Docket #5.1, 5.2, 5.3

CD-CPC-2026-00081

Area Plan Amendment

CD-CPC-2026-00080

Rezoning

CD-CPC-2026-00082

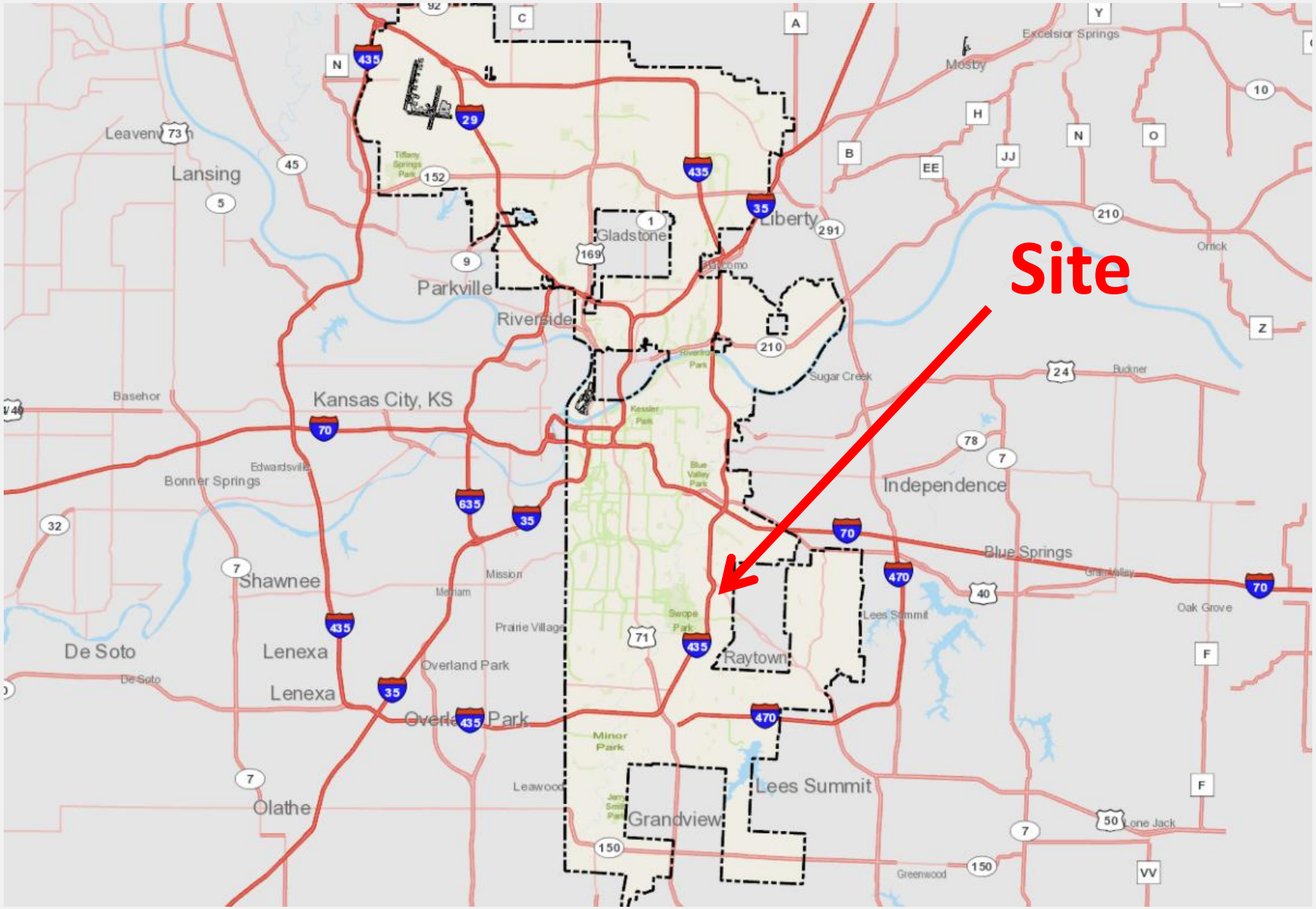
Development Plan

8200 E 63rd Industrial – 8200 E 63rd Trfy

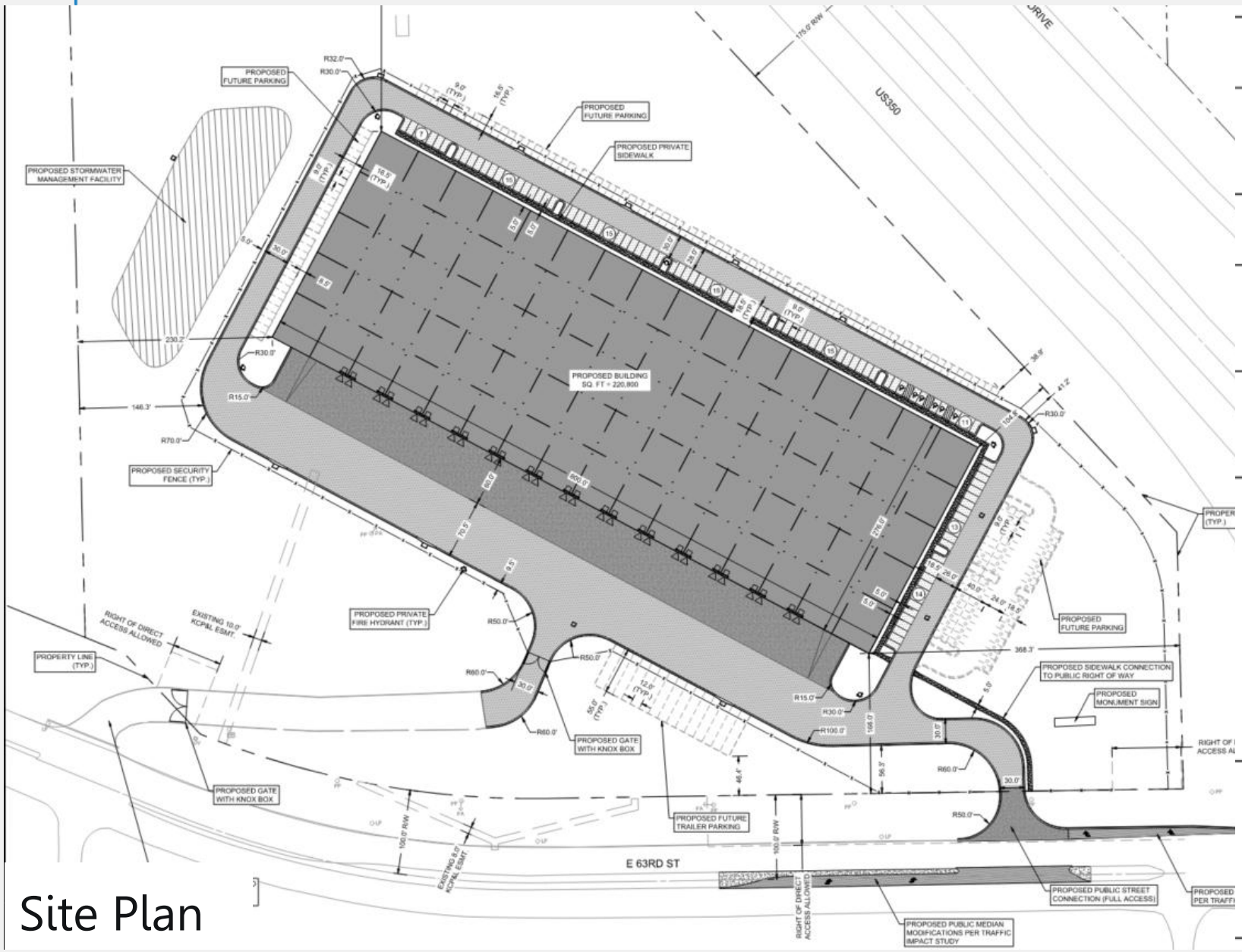
