CITY PLAN COMMISSION STAFF REPORT

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

March 19, 2025

Project Name
Emmanuel Science and Technology Center

Docket # 8.1 & 8.2 & 8.3

Request
CD-CPC-2025-00037
Area Plan Amendment
CD-CPC-2025-00008
Rezoning without Plan
CD-CPC-2025-00004
Development Plan – Nonresidential

Applicant
Kevin Wineinger
Focal Design Studio

Owner
Deborah Mann
EFCDC Real Estate Holdings INC

Location	2416 Dr. Martin Luther King Jr. Blvd
Area	About 3 Acres
Zoning	B1-1/R-2.5
Council District	5th
County	Jackson
School District	Kansas City

Surrounding Land Uses
North: Public Park, zoned R-2.5
South: Commercial/Civic, zoned R-1.5/R-2.5/B3-2
East: Public Park, zoned R-2.5
West: Residential, zoned R-2.5

KC Spirit Playbook Alignment
CD-CPC-2025-00004: *Very likely aligns.*

Land Use Plan
The Swope Area Plan recommends Future Mixed-Use Community/Residential Medium High-Density for this location. The applicant seeks to amend the plan to Mixed-Use Community. See Criteria A for more information.

Major Street Plan
Dr. Martin Luther King Boulevard is identified on the City's Major Street Plan as an established Parkway.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a rezoning from District R-2.5 (Residential) to District B1-1 (Neighborhood Business) and the approval of an area plan amendment to the Swope Area Plan future land use designation from Residential Medium-High Density to Mixed-Use Community and approval of a development plan on the 3 acre subject property.

PROJECT TIMELINE
The application for the subject request was filed on 1/12/2025. Scheduling deviations from 2025 Cycle 3.1 have occurred due to the need to apply for an area plan amendment.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
The subject site is located within the Blue Hills Neighborhood Association is.

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on February 25, 2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS
The subject site currently spans four lots. On the two lots on the east, there is an existing multi-unit residential structure with a parking lot separating the two buildings. On the two western lots, there are two civic buildings and an emergency shelter for Emmanuel Cleaver Family and Child Development Center.

CONTROLLING + RELATED CASES
None.

PROFESSIONAL STAFF RECOMMENDATION
Docket #8.1 Recommendation: Approval
Docket #8.2 Recommendation: Approval
Docket# 8.3 Recommendation: Approval with Conditions

Vicinity Map –

PLAN REVIEW

The applicant is proposing to rezone a portion of the 3 acre site from R-2.5 (Residential) to B1-1 (Community Business) along with a mixed-use development plan, also serving as a preliminary plat. The site is located on the northwest corner of Dr. Martin Luther King Jr. Boulevard and Prospect Avenue. The subject site is currently split between R-2.5 and B1-1; rezoning to B1-1 will create consistent zoning throughout the lots.

The plan proposes to develop the four existing parcels into a 3-phase development. The first phase of this project is an expansion of the existing Emmanuel Family and Child Development Center, located at 4736 Prospect. This expansion includes a new 12,200 square foot building along with a community outdoor space, connecting the existing building and the proposed building, which will span across the 3 eastern lots. The lot to the west, there is a proposed parking lot with 32 parking spaces. Future developments for phases two and three will undergo Project Plan approval, which requires approval from the City Plan Commission, ensuring compliance with the Zoning and Development Code. Phase two proposes an event center and phase three proposes a mulit-family housing development.

Landscaping for this project includes continuous shrub lines to screen the vehicular use area and landscaping along Dr. Martin Luther King Jr. Boulevard. Some species provided include American Sycamore, Flowering Dogwood and Kentucky Coffee tree.

Proposed architectural materials and articulation are consistent with adjacent buildings, as this will be an expansion of the existing Emmanuel Family and Child Development Center. Materials include brick, corrugated metal panel, insulated metal panel and glass.

PLAN ANALYSIS

Residential, Commercial, or Industrial Lot and Building (88-120), Use- Specific (88-300), and Development Standards (88-400)

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
Boulevard and Parkway Standards (88-323)	Yes	No	The applicant shall seek variances to the Boulevard and Parkway Standards, see below.
Tree Preservation and Protection (88-424)	No		A tree preservation plan was provided but not required.
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	No	The applicant shall seek variance to the sign standards of the Zoning and Development Code.
Pedestrian Standards (88-450)	Yes	Yes	

Boulevard and Parkway Standards (88-323)

Variance 1 – A variance to 88-323-02-B (1) – If adjacent to and within 150 feet of a boulevard or within a development node, a vehicular use area must be located on the side or rear of the building. Parking located on the side of the building shall be set back a minimum of 10 feet behind the front building line or 30 feet from the right-of-way, whichever is greater.

Variance 2 – A variance to 88-323-02-B (3) – No more than 30% of a site's frontage adjacent to the boulevard or parkway may be used for vehicular use areas.

Variance 3 – A variance to 88-323-02-E (6) – If adjacent to and within 150 feet of a parkway, structures shall provide a minimum of 33% transparency on the ground level façade facing the parkway.

Landscaping and Screening (88-425)

Variance 4 – A variance to 88-425-03-C. (1) – At least one street tree is required for each 30 feet of street frontage.

Sign Standards (88-445)

Variance 5 – A variance to 88-445-07 – A wall sign shall not exceed 50 square feet.

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 proposed rezoning request does not align with the Swope Area Plan recommendation of residential medium-high density; however, the proposed B1-1 zoning will be complementary to the adjacent developments. The applicant applied for an area plan amendment to bring the land use designations into conformance with the proposed development plan.

The Long Range Planning division stated, *"This development aligns strongly with the Swope Area Plan and the KC Spirit Playbook. This development reintroduces a recreation and cultural asset to the Swope Area. This plan advances nearly all the Playbook's Goal Supporting Criteria and Global Design Guidelines. Robust native landscaping provides effective screening but also new natural space to offset the development's environmental impact. The project will create multiple semi-public spaces to support those who work, live, and play in the area. While the Emmanuel Science and Technology is focused mainly on early education, later phases will be available for use by residents of varying ages and backgrounds."* - Lauren Young

B. Zoning and use of nearby property;

Uses to the north and west are all park related, with Brush Creek and public trails directly north. To the south is a mix of uses, ranging from auto related uses to health and rehab facilities. To the east is the existing Emmanuel Child Development Center and across Prospect Avenue is the Paraclete Manor Apartments.

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

The physical character of the area is relatively flat besides Brush Creek, where the land gradually drops. The streets located around the development are multiple lanes, creating hazardous pedestrian areas. There is an adequate amount of pedestrian access to the site, through public sidewalks and walking trails along Brush Creek.

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

Existing public facilities and services are adequate to serve the site.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The portion of the subject property to be rezoned (2500 & 2504 Dr. Martin Luther King Jr. Boulevard) is currently developed with a use suitable to the existing zoning. The proposed development plan would not be suitable in the R-2.5 zoning districts. Staff recommends a rezoning to allow for the expansion of an existing use to the east.

F. Length of time the subject property has remained vacant as zoned;

The subject property is not vacant; there are currently residential and commercial buildings on the site.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The rezoning will not be a detriment as this will be an expansion of the existing use to the west.

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.

A denial of the application would result in a hardship for the applicant. The Emmanual Family and Child Development Center would not be able to expand the proposed use if denied.

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

The plan does not comply with all applicable standards of the Zoning and Development Code. The applicant will be seeking multiple variances to the Section 88-323, Boulevard and Parkway Standards of the Zoning and Development Code including variances to parking lot location, signage, and transparency as listed on page 3 of this report.

Refer to Criteria A for rezoning request on page 3 of this staff report for more information.

B. The proposed use must be allowed in the district in which it is located;

The proposed use is allowed within the R-2.5 (Residential) zoning district, subject to a special use permit. However, the applicant has requested to rezone the property to B1-1 to create consistent zoning throughout the five subject lots. B1-1 permits Daycare Center with 21+ enrollees.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

The site is adjacent to an existing one-way frontage road along Dr Martin Luther King Jr Boulevard that provides direct access to the site. The entrance to the frontage road is immediately west of the Prospect Ave intersection; the return to Dr Martin Luther King Jr Boulevard is immediately west of the subject site, near an existing driveway entrance to a Parks Department parking lot.

The applicant is proposing one new access point to their proposed parking lot from the frontage road on the western end of the subject site. The proposed plan shows the new access adjacent to the existing driveway to the Parks Department owned parking lot; the two driveways are also located at at the intersection of the frontage road with Dr Martin Luther King Jr Boulevard. The proposed plan shows the existing median separating the frontage road from the boulevard being shortened in conjunction with a widened pedestrian refuge area between the two driveways. Public Works and Parks have both reviewed these changes to the frontage road and driveway access.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

The plans shows continuous sidewalks along Dr. Martin Luther King Jr. Boulevard. The plan also proposes a connection to the existing trail system along Brush Creek. The proposed Development Plan does not inhibit pedestrian circulation and safety.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

Adequate utilities exist on site to serve the proposed Development Plan.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The Emmanuel Family and Child Development Center and proposed Phase 1 addition are compatible with the adjacent properties. The proposed addition will be consistent with the existing design of the Emmauel Family and Child Development Center on the corner of Dr. Martin Luther King Jr. Boulevard and Prospect Avenue.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

Proposed landscaping is currently not in conformance with the requirements as set forth in Section 88-425 of the Zoning and Development Code. The applicant will seek a variance to the required amount of street trees or revise plans prior to ordinance request.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The design of the parking area results in a large amount of impervious surface, as is to be expected with the size of the development. However, all areas not paved are landscaped or green space.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The plan identifies trees to be preserved during the development of the subject property.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. *KC Spirit Alignment (optional)*

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval** of the Area Plan Amendment, **Approval** of the Rezoning and **Approval with Conditions** of the Development Plan as stated in the conditions report.

Respectfully Submitted,

Justin Smith
Planner

Plan Conditions

Report Date: March 13, 2025

Case Number: CD-CPC-2025-00004

Project: Emmanuel Science and Technology Center

Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / justin.smith@kcmo.org with questions.

1. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
3. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
4. That all lots and structures along the parkway shall meet the parkway standards (88-323).
5. That the developer receives approval of the required variances from the Board of Zoning Adjustment or revise plans to show compliance with the Zoning and Development Code.
6. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
7. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
8. That the applicant submit minor amendments to the development plan for phase 2 and phase 3 prior to building permit.
9. Future phases shall meet the applicable standards of 88-323 in the Zoning and Development Code.
10. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

11. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
12. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
13. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
    • Fire hydrant distribution shall follow IFC-2018 Table C102.1
14. • Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
15. • Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. (IFC-2018 503.1.1)
16. • Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

17. • Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

18. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

Condition(s) by Parks & Recreation. Contact Richard Sanchez at / richard.sanchez@kcmo.org with questions.

19. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of $20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.

20. Prior to construction adjacent to a parks and recreation jurisdictional street and/or park the developer and/or their representative shall obtain a parks permit for storage and restoration within a park or a parks and recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.

21. The developer shall submit a letter to the Parks and Recreation Department from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a parks and recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate occupancy permits

22. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks & Recreation Department Standards

23. Dr. Martin Luther King Jr. Boulevard is classified as a Parkway; therefore, the development shall fully comply with the parkway and boulevard standards outlined in 88-323 or obtain a variance from the Board of Zoning Adjustment before receiving a building permit.

24. The developer shall continue working with city staff regarding the driveway entrances to both parking lots located at the western portion of the development.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

25. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.

26. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

27. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

28. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

29. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

30. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O. https://www.kcwater.us/projects/rulesandregulations/

31. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
    South of River contact - Patrick Lewis 816-513-0423
    North of River contact - David Gilyard 816-513-4772

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

32. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

33. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.

34. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.

35. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

36. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

37. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat.

38. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

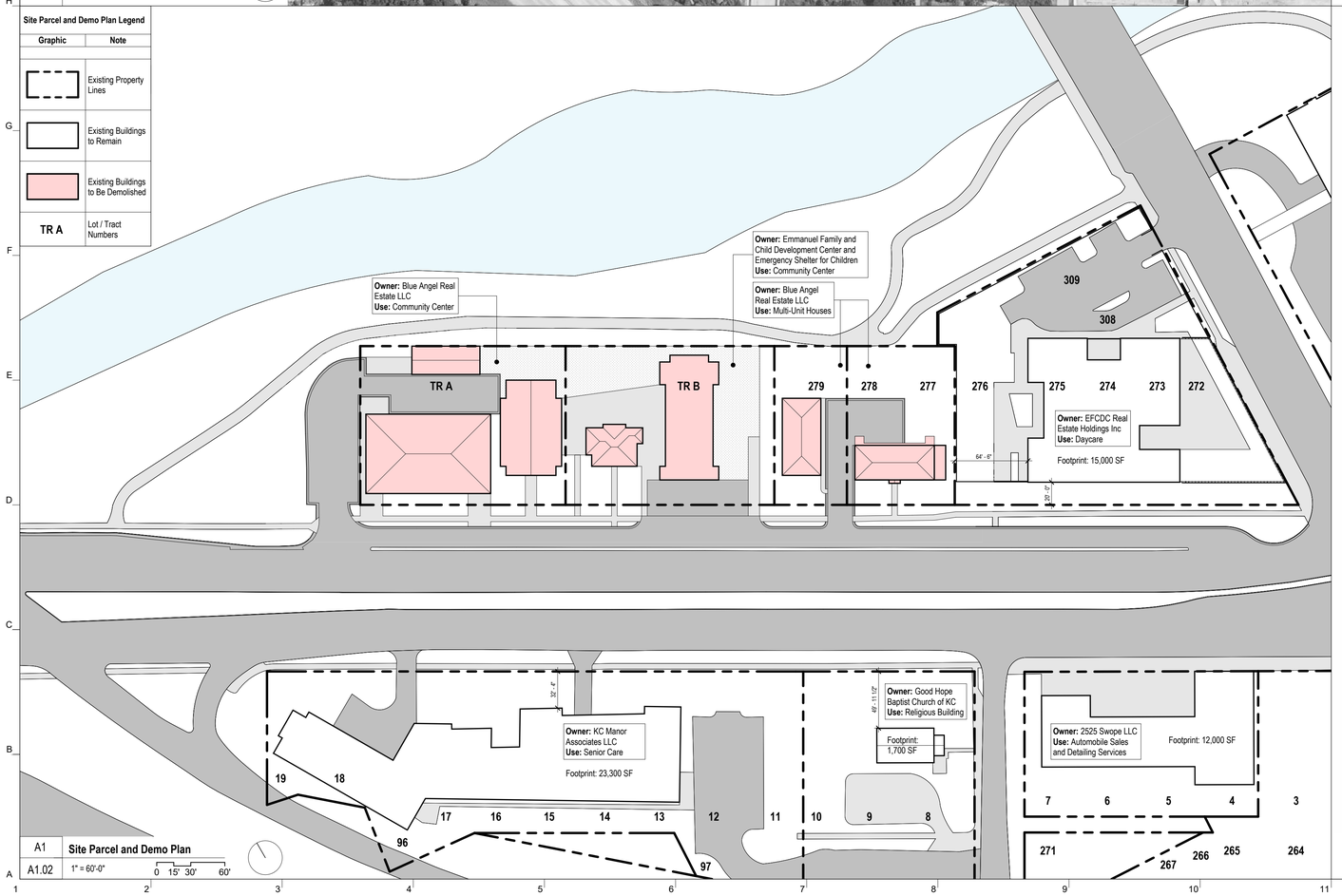
Emmanuel Science & Technology Center

Development Plan Application Resubmittal 001

Kansas City, MO: City Plan Commission

02.14.2025

H1 **Location Map**
Not to Scale



A1 **Site Parcel and Demo Plan**
A1.02 1" = 60'-0" 0 15' 30' 60'

Owner
Emmanuel Family and Child Development Center and Emergency Shelter for Children
4736 Prospect Ave
Kansas City, MO 64130

Construction Manager
McCownGordon Construction
850 Main Street
Kansas City, MO 64105
Contact: Chris Hess
Phone: 816.365.4774

Architect:
Focal Design Studio LLC
1722 Main Street
Kansas City, MO 64108
Contact: Kevin Wineinger
Phone: 708.903.7554

Structural Engineer
PMA Engineering
6717 Shawnee Mission Parkway
Suite #100
Kansas City, MO 66202
Contact: Erin Rosenthal
Phone: 913.831.1262

Civil Engineer
BHC Engineering
7101 College Blvd, Suite #400
Overland Park, KS 66210
Contact: Eric Byrd
Phone: 913.663.1900

Landscape Architect
SUR Landscape Architecture
Contact: Maria Landoni
Phone: 816.200.0590

Mechanical / Plumbing Engineer
Hoss & Brown Engineers
15902 Midland Drive
Shawnee, KS 66217
Contact: Casey Steiner
Phone: 913.802.6212

Electrical
Antella Consulting Engineers Inc.
1600 Genessee, Suite #260
Kansas City, MO 64102
Contact: Monica Santos
Phone: 816.421.0950

Project Description
The Emmanuel Science and Technology Center is the second project in what will be a first of its kind campus in the region providing wholistic support to the early education system for Kansas City children, parents and teachers. The first project, completed in 2020, is the Emmanuel Family and Child Development Center (EFCDC) located directly east of the proposed project. The EFCDC currently serves over 250 children and their families with early education and health services. The proposed second project is the Emmanuel Science and Technology Center (EMSTC) which will serve as a community center for 120 school age children in after school care as well as adult-age training for future early education teachers and administrators. The EMSTC will contain six flexible learning spaces, a large gathering room, commercial kitchen and staff offices. The EMSTC will be open daily from 7a – 6p. The proposed parking lot will service the EMSTC and the existing EFCDC, all connected by a sidewalk that will be fully accessible and ADA compliant.

In a collaboration between Emmanuel and The Missouri Department of Conservation, a park space is proposed directly east of the EMSTC to promote resiliency and support of local ecosystems. The parks will contain a dense forest of trees with a native understory, providing a place of cooling and introducing native plants and pollinators into the local ecosystem. The park space and entire development will heal the harms created from the existing conditions which are largely impervious surfaces with few trees. The park will be accessible to the public from 8a – 5p daily and will be connected to public trails and sidewalks to the north and south of the site.

Future phases development on the proposed site includes a Gymnasium Building and 12-16 units of Multi-Family Housing. The Gymnasium Building will serve the EFCDC and EMSTC as well as be programmed to serve as a community resilience hub in the event of a natural disaster. The multi-family housing phase will have 12-16 units of housing intended to serve the teachers working at the Emmanuel Campus. The housing phase is also intended to align with the Area Plan and Comprehensive Plan for the project site area.

Parkland Dedication
The Phase 3 multi-family housing project will plan to satisfy the Parkland Dedication requirement by paying a money-in-lieu of parkland space dedication. The payment and calculation of payment will be determined when the Phase 3 project is submitted for a minor amendment to the approved plan.

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Sheet Index - CPC

Sheet Number	Sheet Name
A1.00	Cover Sheet
A1.01	Site Plan
A1.02	Building Elevations
L1.03	Tree Removal Plan
L1.04	Landscape Plan
L1.05	Illustrative Site Plan
L7.02	Site Sections
C3.0	Grading Plan
C4.0	Utility Plan
ES101	Photometric Plan

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED	APPROVED
Zoning	B1-1 and R2.5	B1-1	no	
Gross Land Area				
in square feet	72,650.800	72,650.800	no	
in acres	1.667	1.667	no	
Right-of-way Dedication				
in square feet	0	0	no	
in acres	0	0	no	
Net Land Area				
in square feet	72,650.800	72,650.800	no	
in acres	1.667	1.667	no	
Building Area (sq ft)	62,250	12,260	no	
Floor Area Ratio	0.857	0.168	no	
Total Dwelling Units				
Detached House	0	0	no	
Zero lot line House	0	0	no	
Cottage House	0	0	no	
Semi-attached House	0	0	no	
Townhouse	0	0	no	
Multi-unit House	8	0	no	
Colonade	0	0	no	
Multiplex	0	0	no	
Multi-unit Building	0	0 in current request with 12-16. units in a future phase	no	
Total Lots				
Residential	2	0 current request with 1 in a future phase from one of the 2 public / civic below	no	
Public / Civic	2	2	no	
Commercial	0	0	no	
Industrial	0	0	no	
Other	0	0	no	

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED	APPROVED
Rear Setback	none	62'-6"	no	
Front Setback	20'-0"	20'-0"	no	
Side Setback	none	57'-6" / 161'-6"	no	
Side Setback (abutting street)	not applicable	not applicable	not applicable	
Height	35-0"	29'-11"	no	

88-420 - PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED (see 88-420-16)
	Required	Provided	Required	Provided	
Proposed Use(s)					
Community Center / Non-Residential	31	32	4	4	none
Total	**31**	**32**	**4**	**4**	

88-425 - OTHER DEVLOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 Parkland Dedication	not applicable. no new housing is proposed in this phase of development.
88-415 Stream Buffers	not applicable. The project site is not in a stream bufer area.
88-430 Outdoor Lighting	all outdoor lighting complies with 88-435. refer to the Site Photometric Plan.
88-435 Outdoor Display, Storage and Work Areas	not applicable. The project does not inlcuded any such uses.
88-445 Signs	a variance is requested to increase the size of the monument size to 95 sq ft. Refer to the drawings for additional information.
88-450 Pedestrian Standars	existing public sidewalks will remain or replaced in their existing location. New sidewalks connecting to public way will comply with 88-450.

