KANSAS CITY
MISSOURI

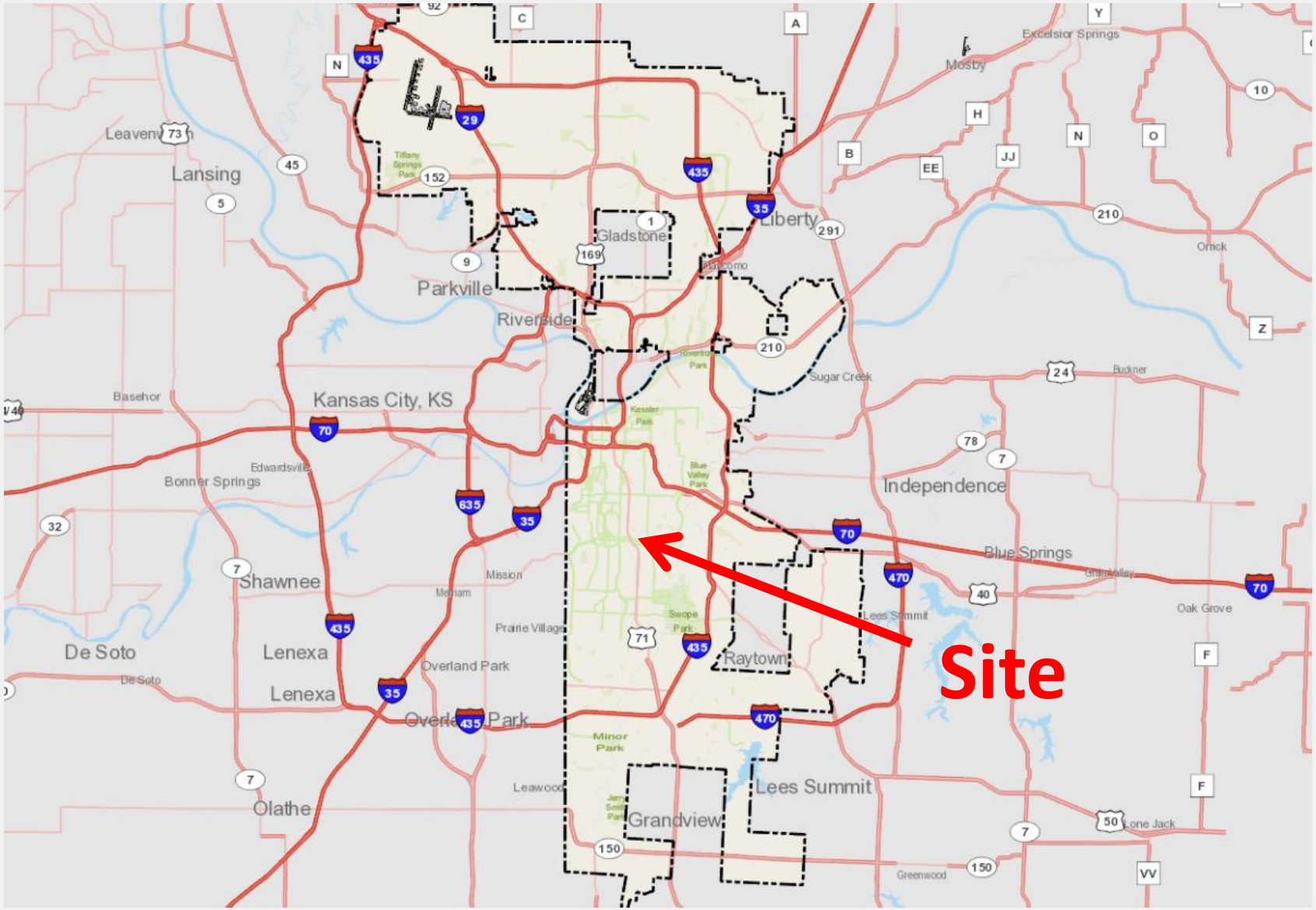
Docket Item #8.1 & 8.2 & 8.3
CD-CPC-2025-00004 & 8 & 37