August 5, 2026

Prepared for

City Plan Commission

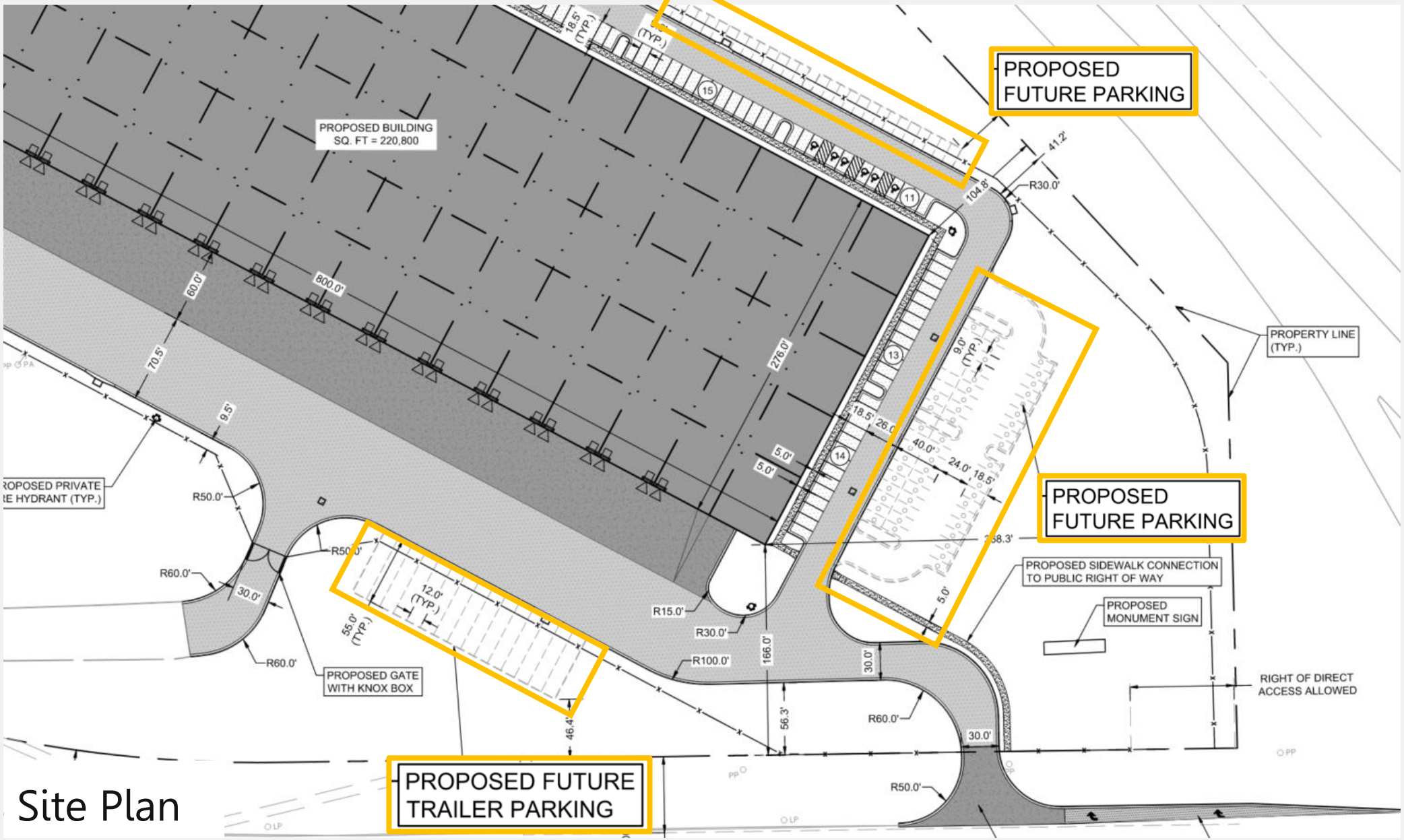

Site
Kansas City, KS
Independence
Blue Springs
Lees Summit
Raytown
Grandview
Parkville
Riverside
Gladstone
Liberty
Lansing
Leavenworth
Basehor
Bonner Springs
Edwardsville
Shawnee
Lenexa
De Soto
Olathe
Overland Park
Prairie Village
Mission
Merriam
Sugar Creek
Buckner
Oak Grove
Lone Jack
Greenwood
Leawood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