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ISSUED FOR: DATE

Development Plan Application	01.13.2025
Resubmittal 001	02.14.2025

STATE OF MISSOURI
KEVIN WINEINGER
NUMBER A-2016030737
ARCHITECT
02.14.2025

PROJECT NUMBER: 24.044

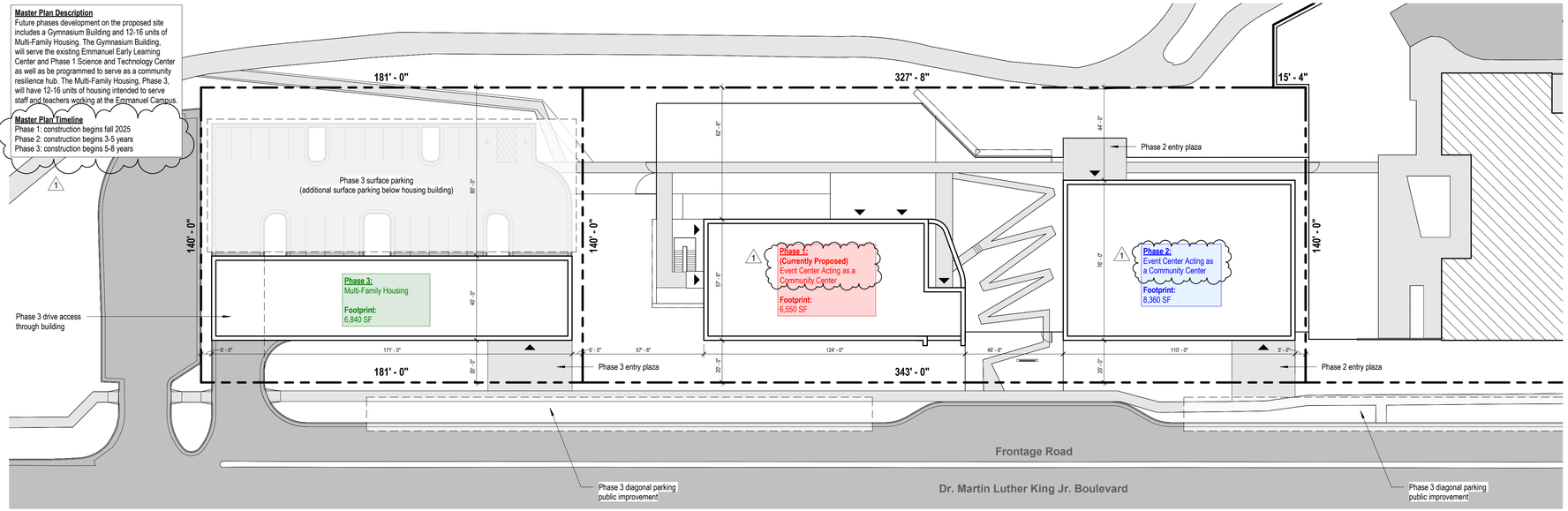
Emmanuel Science & Technology Center
2418 Dr. Martin Luther King Jr. Boulevard, Kansas City, MO 64130

Cover Sheet

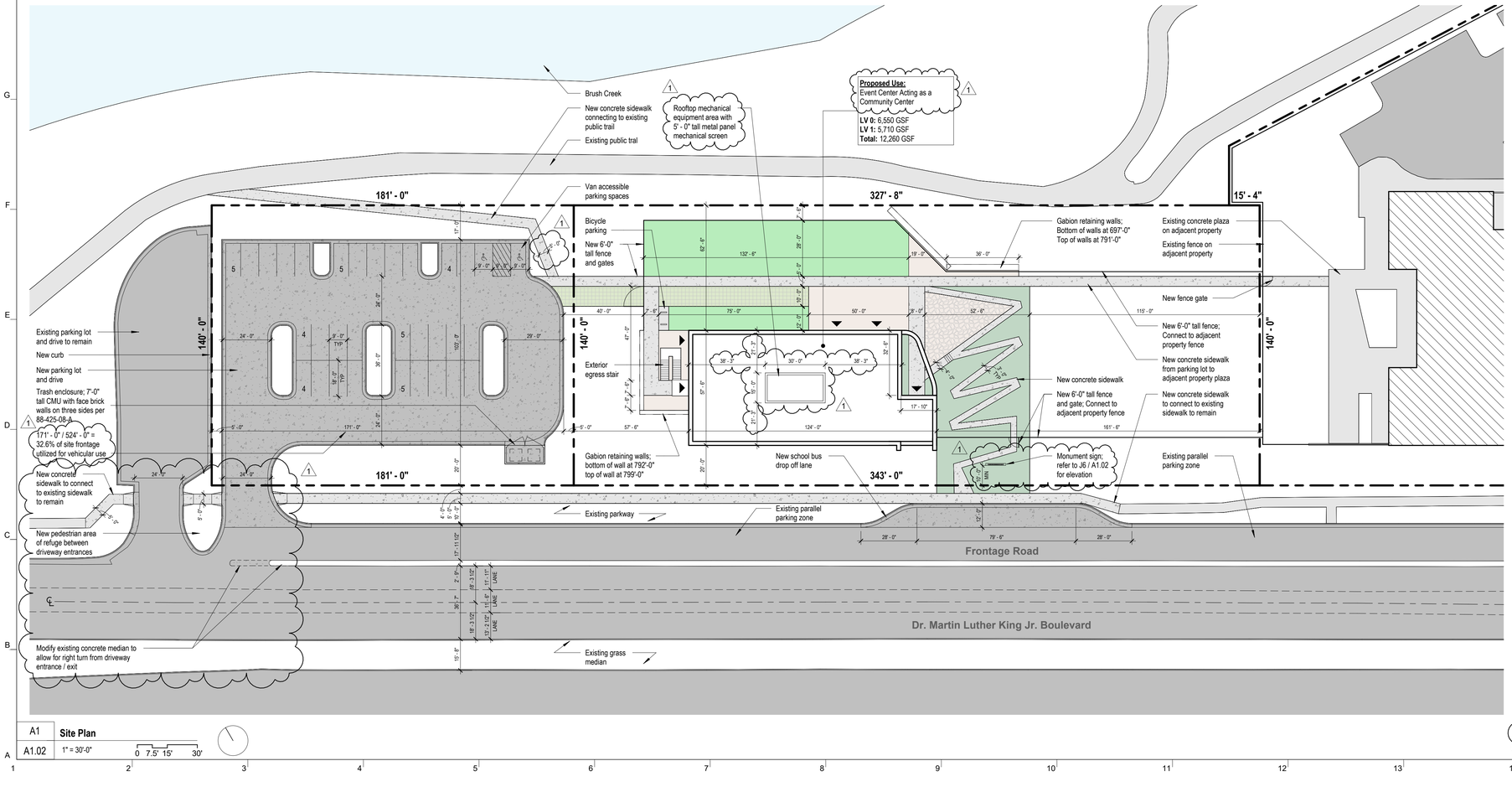
A1.00

Master Plan Description
Future phases development on the proposed site includes a Gymnasium Building and 12-16 units of Multi-Family Housing. The Gymnasium Building, will serve the existing Emmanuel Early Learning Center and Phase 1 Science and Technology Center as well as be programmed to serve as a community resilience hub. The Multi-Family Housing, Phase 3, will have 12-16 units of housing intended to serve staff and teachers working at the Emmanuel Campus.

Master Plan Timeline
Phase 1: construction begins fall 2025
Phase 2: construction begins 3-5 years
Phase 3: construction begins 5-8 years



H1 **Site Phasing Plan**
A1.02 1" = 30'-0" 0 7.5' 15' 30'



A1 **Site Plan**
A1.02 1" = 30'-0" 0 7.5' 15' 30'

EXHIBIT "A"
LEGAL DESCRIPTION
REZONE APPLICATION
EMMANUEL CENTER

Lots 277, 278 and 279 of Prospect Hill, a subdivision in the city of Kansas City, and a portion of vacated Wabash Avenue, situated in the Southeast quarter of Section 28, Township 49 North, Range 33 West, in Jackson County, Missouri, described by Anne M. Smoke, Missouri PLS 2016019010, on January 12, 2025 as follows:

BEGINNING at the most Southerly corner of said Lot 277, said point lying on the Northerly right-of-way line of Dr. Martin Luther King Jr. Boulevard;

Thence, along the Southwesterly lines of said Lots 277, 278 and 279, and along the Northerly right-of-way line of Dr. Martin Luther King Jr. Boulevard, North 59°49'53" West, 156.98 feet to a point on a line parallel with and 7.00 feet Northwesterly of the Northwesterly line of said Lot 279;

Thence, along last said parallel line, North 30°10'07" East, 140.00 feet to a point on the Northwesterly prolongation of the Northeasterly line of said Lot 279;

Thence, along the Northeasterly lines of said Lots 277, 278 and 279, and it's Northwesterly prolongation, South 59°49'53" East, 156.98 feet to the most Easterly corner of said Lot 277;

Thence, along the Southeasterly line of said Lot 277, South 30°10'07" West, 140.00 feet to the **POINT OF BEGINNING.**

Contains approximately 21,977 square feet.

STATE OF MISSOURI · ANNE M. SMOKE · NUMBER PLS-2016019010 · PROFESSIONAL LAND SURVEYOR · 12-25

EXHIBIT "A"
LEGAL DESCRIPTION
DEVELOPMENT PLAN
EMMANUEL CENTER

Lots 277 through 285 of Prospect Hill, a subdivision in the city of Kansas City, and a portion of vacated Wabash Avenue, situated in the Southeast quarter of Section 28, Township 49 North, Range 33 West, in Jackson County, Missouri, described by Anne M. Smoke, Missouri PLS 2016019010, on January 12, 2025 as follows:

BEGINNING at the most Southerly corner of said Lot 277, said point lying on the Northerly right-of-way line of Dr. Martin Luther King Jr. Boulevard;

Thence, along the Southwesterly lines of said Lots 277 through 285, and along the Northerly right-of-way line of Dr. Martin Luther King Jr. Boulevard, North 59°49'53" West, 524.00 feet to the most Westerly corner of said Lot 285;

Thence, along the Northwesterly line of said Lot 285, North 30°10'07" East, 140.00 feet to the most Northerly corner of said Lot 285;

Thence, along the Northeasterly lines of said Lots 277 through 285, South 59°49'53" East, 524.00 feet to the most Easterly corner of said Lot 277;

Thence, along the Southeasterly line of said Lot 277, South 30°10'07" West, 140.00 feet to the **POINT OF BEGINNING.**

Contains approximately 73,360 square feet.