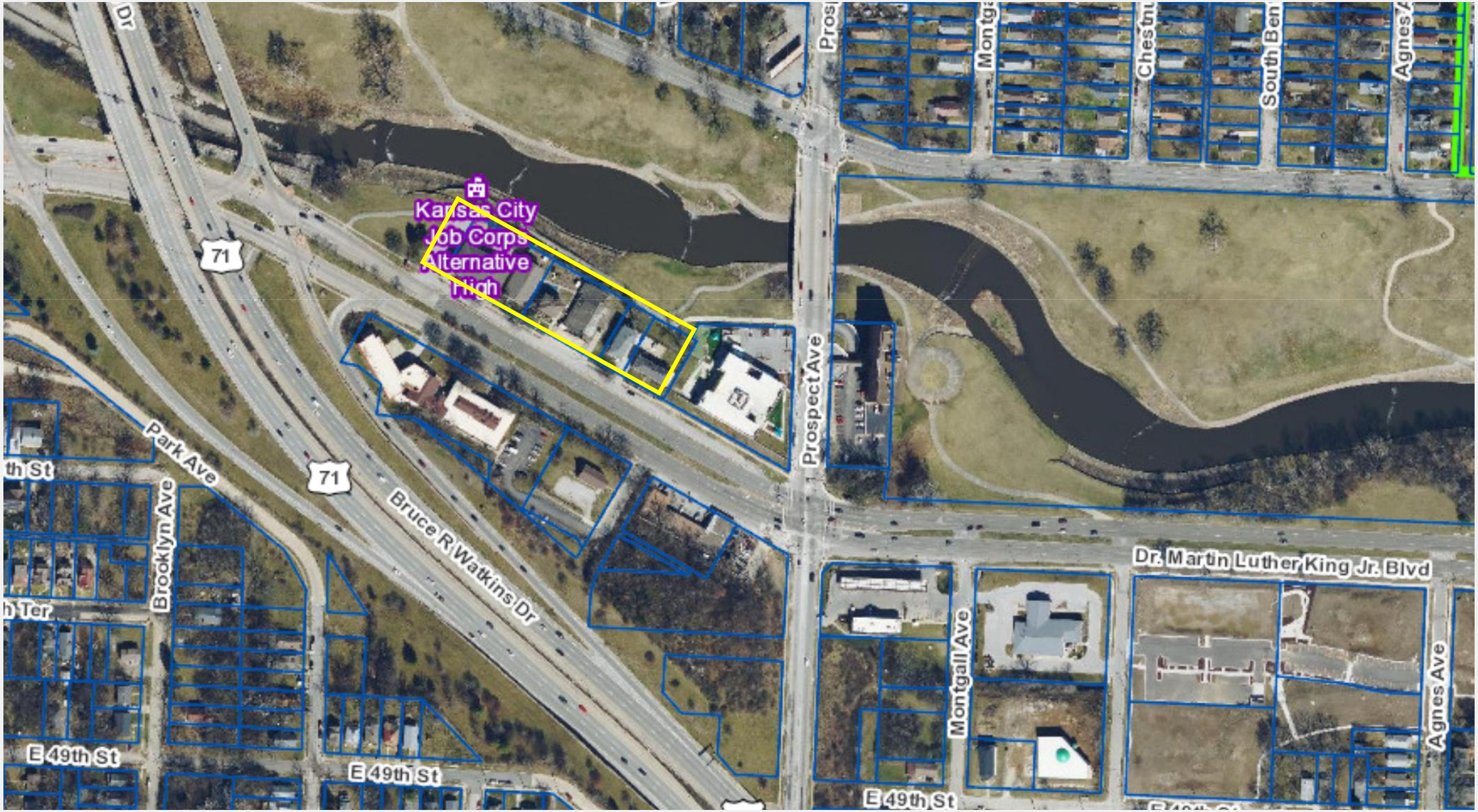
Area Plan Amendment, Rezoning, Development Plan - Nonresidential

