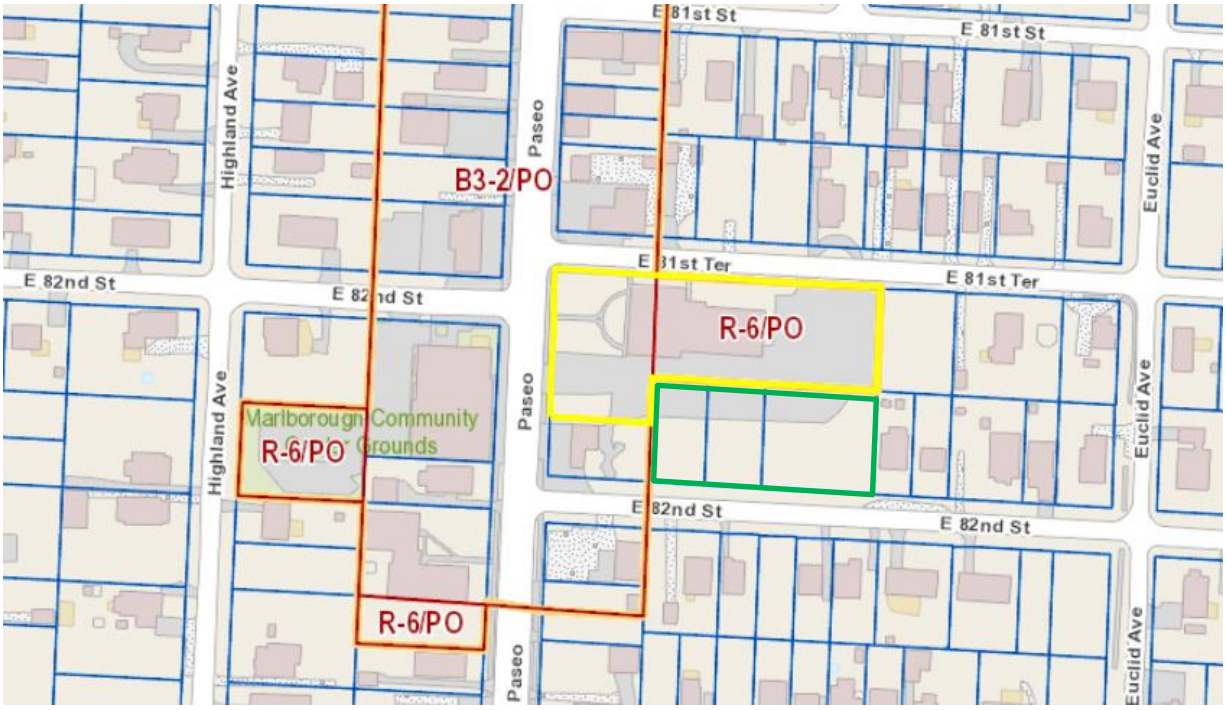
The fifth district planner stated, *"This site aligns highly with the Swope Area Plan as it fits within the Marlborough Sub Area's recommendations for this area. The development will provide much-needed childcare services in the area that is within walking distance of many residences and community assets in Marlborough Village. The Marlborough Sub Area calls for "Promoting awareness building/education for parents and kids to support healthy choices and skills" and "Increasing the availability of programmed activities, recreation, and mentorship opportunities, especially for youth" which this development does. Additionally, the re-use of the existing building promotes sustainability which is*

heavily encouraged within the plan and assists with the maintenance and beautification of properties in the area by not allowing the lot to sit vacant. This use is appropriate to be located within the pedestrian overlay and will benefit from the proximity to the Marlborough Community Center.

Both the rezoning and area plan amendment are appropriate as they will bring the lot into a single zone and FLU district which is recommended in all City area plans as well as the KC Spirit Playbook. Rezoning to B1-2/PO allows for the proposed use while lowering the intensity of other possible uses on this site in the future. As it is in a pedestrian overlay and is near homes, the lower zoning designation is better suited for this corridor and aligns better with the Mixed-Use Neighborhood than the previous zoning." – Lauren Young

B. Zoning and use of nearby property;

The property is surrounded on three sides (north, east, and south) by properties zoned R-6 with residential uses. As shown in the map below, the properties along The Paseo (west, north, and south) are zoned B3-2/PO and are developed with civic and commercial uses. This rezoning is not expanding the boundaries of the Pedestrian Overlay, the three southern parcels (highlighted in green) will be rezoned to B1-2, while the property currently within the Pedestrian Overlay (highlighted in yellow) will be rezoned to B1-2/PO, and remain within the Overlay.



C. Physical character of the area in which the subject property is located;

The surrounding area is developed with a mixture of residential and commercial uses. The Marlborough Community Center is located immediately west of the subject property.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Public facilities are adequate to serve development allowed by zoning map amendment. The structure and facilities are existing and the proposed use (daycare) is not expected to impact the public facilities.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;
The subject property was used by the New Zion Missionary Baptist Church until 2019. The previous use was allowed prior to the adoption of Chapter 88.