Blue Pkwy
Blue Parkway Dr
435
E 63rd Trfy
Booth Ave
Blue Pkwy
E 63rd Trfy
E 63rd Trfy
E 63rd Trfy
E 63rd Trfy
435
Richmond Ave
Manchester Ave
Blue Parkway Dr
E 64th St
Blue Pkwy

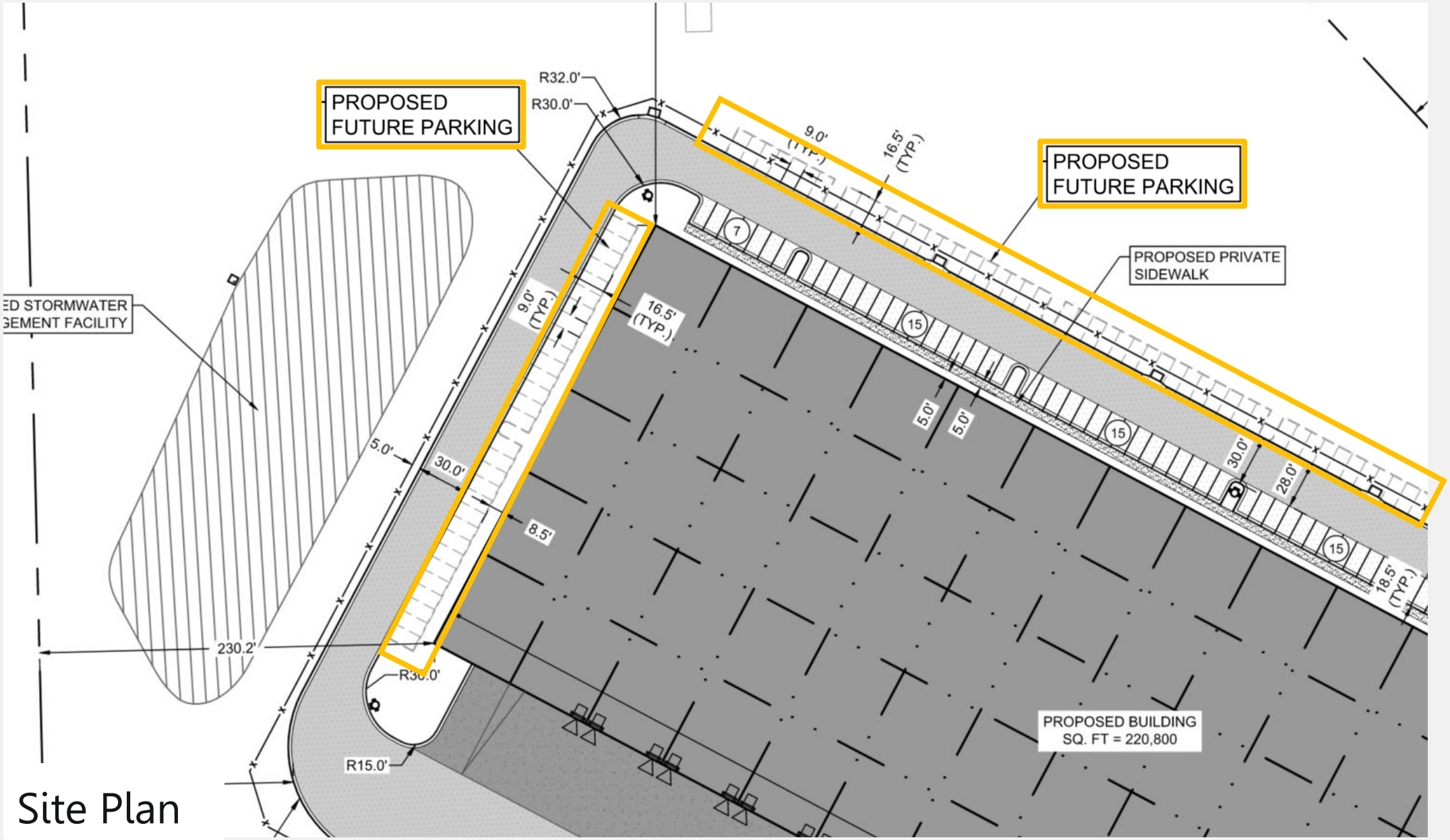


Site Plan

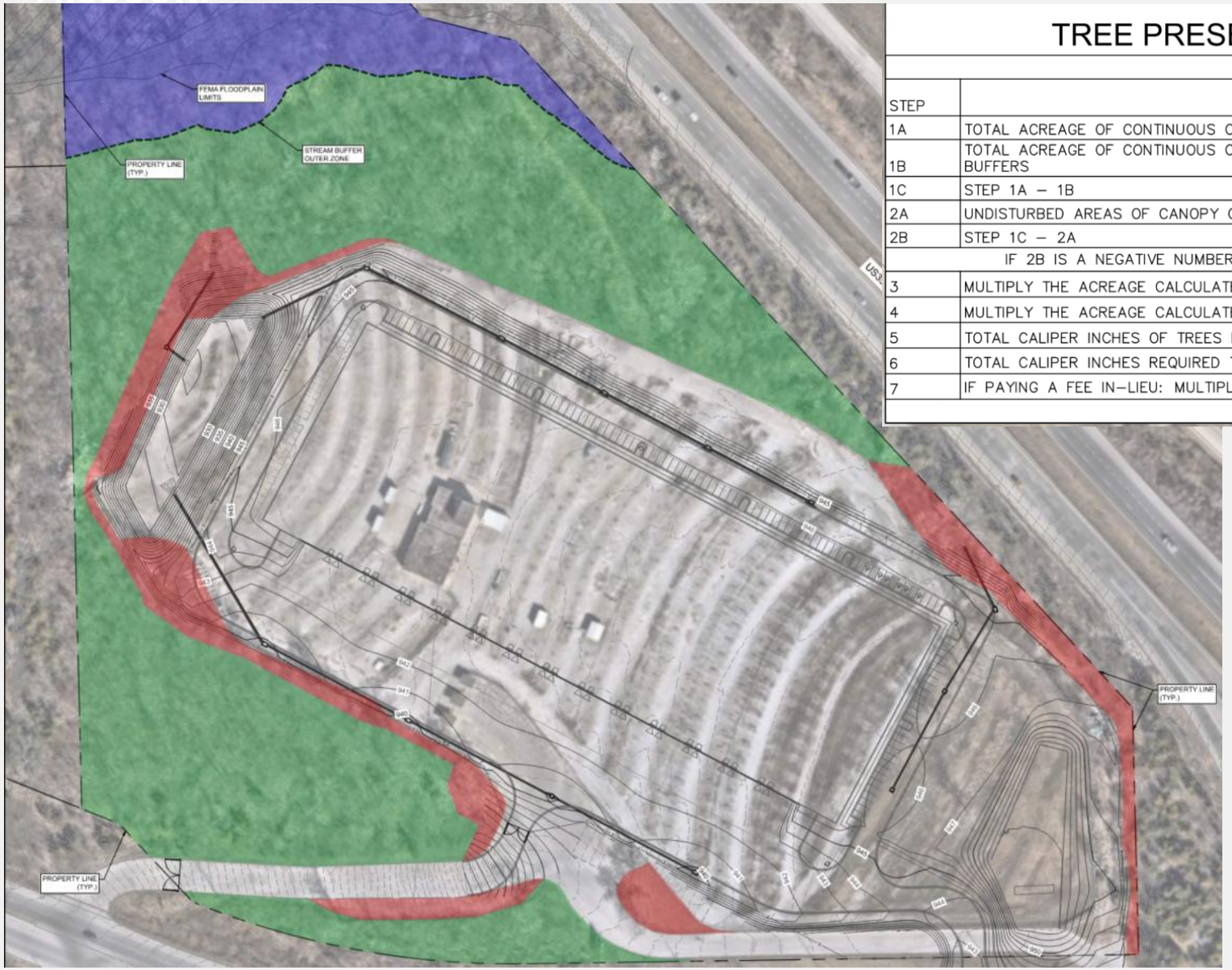
E	**Proposed Uses**		
	All Uses Allowed in M1		
F	**Structure Height & Number of Floors**		
	Number of Floors		1
	Structure Height (FT)		47
G	**Gross Floor Area**		
	Building Gross Area (SF)		220,800
H	**Building Coverage & FAR**		
	Coverage		19%
	FAR		0.19
I	**Density**		
	Gross Density		N/A
	Net Density		N/A
J	**Vehicle Parking**		
	Proposed Passenger Vehicle Parking		105
	Future Passenger Vehicle Parking		169
	Total Proposed Vehicle Parking		274
	Total Future Trailer Parking		15
	ADA Stalls Provided		6
	Min. Passenger Vehicle Parking Required*		75
	Max. Passenger Vehicle Parking Required*		300
K	**Bike Parking**		
	Short Term Stalls Provided		2
	Long Term Stalls Provided		3
	Min. Short Term Stalls Required**		2
	Min. Long Term Stalls Required***		3