STATE OF MISSOURI · ANNE M. SMOKE · NUMBER PLS-2016019010 · PROFESSIONAL LAND SURVEYOR · 12-25

Site Plan Legend

Graphic	Note
	Property Line
	New Community Center Building Footprint
	Existing Emmanuel Early Learning Center Building Footprint
	New Concrete Sidewalk
	Existing Sidewalk
	New Parking Lot and Bus Drop Off
	Existing Streets and Parking Lots
	Lawn
	Riparian Vegetation Area
	Permeable Grass Pavers
	Stone / Gravel Hardscape
	Permeable Stone Paving

Proposed Fence Design
Steel welded wire fence; painted black; transparency to be at least 80%

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STATE OF MISSOURI · KEVIN WINEINGER · NUMBER A-2016030740 · ARCHITECT · 02.14.2025

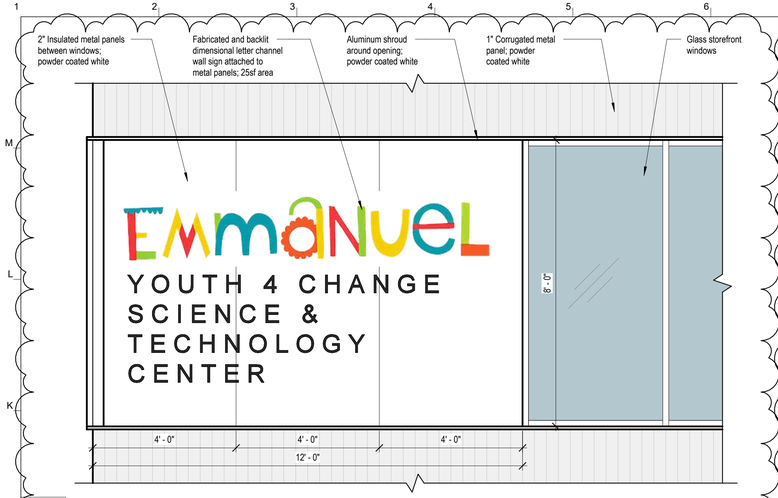
PROJECT NUMBER: 24.044

Emmanuel Science & Technology Center

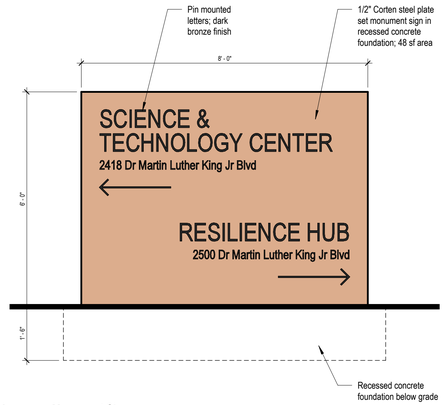
2418 Dr. Martin Luther King Jr. Boulevard, Kansas City, MO 64130

Site Plan

A1.01



J1 **Building-Mounted Wall Sign**
A1.02 1/2" = 1'-0" (0 6" 1' 2')



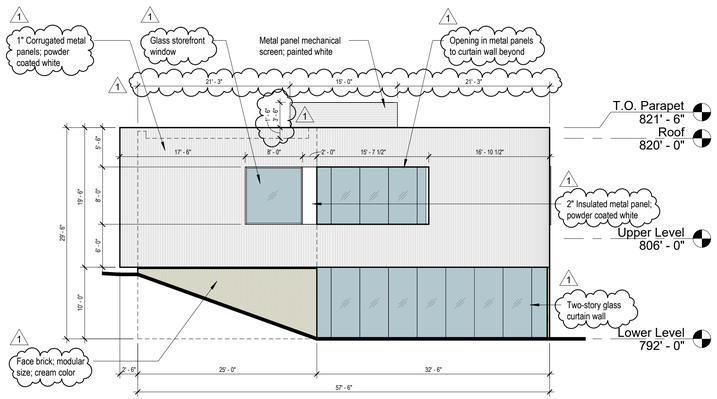
J6 **Lanscape Monument Sign**
A1.02 1/2" = 1'-0" (0 6" 1' 2')

View From Southeast Corner Along Dr. MLK Jr. Blvd

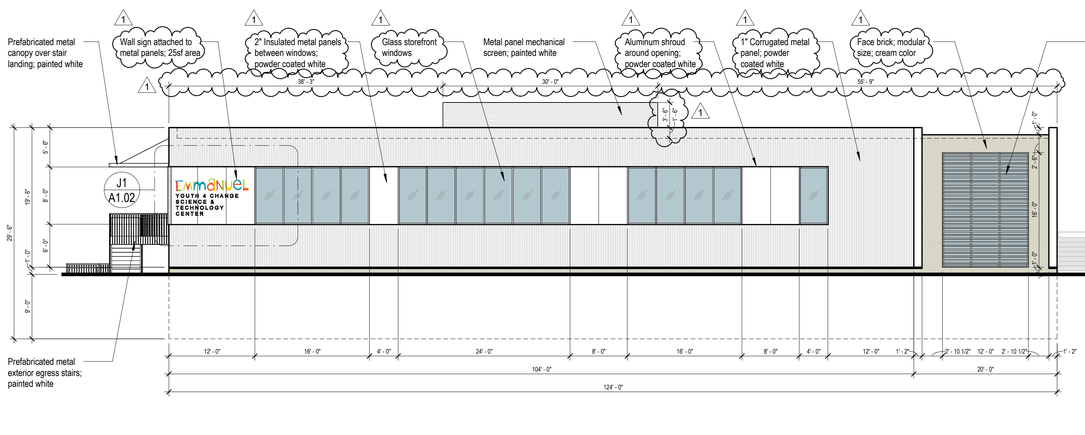
View From Northeast Corner By Parking Lot

View From Multi-Purpose Room

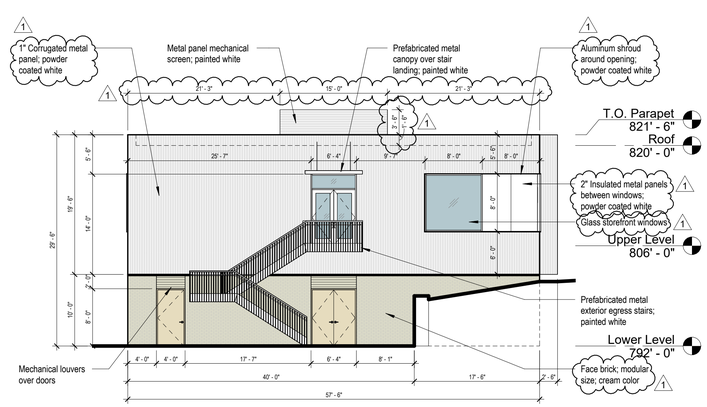
J10 **Rendering Views**
1/8" = 1'-0"



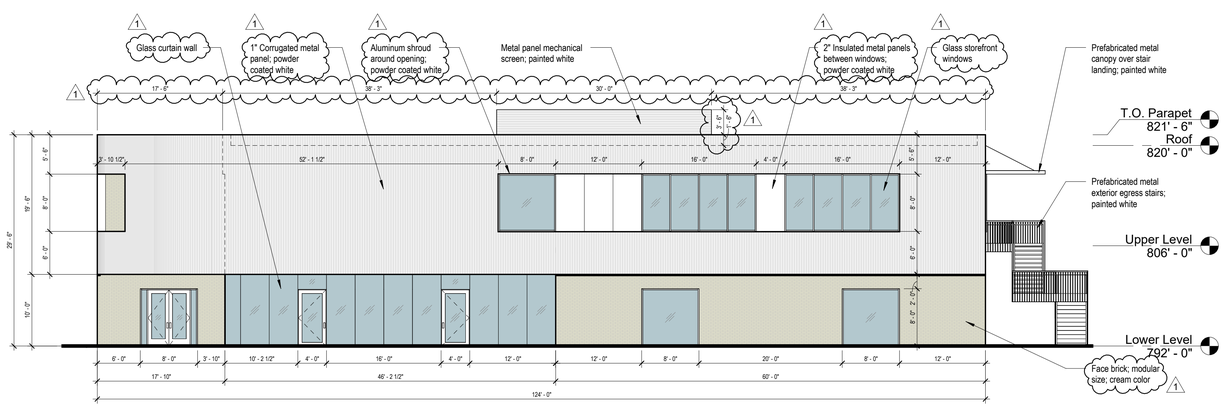
E1 **Building Elevation at East Facade**
1" = 10'-0" (0 2.5' 5' 10')



E6 **Building Elevation at South Facade**
1" = 10'-0" (0 2.5' 5' 10')



A1 **Building Elevation at West Facade**
1" = 10'-0" (0 2.5' 5' 10')



A6 **Building Elevation at North Facade**
1" = 10'-0" (0 2.5' 5' 10')

Elevation Material Legend

Graphic	Note
	Face Brick; Modular Size; Cream Color
	1" Corrugated Metal Panel; Powder Coated White
	2" Insulated Metal Panel; Powder Coated White
	Glass

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STATE OF MISSOURI
KEVIN WINEINGER
NUMBER A-2016030740
ARCHITECT
02.14.2025