2416 Dr. Martin Luther King Jr. Boulevard

March 19, 2025

City Plan Commission


Site
Kansas City, KS
Independence
Blue Springs
Lees Summit
Grandview
Raytown
Overland Park
Olathe
Lenexa
Shawnee
De Soto
Parkville
Riverside
Gladstone
Liberty
Lansing
Leavenworth
Bonner Springs
Basehor
Edwardsville
Mission
Prairie Village
Leawood
Oak Grove
Lone Jack
Excelsior Springs
Mosby
Orrick
Buckner
Sugar Creek
Greenwood

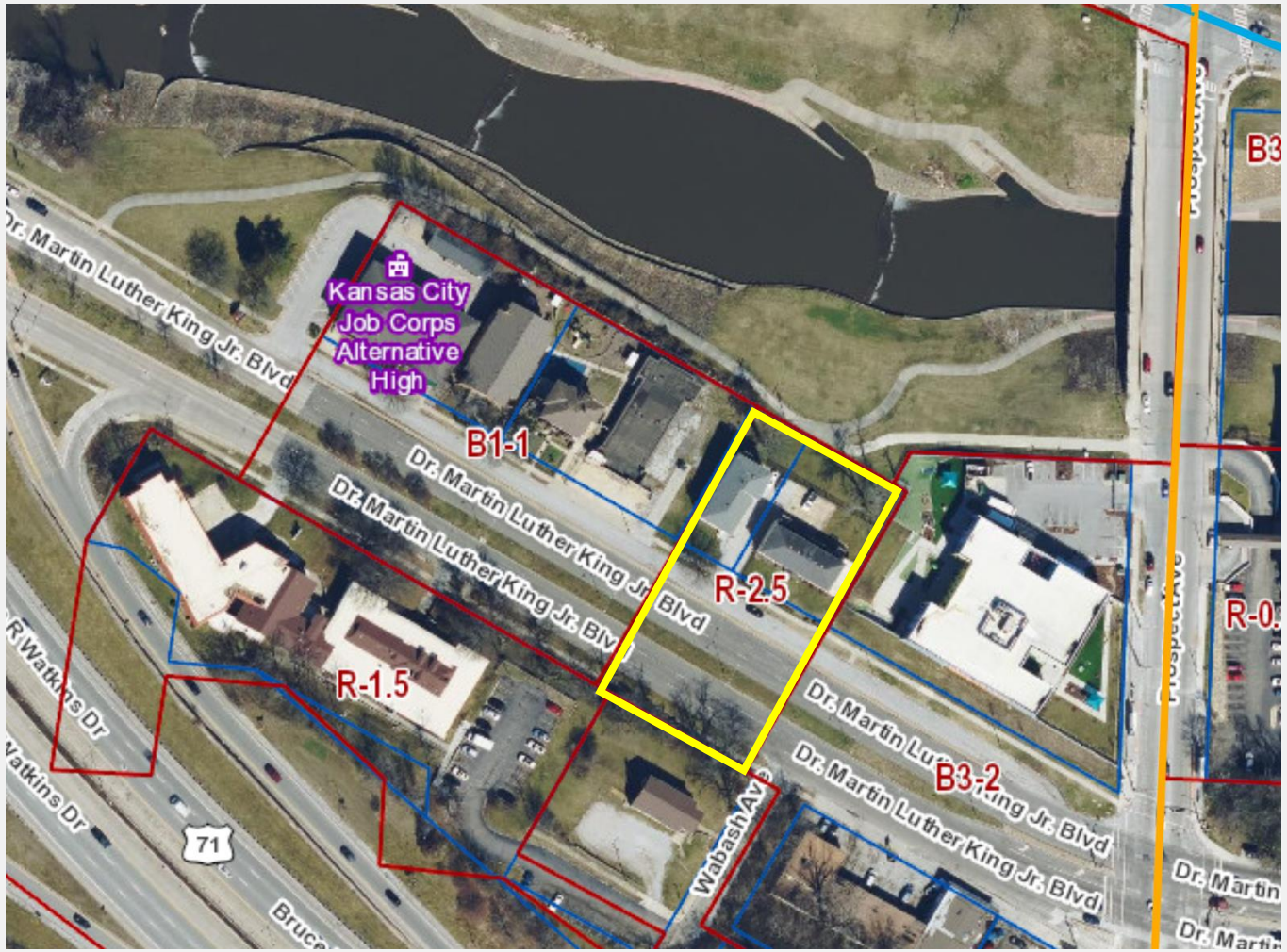

Kansas City Job Corps Alternative High
71
71
Park Ave
Brooklyn Ave
Bruce R Watkins Dr
Prospect Ave
E 49th St
E 49th St
E 49th St
Montgall Ave
Dr Martin Luther King Jr Blvd
Agnes Ave