PROPOSED FUTURE PARKING
PROPOSED BUILDING SQ. FT = 220,800
PROPERTY LINE (TYP.)
PROPOSED FUTURE PARKING
PROPOSED SIDEWALK CONNECTION TO PUBLIC RIGHT OF WAY
PROPOSED MONUMENT SIGN
RIGHT OF DIRECT ACCESS ALLOWED
PROPOSED GATE WITH KNOX BOX
PROPOSED FUTURE TRAILER PARKING

Site Plan


PROPOSED FUTURE PARKING
R32.0'
R30.0'
9.0' (TYP.)
16.5' (TYP.)
PROPOSED FUTURE PARKING
PROPOSED PRIVATE SIDEWALK
ED STORMWATER GEMENT FACILITY
9.0' (TYP.)
16.5' (TYP.)
5.0'
30.0'
8.5'
5.0'
5.0'
30.0'
28.0'
18.5' (TYP.)
230.2'
R30.0'
R15.0'
PROPOSED BUILDING SQ. FT = 220,800

Site Plan



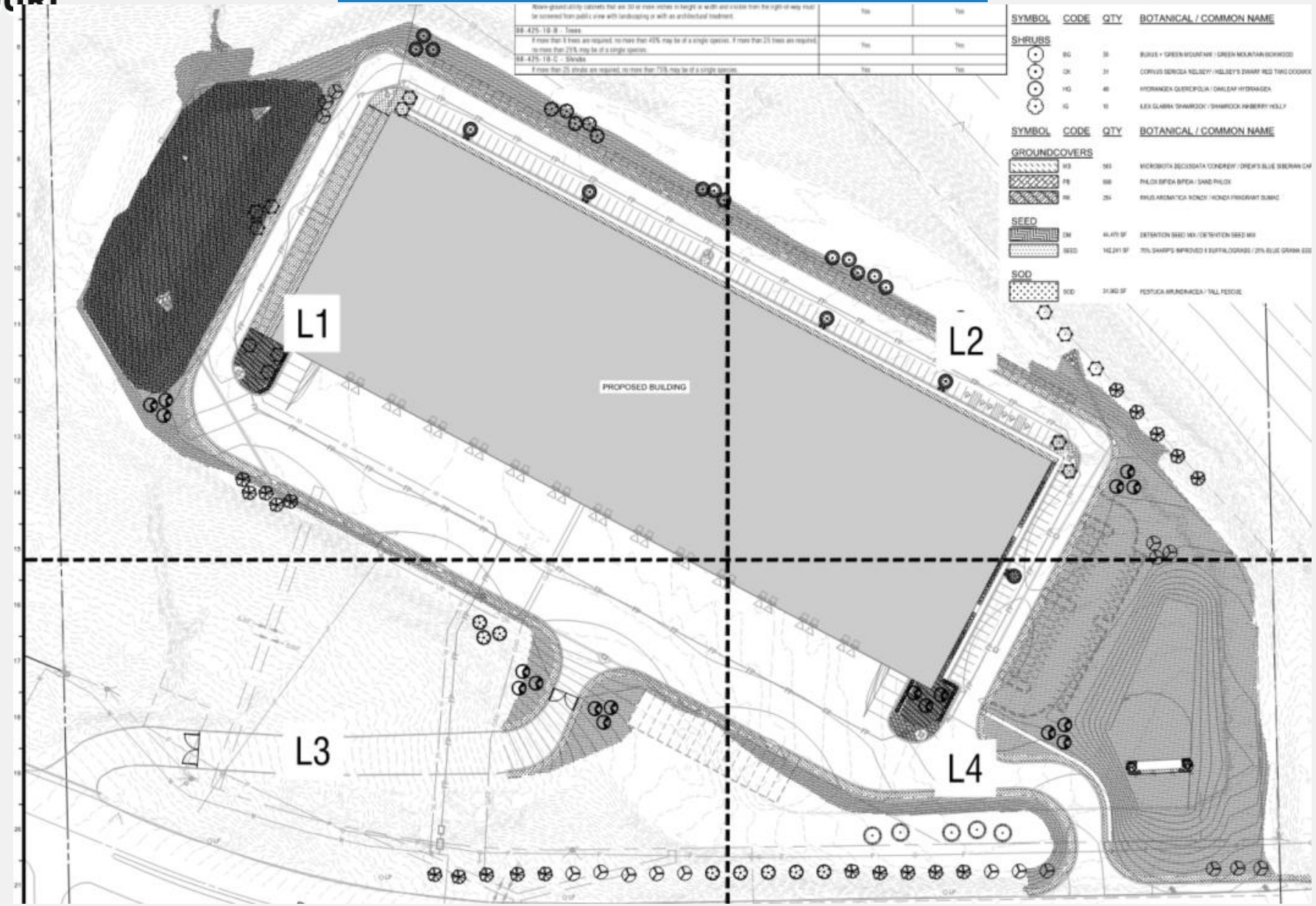
TREE PRESERVATION CALCULATION TABLE

TREE PRESERVATION AND PROTECTION

STEP	PROCESS	CALCULATION	UNITS
1A	TOTAL ACREAGE OF CONTINUOUS CANOPY COVER TO BE REMOVED	1.67	ACRES
1B	TOTAL ACREAGE OF CONTINUOUS CANOPY COVER TO BE PRESERVED OUTSIDE OF ANY STREAM BUFFERS	7.68	ACRES
1C	STEP 1A – 1B	−6.00	ACRES
2A	UNDISTURBED AREAS OF CANOPY COVER IN STREAM BUFFERS	1.72	ACRES
2B	STEP 1C – 2A	−7.72	ACRES
	IF 2B IS A NEGATIVE NUMBER, NO MITIGATION REQUIRED, IF 2B IS POSITIVE PROCEED TO STEP 3*		
3	MULTIPLY THE ACREAGE CALCULATED IN STEP 2B BY 0.35	N/A	ACRES