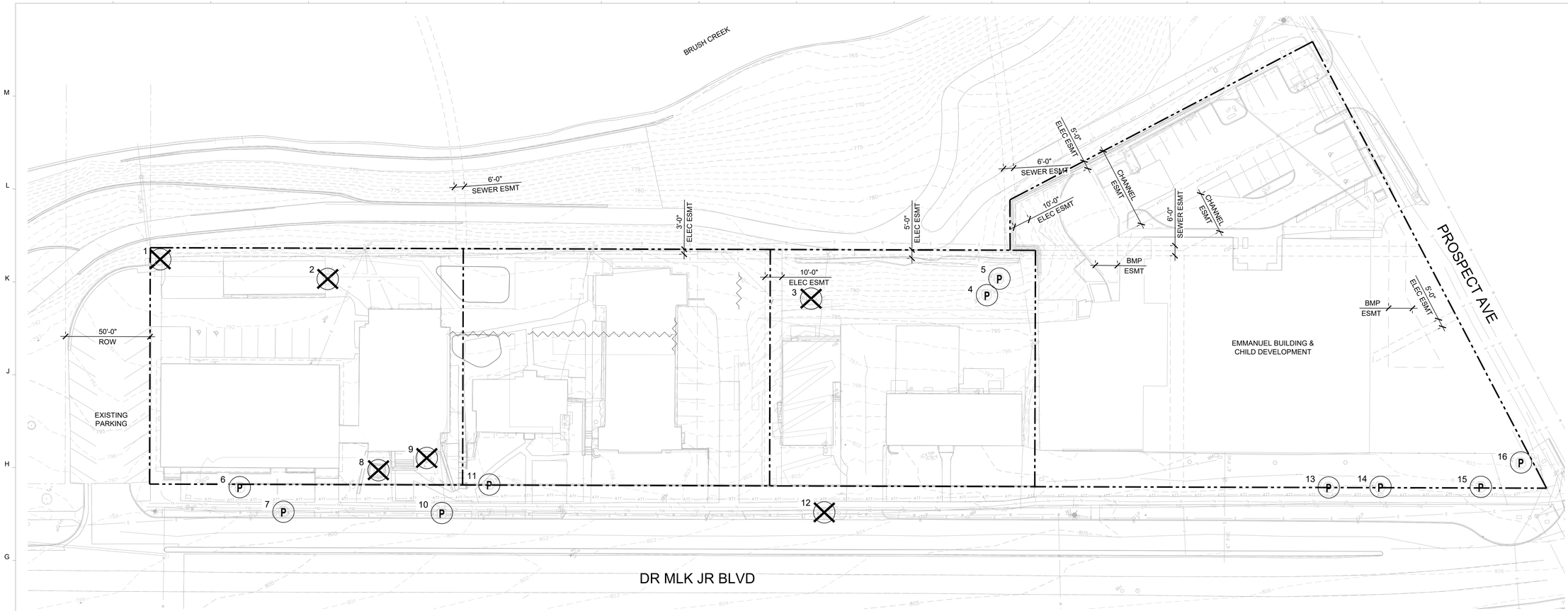
PROJECT NUMBER: 24.044

Emanuel Science & Technology Center

2418 Dr. Martin Luther King Jr. Boulevard, Kansas City, MO 64130

Building Elevations

A1.02



LEGEND

P — EXISTING TREE TO PRESERVE

TREES TO BE REMOVED (INCLUDING ROOTS)

TREE DEMOLITION NOTES

1. CONTRACTOR TO TAG TREES DESIGNATED FOR DEMO PER PLAN AND REVIEW WITH LANDSCAPE ARCHITECT PRIOR TO EXECUTION.
2. TREE SIZE NOTED IS APPROXIMATE, VERIFY ACTUAL TREE IN FIELD.

EXISTING TREES	CALIPER	PRESERVE OR REMOVE
1	20"	REMOVE
2	12"	REMOVE
3	36"	REMOVE
4	30"	PRESERVE
5	24"	PRESERVE
6	10"	PRESERVE
7	30"	PRESERVE
8	24"	REMOVE
9	14"	REMOVE
10	18"	PRESERVE
11	36"	PRESERVE
12	20"	REMOVE
13	4"	PRESERVE
14	4"	PRESERVE
15	4"	PRESERVE
16	4"	PRESERVE

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STATE OF MISSOURI
MARIA LANDONI DE ROSE
NUMBER PLA-2023036080
PROFESSIONAL LANDSCAPE ARCHITECT

PROJECT NUMBER: 2403

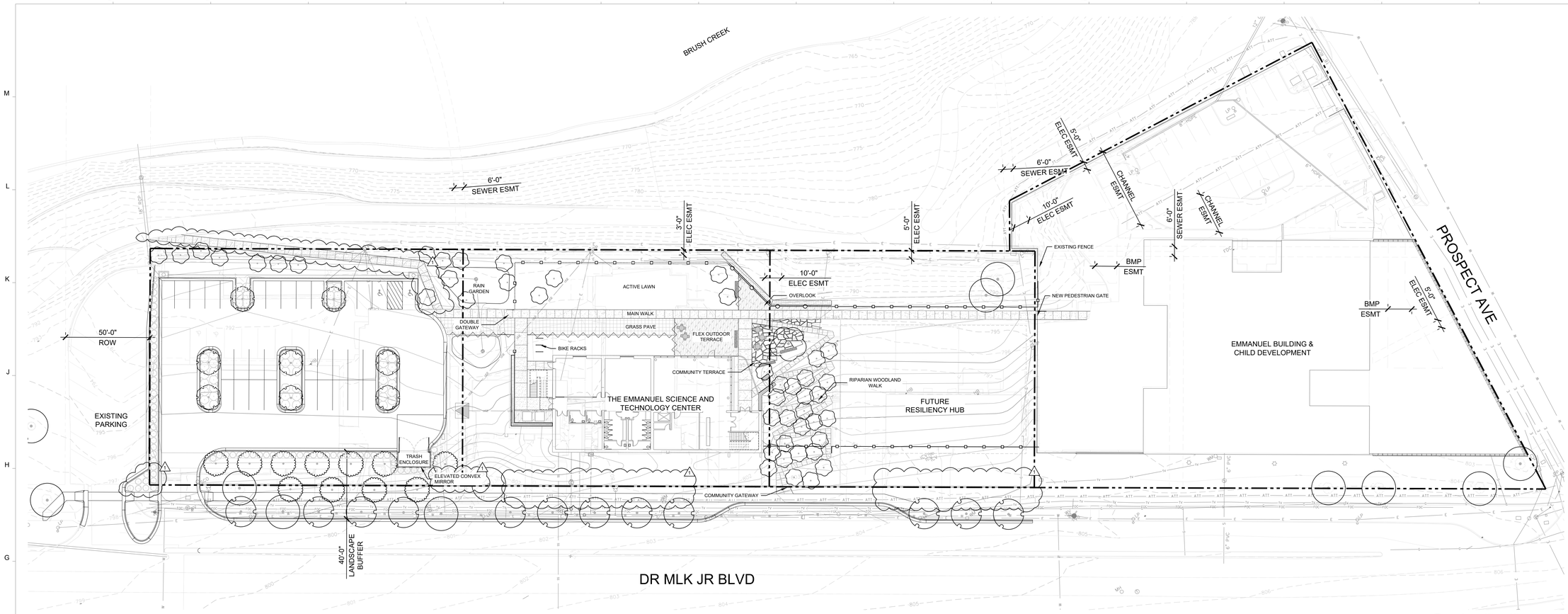
Emmanuel Science & Technology Center
2418 Swope Parkway, Kansas City, MO 64130

TREE REMOVAL PLAN

NOT FOR CONSTRUCTION

SUR LANDSCAPE ARCHITECTURE

L1.03



88-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	APPROVED
88-425-03 STREET TREES	18	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	8	8	
SHRUBS	39	56 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

SUR LANDSCAPE ARCHITECTURE

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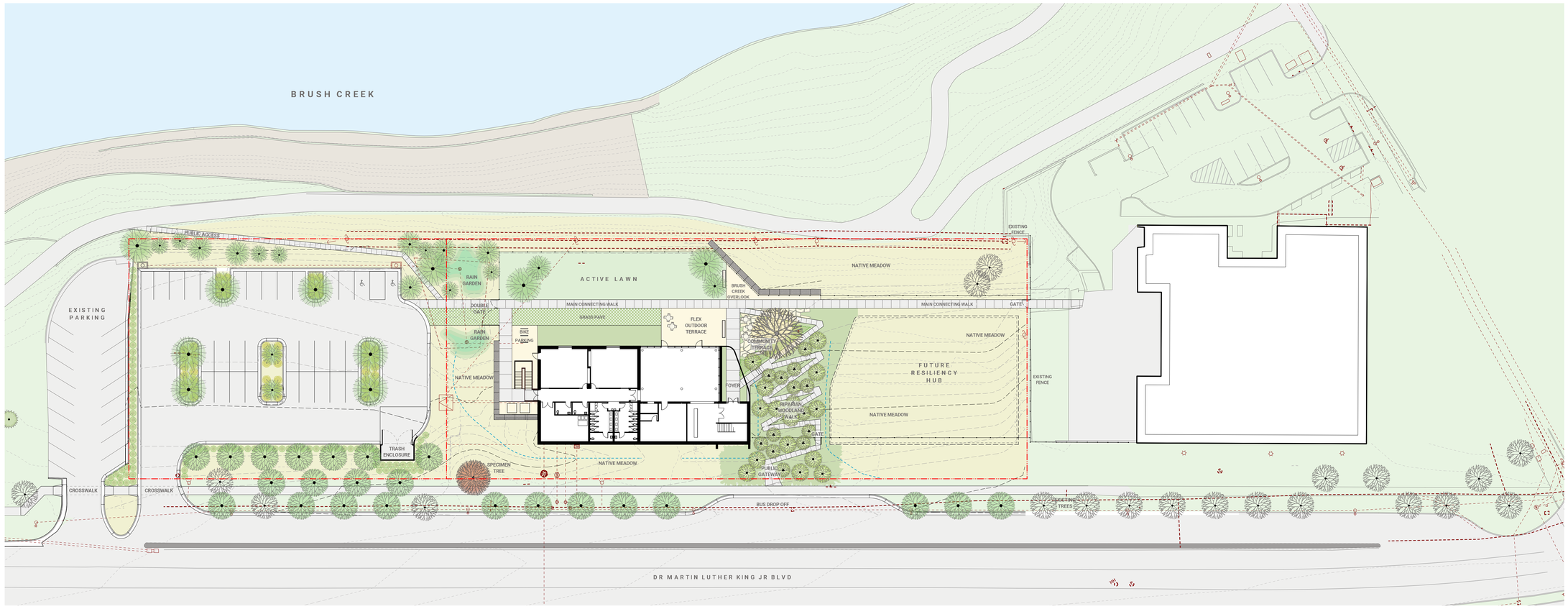
STATE OF MISSOURI
MARIA LANDONI DE ROSE
NUMBER PLA-2023036080
REGISTERED LANDSCAPE ARCHITECT

PROJECT NUMBER: 2403

Emmanuel Science & Technology Center
2418 Swope Parkway, Kansas City, MO 64130

LANDSCAPE PLAN

L1.04



NOT FOR CONSTRUCTION

SUR LANDSCAPE ARCHITECTURE

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MARIA LANDONI DE ROSE
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PROFESSIONAL LANDSCAPE ARCHITECT