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

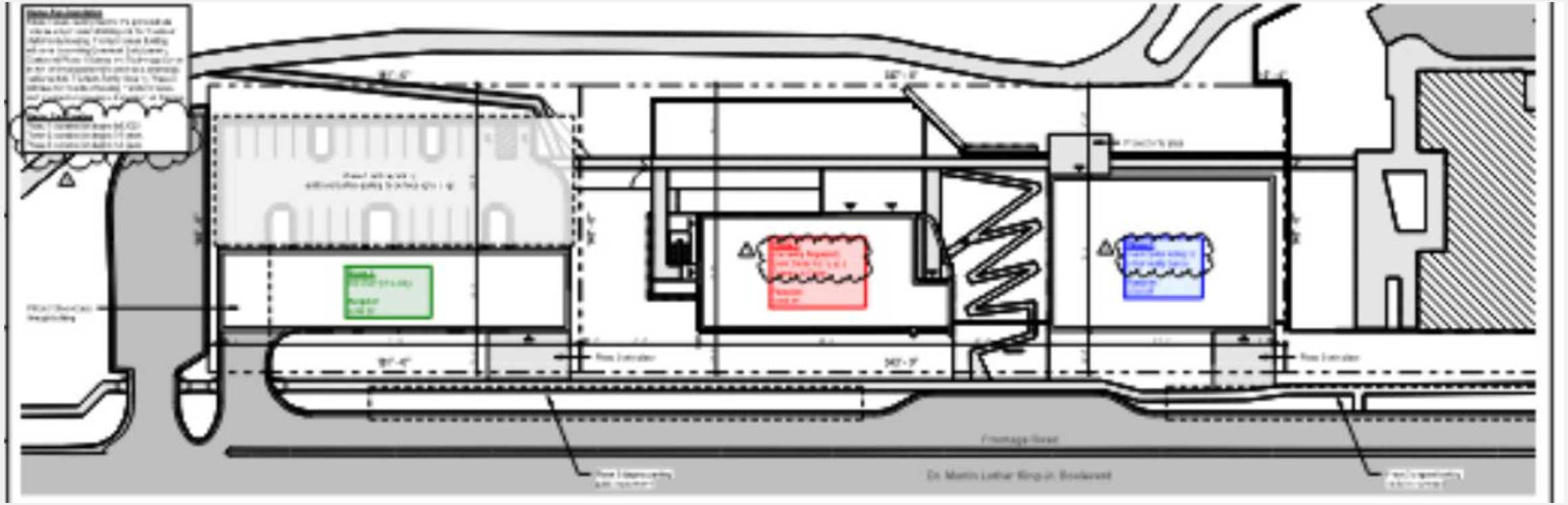
Rezoning

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



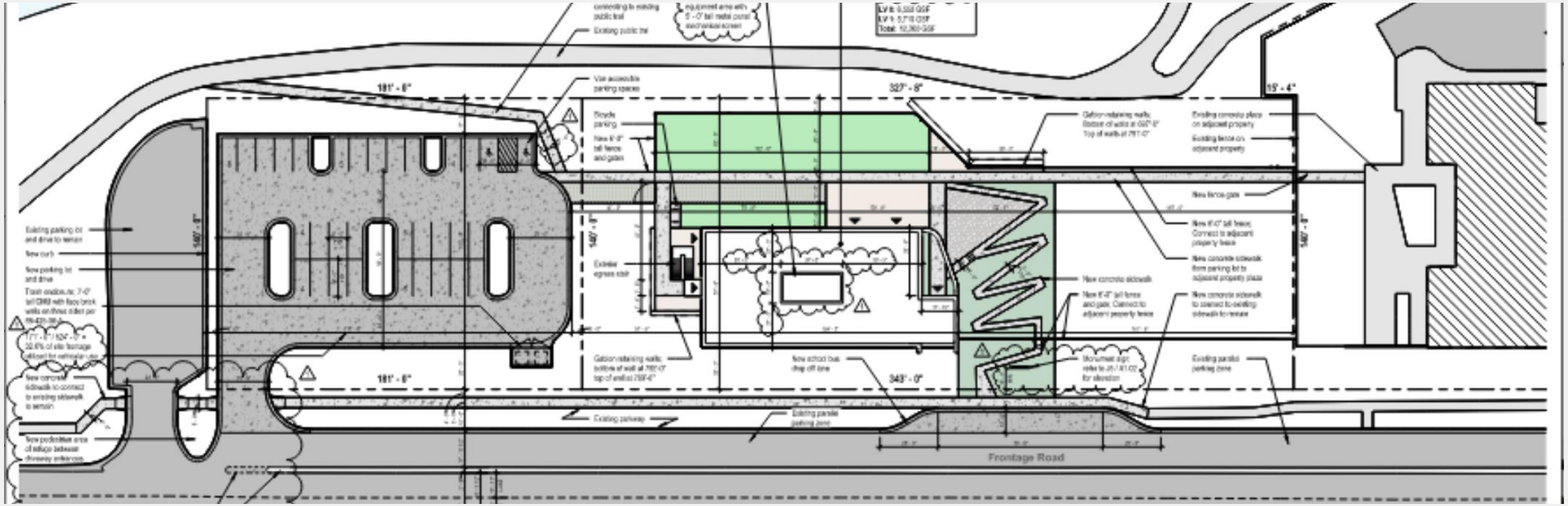
Development Plan

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

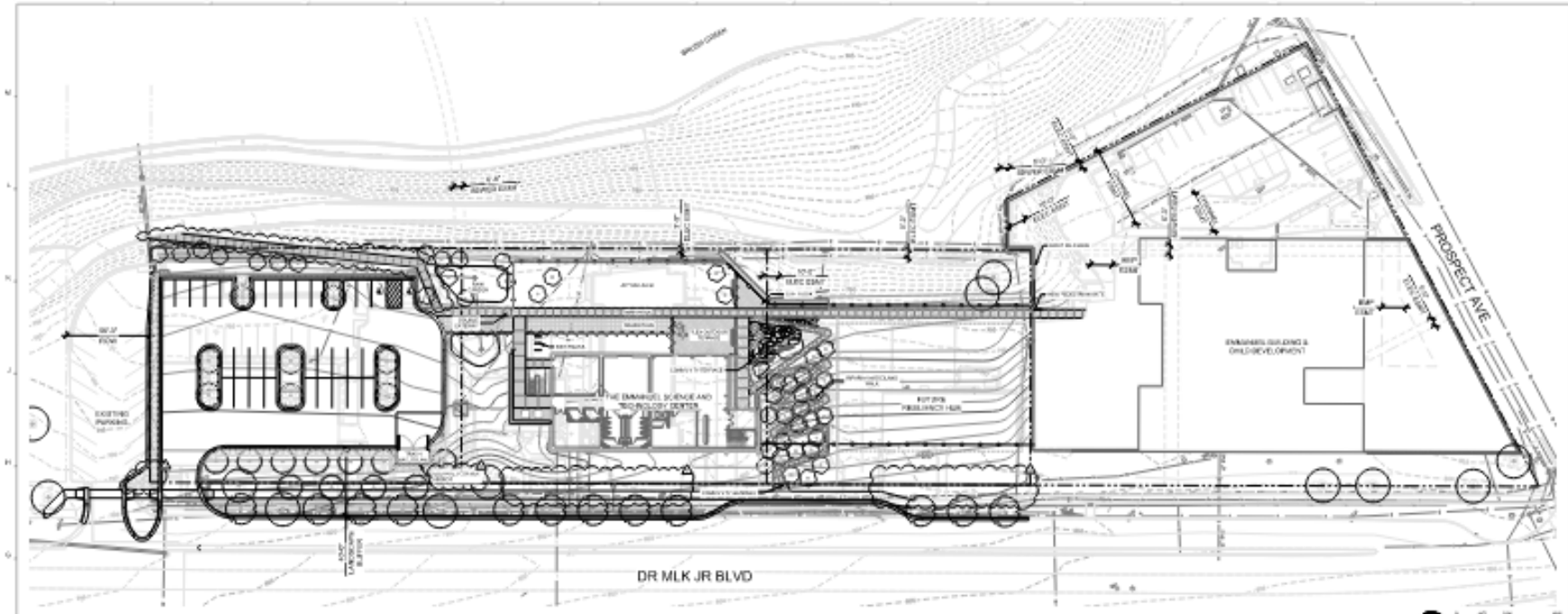


Phase 1

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



KANSAS CITY MISSOURI



88-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	APPROVED
88-425-03 STREET TREES	10	14	
88-425-04 GENERAL	5	45	
88-425-05 PERIMETER VEHICULAR USE AREA			