4	MULTIPLY THE ACREAGE CALCULATED IN STEP 3 BY 150 CALIPER INCHES	N/A	ACRES
5	TOTAL CALIPER INCHES OF TREES PROVIDED FOR LANDSCAPE PLAN PER 88-425	N/A	ACRES
6	TOTAL CALIPER INCHES REQUIRED TO MITIGATION: STEP 4 – STEP 5	N/A	ACRES
7	IF PAYING A FEE IN-LIEU: MULTIPLY STEP 6 BY $185	N/A	ACRES

*NOTE: MITIGATION IS NOT REQUIRED

Tree Preservation Plan



Landscape Plan

PERSPECTIVE - LOOKING NORTHWEST FROM EAST 63RD STREET AT SITE ACCESS DRIVE

PERSPECTIVE - LOOKING NORTHWEST FROM EAST 63RD STREET AT SIGHT ACCESS DRIVE

PERSPECTIVE - LOOKING NORTH FROM EAST 63RD STREET AT MANCHESTER AVENUE INTERSECTION

PERSPECTIVE - LOOKING SOUTH FROM US-50 JUST BEFORE THE EXIT RAMP TO 63RD STREET

View northwest towards subject site from E 63rd, eastern drive (Sept 2024)

View northeast towards site from E 63rd western drive (Sept 2024)

View southwest towards site from Blue Pkwy (Sept 2024)

View southeast towards site from I-435 (June 2026)

Staff Recommendation

CD-CPC-2026-00081 - Area Plan Amendment

Approval

CD-CPC-2026-00080 – Rezoning

Approval

CD-CPC-2026-00082 - Development Plan

Approval with Conditions