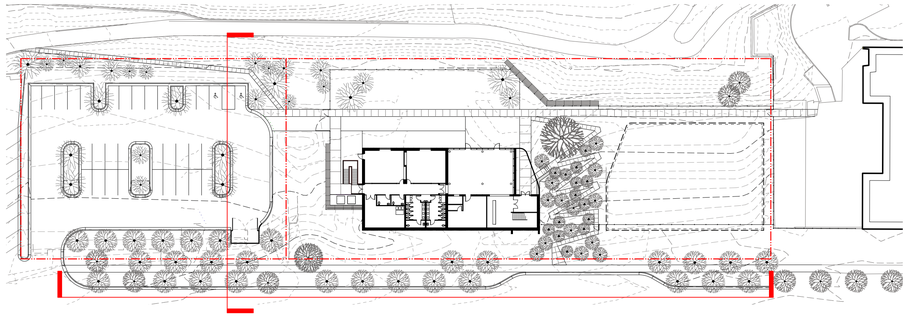
PROJECT NUMBER: 2403

Emmanuel Science & Technology Center

2418 Swope Parkway, Kansas City, MO 64130

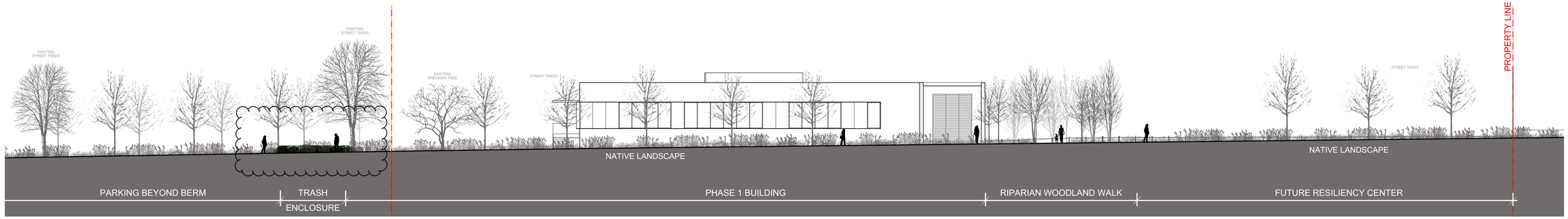
ILLUSTRATIVE SITE PLAN

L0.05



SCALE: 1/8"=1' 0' 1' 5' 10' 20' 30'

N-S SECTION



SCALE: 1/16"=1' 0' 10' 20' 40' 60'

E-W SECTION

NOT FOR CONSTRUCTION

SUR LANDSCAPE ARCHITECTURE

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Emmanuel Science & Technology Center
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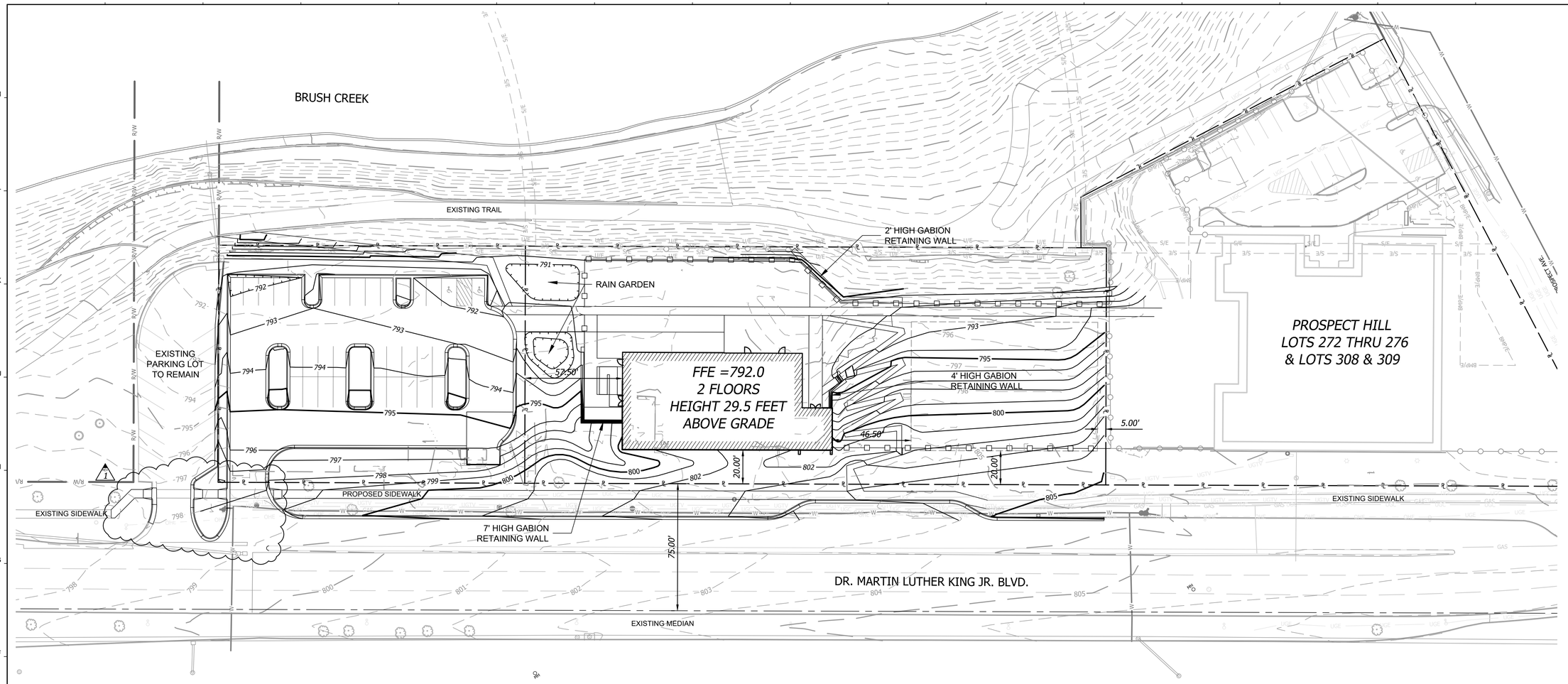
SITE SECTIONS

L7.02



GRADING NOTES

1. Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
2. Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
3. Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
4. Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Missouri. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
5. All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
6. All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
7. All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
8. All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.

FLOOD STATEMENT

The subject property lies within Flood Zone " X " (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain.), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).

Map Number: 29095C0266G
Panel No: 266 of 625
Map Revised Date: January 20, 2017

NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

GRADING LEGEND

- *980* — *FINISH GRADE MAJOR CONTOURS*
- *982* — *FINISH GRADE MINOR CONTOURS*
- *980* — *EXISTING GRADE MAJOR CONTOURS*
- *982* — *EXISTING GRADE MINOR CONTOURS*
- *PROPERTY LINE*

GROSS EARTHWORK QUANTITIES:

CUT: 2,819 CY
FILL: 1,777 CY
NET: 1,042 CY (CUT)

GRAPHIC SCALE
30 0 30

FOCAL

Architectural:
Focal Design Studio LLC
1722 Main Street
Kansas City, MO 64108
Contact: Kevin Wineinger
Phone: 708.903.7554

Civil:
BHC Engineering
7101 College Blvd, Suite #400
Overland Park, KS 66210
Contact: Eric Byrd
Phone: 913.663.1900

Landscape:
SUR Landscape Architecture
Contact: Maria Landoni
Phone: 816.200.0590

Structural:
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Kansas City, MO 64102
Contact: Monica Santos
Phone: 816.421.0950

Food Service
SanteeBecker Associates LLC
6700 Squibb Road, Suite #101
Mission, Kansas 66202
Contact: John Kennedy
Phone: 913.362.1800

ISSUED FOR:	DATE
Development Plan Application	01.13.2025
Resubmittal 001	02.14.2025

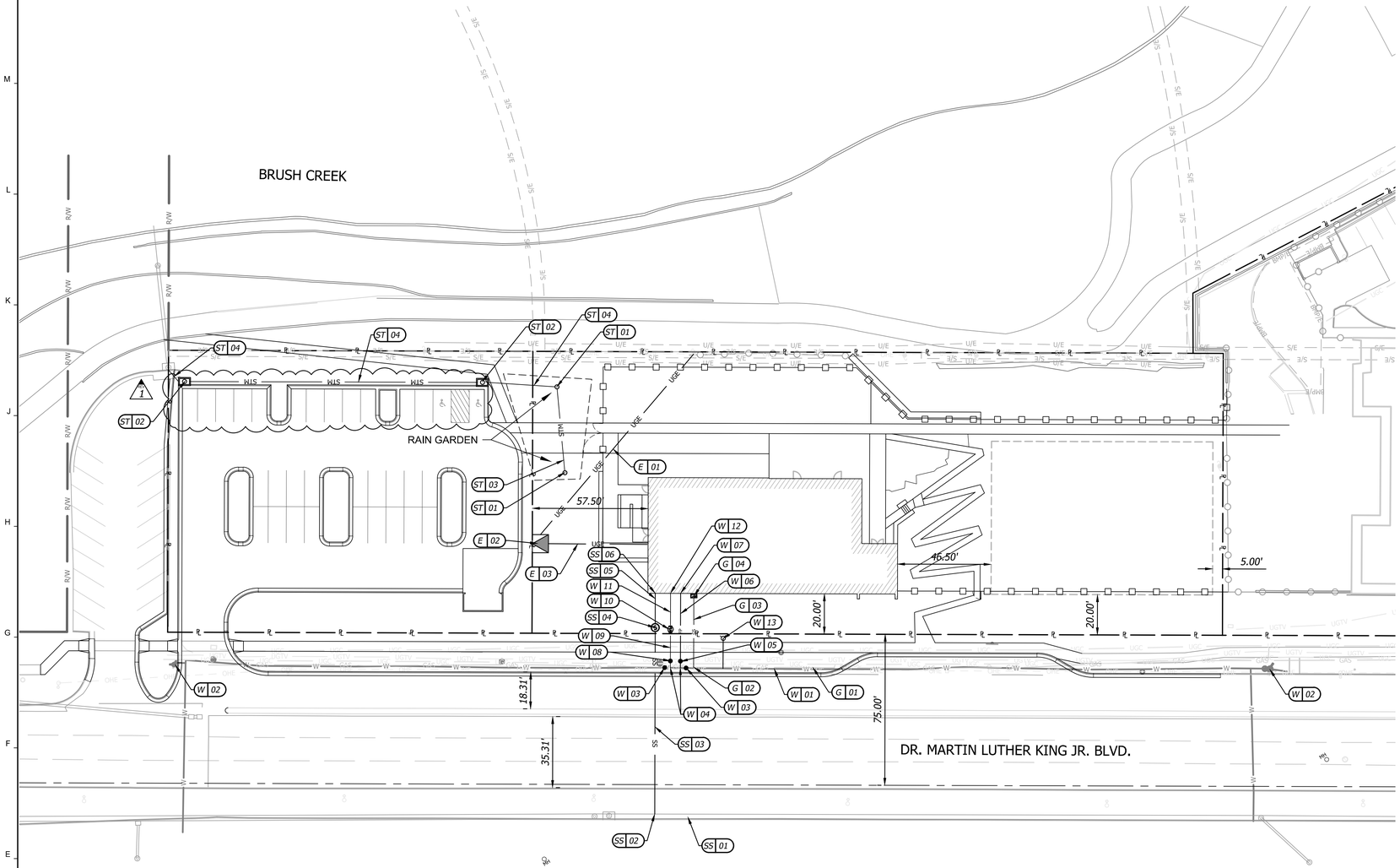
STATE OF MISSOURI
ERIC BYRD
02/14/2025
NUMBER PE-2018013633
PROFESSIONAL ENGINEER