ADJACENT TO PARKWAYS			
BUFFER WIDTH	30'-0"	40'-0"	
TREES	11	11	
SHRUBS/WALL/BERM	63 SHRUBS	70 SHRUBS	
88-425-06 INTERIOR VEHICULAR USE AREA			
INTERIOR AREA	1,365 SF	1,366 SF	
TREES	5	5	
SHRUBS	39	58 SHRUBS	
88-425-07 PARKING GARAGE SCREENING	N/A		
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	N/A		
88-425-09 OUTDOOR USE SCREENING	N/A		

88-425 - LANDSCAPE SCHEDULE	SYMBOL	SIZE
EXISTING TREES		
88-425-03 STREET TREES		2 INCH
88-425-04 GENERAL		VARIES
88-425-05 PERIMETER VEHICULAR USE AREA		
ADJACENT TO STREETS		
BUFFER WIDTH		
TREES		2 INCH
SHRUBS/WALL/BERM		3 GALLON
88-425-06 INTERIOR VEHICULAR USE AREA		
INTERIOR AREA		
TREES		2 INCH
SHRUBS		3 GALLON

BOTANICAL / COMMON NAME

STREET TREE SPECIES
- Quercus bicolor / Swamp White Oak
- Quercus lyrata / Overcup Oak
- Quercus muehlenbergii / Chinkapin Oak
- Quercus shumardii / Shumard Oak

GENERAL TREE SPECIES
- Cornus florida / Flowering Dogwood
- Nyssa sylvatica / Tupelo
- Platanus occidentalis / American Sycamore
- Salix amygdaloides / Peach Leaf Willow
- Salix humilis / Prairie Willow
- Salix interior / Sandbar Willow
- Salix nigra / Black Willow