F. Length of time the subject property has remained vacant as zoned;
The subject property has been vacant since 2019.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and
The rezoning will not detrimentally affect nearby properties; the re-zoning will act as a buffer from the more intense commercial uses along The Paseo to the residentially zoned properties to the east.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
There is no expected gain to the health, safety, or welfare in the event this rezoning is denied. Should the rezoning be denied, the property owner would not be allowed to use the property for their proposed use of daycare.

ATTACHMENTS

1. Public Engagement Materials
2. *KC Spirit Alignment (optional)*

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval without Conditions** for the Rezoning without Plan and Area Plan Amendment**.**

Respectfully Submitted,

Larisa Chambi, AICP
Planning Supervisor

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00067

Meeting Date: June 10, 2025

Meeting Location: 1809 East 80th street kansas City, MO 64132

Meeting Time (include start and end time): 6:00 PM

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

Each One Teach One Learning Center Rezoning to R-6/PO to B3-2/PO

8129 PaseoBoulevard Kansas City , MO 64131

Name	Address	Phone	Email
DIANE HERSHBERGER	8740 Brooklyn KCMO 64132	816-304 2517	stonycrestC[redacted] gmail.com

Public Meeting Notes: Each One Teach One Learning Center, LLC Opening

Date: June 10, 2025
Time: 6pm
Location: 1809 East 80th Street Kansas City, Mo 64132

Meeting Purpose:

To introduce the Each One Teach One Learning Center, LLC to the community and share our mission, goals, curriculum, and the services we will provide for children aged 6 weeks through school age.

Introduction to the Center

- Each One Teach One Learning Center, LLC is officially opening with a licensed capacity of **99 students**.
- We will serve children from **6 weeks of age through school-age**.
- Our mission is to **build a strong academic and character foundation** for early learners and prepare them for kindergarten readiness.
-

Our Mission

- The mission of Each One Teach One Learning Center is to help build the character and creativity of your child through careful attention, solid support, positive reinforcement, and creative developmental growth. We strive to provide high quality care through the living heart and gentle hands of our caring and well-trained team of caregivers. In providing quality education we work to retain educated and experienced staff members who understand the importance of a solid educational foundation. Each One Teach One is a safe, loving, and inclusive environment that does not show bias against children based on culture, race, religion, creed, disability, background, economic status, or gender. We want to work together to unlock your child's greater potential and open their minds today!

Services Provided

- **Infants to Pre-K (6 weeks through 5 years):** Daily early childhood education and care focused on literacy, math, and social development.
- **School-Age Care:** Full-day care during **school breaks and summer vacation**, providing continued enrichment and academic support.

Core Values

The foundation of our teaching and culture will be built on:

- **Integrity**
- **Honesty**
- **Safety**
- **Kindness**
- **Bravery**
- **Being Ready to Learn**

School Rules and Expectations

Students will be guided on appropriate behavior in:

- **Classrooms**
- **Hallways**
- **Restrooms**
- **Lunchroom**
- **Nap time routines**

Academic Focus

- **Literacy:** Uppercase/lowercase letter recognition, reading readiness, and kindergarten sight words.
- **Math:** Number recognition, basic addition/subtraction.
- **Additional Concepts:** Colors, shapes, and daily seat work to reinforce learning.
- **Curriculum Used: HighScope** – child-centered, active learning curriculum.

Projects and Enrichment Activities

Students will engage in a range of projects to expand their knowledge and creativity:

- **Science Fairs (2 annually)**
- **Book Projects (2 completed per year)**
- **Royals Reading Program**
- **All About Me Poster**
- **All Around the World Cultural Project**
- **100th Day of School Celebration**
- **Black History Month Activities**
- **Dr. Seuss Literacy Project**
- **"I Am Thankful" Thanksgiving Project**

Additional Support

- **Weekly Homework Assignments** to reinforce in-class learning.
- **Daily assessments and tracking** to monitor each child's growth.

End Goal for Pre-K 4 Students

We are committed to ensuring every Pre-K 4 student:

- Enters kindergarten **academically ready**.
- Has developed **social awareness**.
- Possesses the **confidence and skills** to succeed.

Preparing for Spring Assessments and Graduation

- Our Pre-K 4 students are currently being prepared for **spring assessments**.
- We are planning a **graduation ceremony in May** to celebrate their achievements.

Community Engagement
We welcome ongoing feedback and partnerships with parents, local schools, and community leaders to continuously improve our offerings and meet the needs of our families.

CHECKLIST SUMMARY TEMPLATE

Area Plan Alignment**: High**

Alignment Comments:
2-4 sentences providing justification for the alignment.

This site aligns highly with the Swope Area Plan as it fits within the Marlborough Sub Areas recommendations for this area. The development will provide much-needed childcare services in the area that is within walking distance of many residences and community assets in Marlborough Village. The Marlborough Sub Area calls for "Promoting awareness building/education for parents and kids to support healthy choices and skills" and "Increasing the availability of programmed activities, recreation, and mentorship opportunities, especially for youth" which this development does. Additionally, the re-use of the existing building promotes sustainability which is heavily encouraged within the plan and assists with the maintenance and beautification of properties in the area by not allowing the lot to sit vacant. This use is appropriate to be located within the pedestrian overlay and will benefit from the proximity to the Marlborough Community Center.

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