PROJECT NUMBER: 24.044

Emmanuel Science & Technology Center
2418 Swope Parkway, Kansas City, MO 64130

GRADING PLAN

C3.0



X 00 UTILITY CONSTRUCTION NOTES

W - WATER SERVICE INFORMATION - KC WATER

01 EXISTING 6" WATER MAIN .
02 EXISTING FIRE HYDRANT.
03 INSTALL 6" SOLID SLEEVE AND 6" VALVE ON EXISTING MAIN, REFER TO KCMO WATER SERVICES DETAIL 6215.
04 INSTALL 6"X6"X6" TEE.
05 INSTALL 6" GATE VALVE WITH 6" X4" REDUCER.
06 INSTALL 35 LF OF 6" DUCTILE IRON PIPE-CLASS 50 WITH POLYWRAP FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER OF 48", MAXIMUM COVER OF 60".
07 CONNECT FIRE PROTECTION LINE TO BUILDING PLUMBING; SEE MEP PLANS.
08 INSTALL 6" GATE VALVE WITH 6"X2" REDUCER AND CURB STOP PER KC WATER STANDARDS.
09 INSTALL 15 LF OF 2" DOMESTIC SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 48", MAXIMUM COVER OF 60".
10 INSTALL 2" DOMESTIC WATER METER WITH BYPASS CONNECTION WITH A SEALED LOCKABLE OS&Y VALVE IN PIT PER KC WATER DRAWING 6207.
11 INSTALL 18 LF OF 3" DOMESTIC SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 48", MAXIMUM COVER OF 60".
12 CONNECT DOMESTIC SERVICE LINE TO BUILDING PLUMBING; RE: PLUMBING PLANS.

E - ELECTRIC SERVICE INFORMATION - EVERGY

01 CONTRACTOR TO INSTALL PRIMARY UNDERGROUND ELECTRIC SERVICE FROM EXISTING ELECTRIC POLE TO TRANSFORMER PAD.
02 PROPOSED TRANSFORMER PAD.
03 CONTRACTOR TO INSTALL SECONDARY UNDERGROUND ELECTRIC SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING; RE: ELECTRICAL PLAN.

G - GAS SERVICE INFORMATION - SPIRE

01 EXISTING GAS MAIN.
02 TAP EXISTING GAS MAIN FOR SERVICE LINE; COORDINATE W/ SPIRE.
03 INSTALL 93 LF GAS SERVICE LINE.
04 GAS CONNECTION TO METER; RE: PLUMBING PLAN.

ST - STORM SEWER INFORMATION - KC WATER

01 INSTALL 18" NYLOPLAST DRAIN BASIN.
02 INSTALL CURB INLET.
03 INSTALL 10" HDPE STORM PIPE.
04 INSTALL 15" HDPE STORM PIPE.

SS - SANITARY SEWER INFORMATION - KC WATER

01 EXISTING 30" COMBINED SEWER.
02 PROPOSED TEE CONNECTION; FL = 789.75
03 INSTALL 92 LF 6" PVC SANITARY SEWER SERVICE LINE AT 1% MINIMUM SLOPE.
04 INSTALL 4' DIA. CONCRETE SAMPLING MH; FL OUT = 790.67, FL IN = 790.67, RIM = 801.00
05 INSTALL 17 LF 6" PVC SANITARY SEWER SERVICE LINE AT 1% MINIMUM SLOPE.
06 CONNECT TO BUILDING PLUMBING; RE: PLUMBING PLAN.

UTILITY NOTES

1. Contractor shall refer to all specifications, guidelines, and installation drawings from City of Kansas City, AT&T, Evergy, Spire , & Spectrum for the installation of all service lines.
2. The information shown on these plans concerning the type and location of underground utilities is not guaranteed to be accurate or all inclusive. The contractor is responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for making his own verification as to type and location of underground utilities as may be necessary to avoid damage thereto.
3. Contractor to ensure 6" minimum separation between utilities at crossings. Contractor to call engineer if any conflicts between utilities are found.
4. Fire Line Notes:
   - 4.1. All private fire lines shall be installed in accordance with NFPA 24, and other applicable codes and standards.
   - 4.2. Contact the Fire Department to schedule inspections prior to private fire lines being backfilled.
   - 4.3. Contact the Fire Department to witness scheduled hydrostatic tests and flushes of private fire lines.
5. Stub all connections to within 5' of the building to provide connection into the building by mechanical/plumbing contractor.

GRAPHIC SCALE
30 0 30

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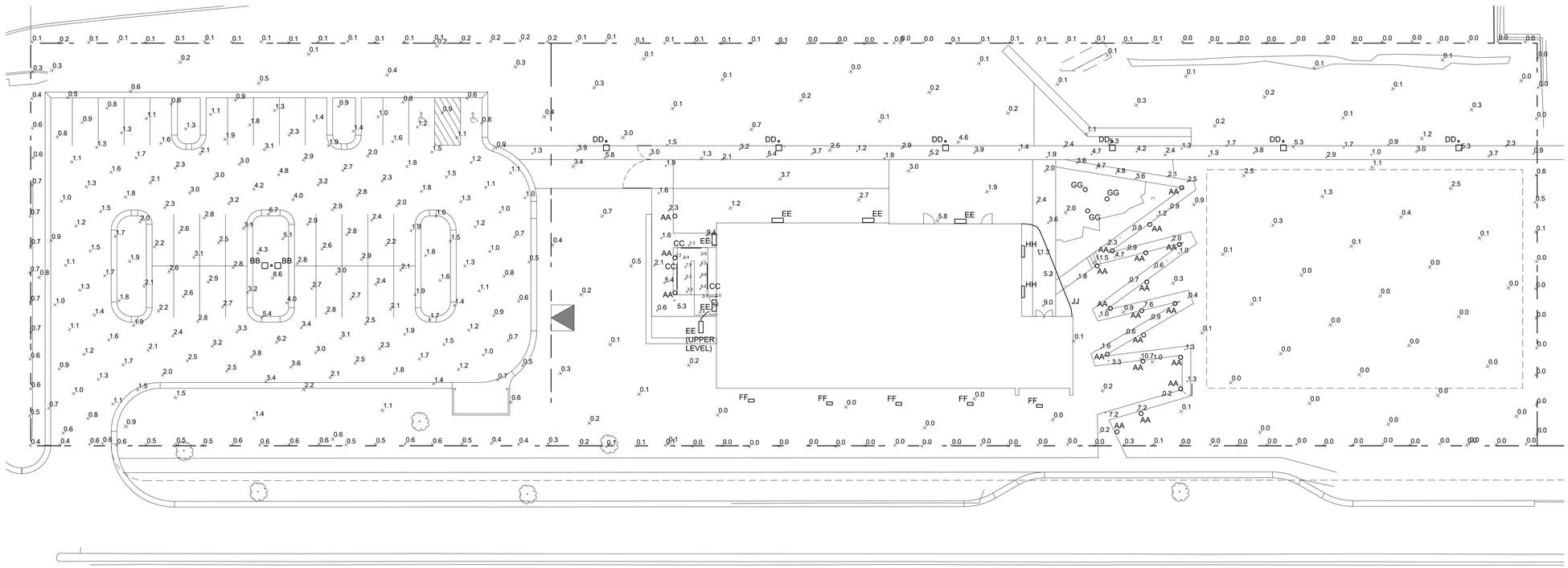
2418 Swope Parkway, Kansas City, MO 64130

UTILITY PLAN

C4.0

Image	Symbol	Label	Description	Lamp	LLF	Wattage	Polar Plot
		AA	LED PATHWAY LIGHT WITH SHADE, STAKE MOUNT. 24" MOUNTING HEIGHT.	LED, 3000K, 80 CRI, 231 LUMENS	0.8	7	Max: 88cd
		BB	LED AREA LIGHT. TYPE IV FORWARD THROW DISTRIBUTION WITH HOUSE SIDE SHIELD. 25 FOOT POLE ON 3 FOOT CONCRETE BASE. DARK SKY APPROVED.	LED, 4000K, 70 CRI, 38,655 LUMENS	0.8	309	Max: 28098cd
		CC	LED INTEGRAL HANDRAIL LUMINAIRE. 36" ABOVE SURFACE.	LED, 4000K, 70 CRI, 252 LUMENS PER FOOT. 3 WATTS PER FOOT.	0.8	3	Max: 81cd
		DD	LED AREA LIGHT , TYPE III DISTRIBUTION. 10 FOOT POLE ON 6" CONCRETE BASE. DARK SKY APPROVED.	LED, 4000K, 70 CRI, 5000 LUMENS.	0.8	34	Max: 3110cd
		EE	LED WALL MOUNT LUMINAIRE. SYMMETRIC DOWN DISTRIBUTION. 11' ABOVE GRADE.	LED, 4000K, 70 CRI, 1893 LUMENS.	0.8	23	Max: 1745cd
		FF	LED FACADE FLOODLIGHT WITH ADJUSTABLE KNUCKLE. NEMA 6H X 6V WIDE DISTRIBUTION. GROUND MOUNT.	LED, 3000K, 70 CRI, 3900 LUMENS	0.8	49	Max: 1879cd
		GG	LED TREE UPLIGHT. STAKE MOUNT, 40 DEGREE FLOOD DISTRIBUTION. GROUND MOUNT.	LED, 3000K, 80 CRI, 1120 LUMENS	0.8	12	Max: 1626cd
		HH	LED MULLION MOUNT LINEAR, ASYMMETRIC DISTRIBUTION. 11' ABOVE GRADE.	LED, 4000K, 80 CRI, 4120 LUMENS	0.8	39	Max: 2654cd
		JJ	LED FLEXIBLE ENCASULATED LUMINAIRE, DOWNLIGHT ORIENTATION	LED, 3000K, 70 CRI, 295 LUMENS PER FOOT, 3 W PER FOOT.	0.8	2.95	Max: 84cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Sidewalk	+	2.8 fc	11.2 fc	0.2 fc	56.0:1	14.0:1
Main Connecting Walk	+	3.0 fc	5.8 fc	0.8 fc	7.3:1	3.8:1
Main Entry Walkway	+	5.6 fc	11.3 fc	2.0 fc	5.7:1	2.8:1
Parking Lot	+	2.0 fc	8.6 fc	0.5 fc	17.2:1	4.0:1
Property Line - North South and West	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A
Property Line East	+	0.1 fc	0.8 fc	0.0 fc	N/A	N/A
Site General	+	0.8 fc	11.5 fc	0.0 fc	N/A	N/A
West Sidewalk	+	3.8 fc	10.6 fc	0.6 fc	17.7:1	6.3:1