PERIMETER VEHICULAR TREE SPECIES
- Gymnocladus dioicus / Kentucky Coffeetree

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

NOT FOR CONSTRUCTION

FOCAL

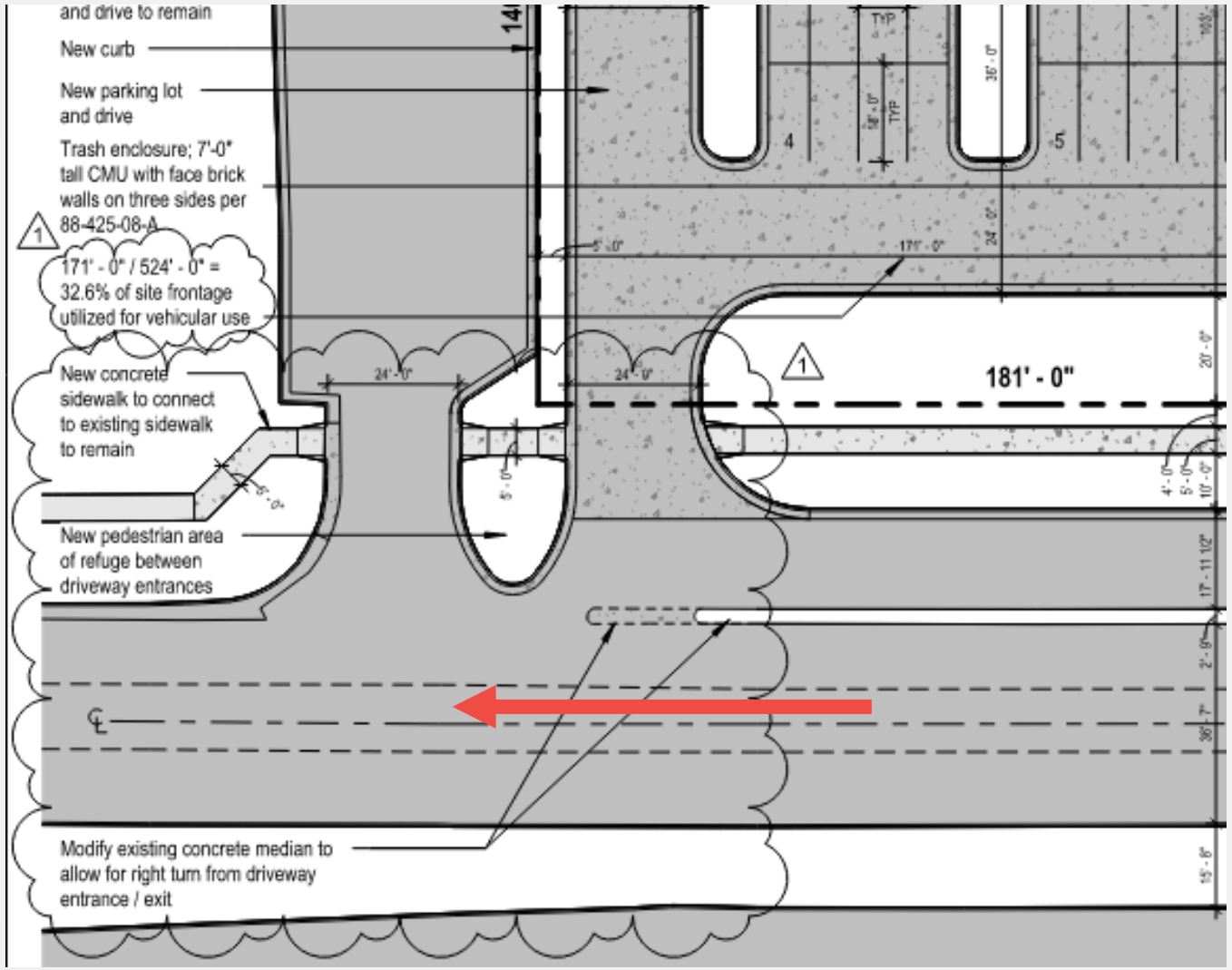
SUR LANDSCAPE ARCHITECTURE

Emmanuel Science & Technology Center

LANDSCAPE PLAN

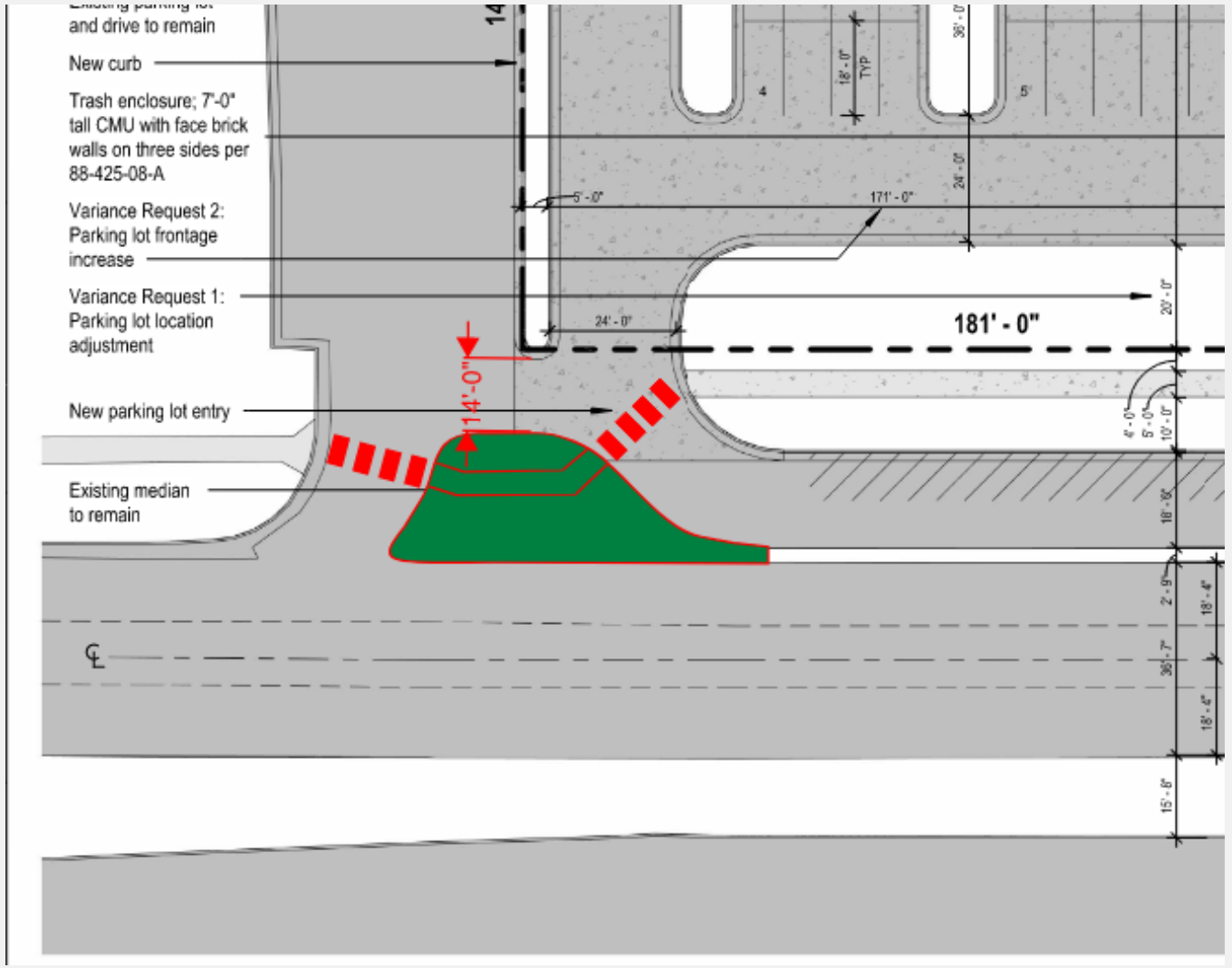
L1.04

Proposed


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
181' - 0"
24' - 0"
24' - 0"
171' - 0"
TYP
TYP
36' - 0"
24' - 0"
20' - 0"
4' - 0"
5' - 0"
10' - 0"
17' - 11 1/2"
2' - 9"
36' - 7"
15' - 8"

Existing

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