NORTH

SITE LIGHTING PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

0 4' 8' 16'

FOCAL

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STATE OF MISSOURI
PATRICK SCOTT JENSEN
NUMBER PE-2021016753
PROFESSIONAL ENGINEER

2025-01-13

PROJECT NUMBER: 24.044

Emmanuel Science & Technology Center
2418 Swope Parkway, Kansas City, MO 64130

SITE LIGHTING PHOTOMETRIC PLAN

ES101

Meeting Sign-In Sheet

Project Name and Address

Emmanuel Science & Technology Center

2418 Dr. Martin Luther King Jr. Blvd, Kansas City, MO 64130

Name	Address	Phone	Email
Kevin Wineinger	1722 Main St Kansas City, MO 64108	708-903-7554	kwineinger@focaldesign studio.com
Nikola Braynov	1722 Main St Kansas City, MO 64108	316-300-0632	nbraynov@focaldesign studio.com
Deborah Mann	4736 Prospect Ave Kansas City, MO 64130	816-921-3164	dmann1936@gmail.com
Claire Campbell	4177 Broadway Blvd Suite 100 Kansas City, MO 64111	913-302-2612	ccampbell@iff.org
Chris Hillman	2405 Grand Blvd Suite 800 Kansas City, MO 64108	816-221-9445	chillman@hardwicklaw.com
Ashley Pavlu	850 Main St Kansas City, MO 64105	888-304-4929	apavlu@mccowngordon.com

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00004 / CD-CPC-2025-00008 / CD-CPC-2025-00037

Meeting Date: February 25th, 2025

Meeting Location: Virtual (Zoom)

Meeting Time (include start and end time): 5:30 - 6:15 pm

Additional Comments (optional):

Project Description:

New construction of a 12,500 square foot education center, park space and, parking lot. The project is in consideration of a Development Plan, Area Amendment Plan, and Rezoning to District B1-1.

Meeting Summary:

Six representatives of the project team attended the Public Engagement meeting.
No members of the Neighborhood Association or owners of property within 300 feet of the subject property that were invited by mail attended the Public Engagement meeting.
No comments.

View results

Respondent

45 Lauren Young

227:42
Time to complete

1. Checklist Review Type *

- (●) Controlling (Playbook Checklist)
- ( ) Non-Controlling (General Checklist)

Case Overview (Playbook Checklist)

2. District Planner *

Lauren Young (5th)

3. Date of Review *

1/24/2025

4. Location

2416 Dr. Martin Luther King Jr. Blvd

5. Case # *

CD-CPC-2025-00004

6. Case Type *

Development Plan

7. Companion Case #

CD-CPC-2025-00008

8. Companion Case Type

Rezoning

9. Area Plan *

Swope

10. Future Land Use *

- [ ] Low Density Residential
- [ ] Medium Density Residential
- [x] Medium-High Density Residential
- [ ] High Density Residential
- [ ] Residential Urban Low Density
- [ ] Residential Urban
- [ ] Mixed-Use Neighborhood
- [x] Mixed-Use Community
- [ ] Downtown Residential
- [ ] Downtown Mixed-Use
- [ ] Downtown Core
- [ ] Office/Residential
- [ ] Office
- [ ] Commercial
- [ ] Light Industrial
- [ ] Industrial
- [ ] Heavy Industrial
- [ ] Open Space/Buffer
- [ ] Conservation District
- [ ] Institutional
- [ ] Other

Project Analysis (Playbook Checklist)

Only complete relevant analysis sections. Refer to Division SOP for case review consideration questions.

11. Land Use Impact Analysis

Most of the site is currently zoned B1-1 and assigned Mixed Use Community on the FLU. Two of the parcels are currently zoned R2.5 and are recommended to be Med-High Density Residential. With an area plan amendment to Mixed Use Community this proposal will be more aligned with the area plan.
South of the site there is a senior living home, a church, and an automotive shop. To the east is the existing building of the EFCDC and to the north is Brush Creek. The design of this proposal corresponds with the character of the existing building and is an appropriate transition from the learning center down to the parking lot.

12. Mobility Impact Analysis

This site has good internal connection throughout the campus and also connects to the trail heads of Brush Creek. There could be more external connection to the sidewalk along MLK blvd and through the parking lot.

13. Sustainability Impact Analysis

This development includes the creation of a park, in collaboration with the Missouri Dept of Conservation, that will contain a "dense forest of trees with a native understory, providing a place of cooling and introducing native plants and pollinators into the local ecosystem". This is proposed to offset the decrease in pervious surface that will be the result of building on this site. According to the stormwater study submitted by the applicant, underground stormwater chambers are sufficient for the site. The site plan demonstrates extremely robust landscaping that screens the parking lot from street view. It also includes a native rain garden, active lawn, and a native meadow.

14. Housing Impact Analysis

Phase three of this plan does include housing, primarily for the employees of the early learning center and possibly some for rent to the public. 12-16 units more than what is currently on this site so there will be a net increase in housing with this development.

15. Public Realm Impact Analysis

This development will create semi public spaces for the gathering of the community. It also creates a cultural asset to the community by providing services to those who work for the early learning center, those who utilize the learning center and science/tech center, and those who may use the resiliency hub. The buildings reinforce the street edge and encourage alternate modes of transportation. The site provides ample connections to brush creek which will soon be a connector park, enhancing the overall public space.

16. Additional Analysis

Node Form Characteristics
• Nodes are compact development with a small development ‘footprint’
• Buildings that reinforce or re-create the street wall place inviting entrances on the sidewalk and shift parking lots to the side and rear areas
• Intersections are reinforced with building mass
• Nodes serve the motorists, the transit user, and the pedestrian
•Nodes have clearly defined edges and transitions

Node Form Guidelines
• A dense and diverse mix of buildings should be situated on compact pedestrian scale blocks with high lot coverage, and typically at a higher scale and intensity than other areas of the city
• Any new structure should be built with the façade covering at least 70% of the primary street frontage
Buildings should be designed to provide ‘human scale’ and high level of transparency at the ground level. All buildings shall maintain a continuous, transparent, highly permeable and active street wall. The use of spandrel, reflective, and mirrored glass is not appropriate
• Sidewalks should be wide within a node and accommodate landscaping, pedestrian lighting, outdoor seating, and other elements/activities that encourage pedestrian activity
• Nodes should include streetscape improvements, gateways, and public spaces/plazas integrated with development to create a cohesive and special character
• Some nodes may have a special or distinctive architectural theme and where this exists it should be reflected in new buildings

17. Other Relevant City Plans

Major Street Plan, Small Neighborhood or Streetscape Plan, TrailsKC Plan, Walkability Plan, etc.

18. Overall Alignment with Area Plan *

- (●) High
- ( ) Medium
- ( ) Low

19. Development Form Designation *

Node

20. Development Form Guidelines Evaluation *

- (●) High
- ( ) Medium
- ( ) Low

21. Global Design Guidelines Evaluation *

	High	Medium	Low	N/A	More Information Needed
Accommodates safe and convenient travel access	◉	○	○	○	○
Avoids creating or perpetuating barriers	◉	○	○	○	○
Creates new neighborhoods with distinctive character	◉	○	○	○	○
Enhances the safety and inclusiveness for everyone	◉	○	○	○	○
Improves access to daily needs	◉	○	○	○	○
Improves opportunities for affordable housing	◉	○	○	○	○
Integrates with the surrounding area	◉	○	○	○	○
Minimizes impact on the natural environment	◉	○	○	○	○
Preserves, refurbishes, and reuses historic buildings	○	○	○	◉	○
Provides a mix of uses or increases housing diversity	◉	○	○	○	○
Provides a continuous street network	○	◉	○	○	○
Provides well-designed and activated public spaces	◉	○	○	○	○
Supported by infrastructure designed to last 100 years	○	◉	○	○	○
Uses infill sites and existing infrastructure effectively	○	○	○	◉	○

22. Goal Supporting Criteria Evaluation *

Refer to Checklist Handbook for individual criterion under each Playbook Goal

	High	Medium	Low	N/A	More Information Needed
Connected City	◉	○	○	○	○
Diversity & Opportunity	◉	○	○	○	○
Healthy Environment	◉	○	○	○	○
History, Arts & Culture	◉	○	○	○	○
Parks & Open Space	◉	○	○	○	○
People of All Ages	◉	○	○	○	○
Smart City	○	○	○	◉	○
Strong & Accessible Neighborhoods	○	◉	○	○	○
Sustainable & Equitable Growth	◉	○	○	○	○
Well-Designed City	◉	○	○	○	○

23. Overall Alignment with KC Spirit Playbook *

High - project advances multiple Playbook Goals/Guidelines and requires minimal conditions/corrections
Medium - project advances several Playbook Goals/Guidelines but requires some conditions/corrections
Low - project advances few Playbook Goals/Guidelines and requires multiple conditions/corrections

- ◉ High
- ○ Medium
- ○ Low

24. Staff Comments *

This development plan highly aligns with both the Swope Area Plan and the KC Spirit Playbook. It advances almost every goal and aligns with almost every design guideline.

25. Recommended Conditions/Corrections

Consider moving the curb cut to the right side of the parking lot and the trash enclosure to the top left corner to avoid potential collisions.

Include on the site plan a pedestrian connection from the parking lot to the sidewalk along MLK Blvd.