

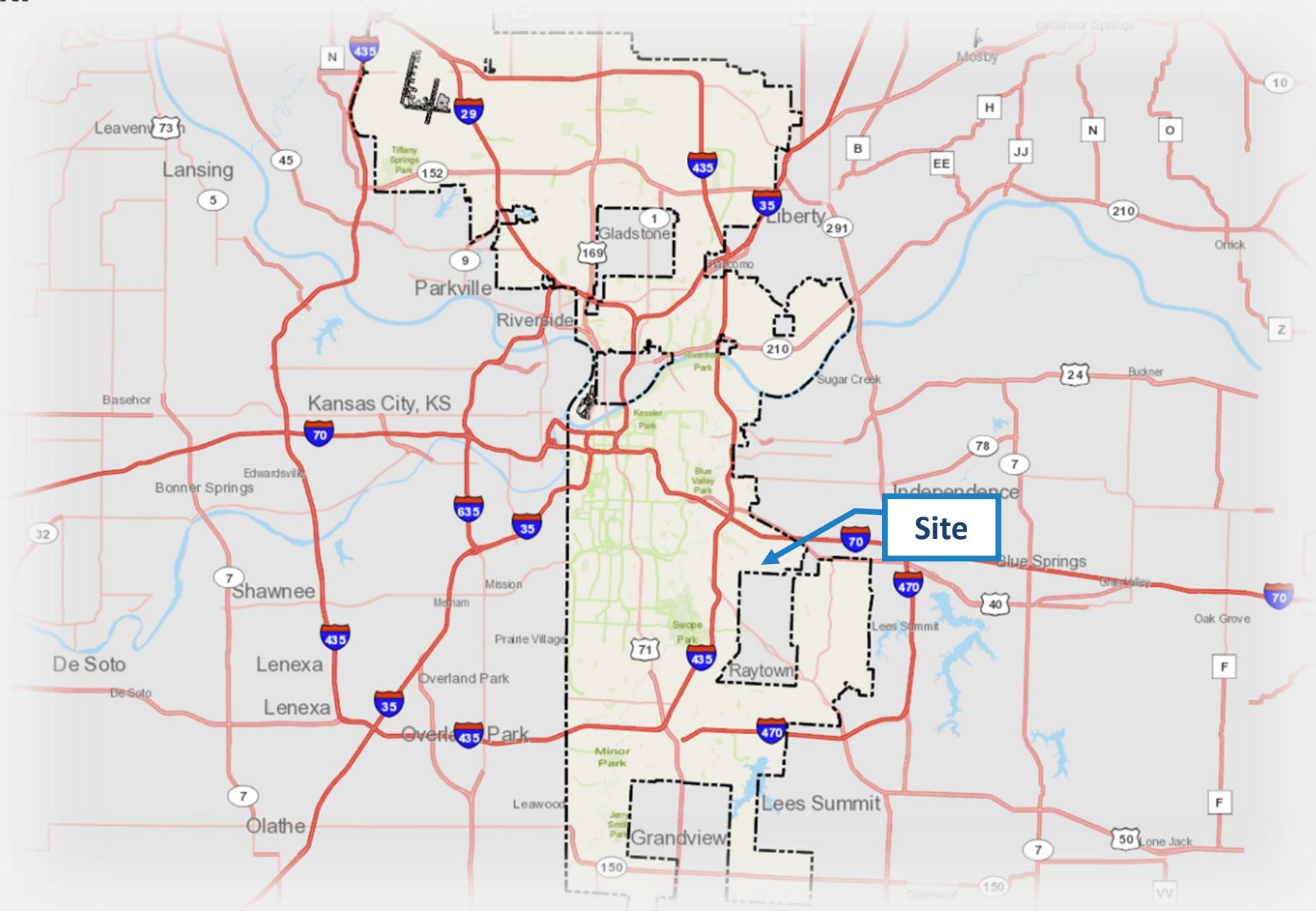
Docket #8
CD-CPC-2026-00023
Development Plan – M1-5

5019 Raytown Road

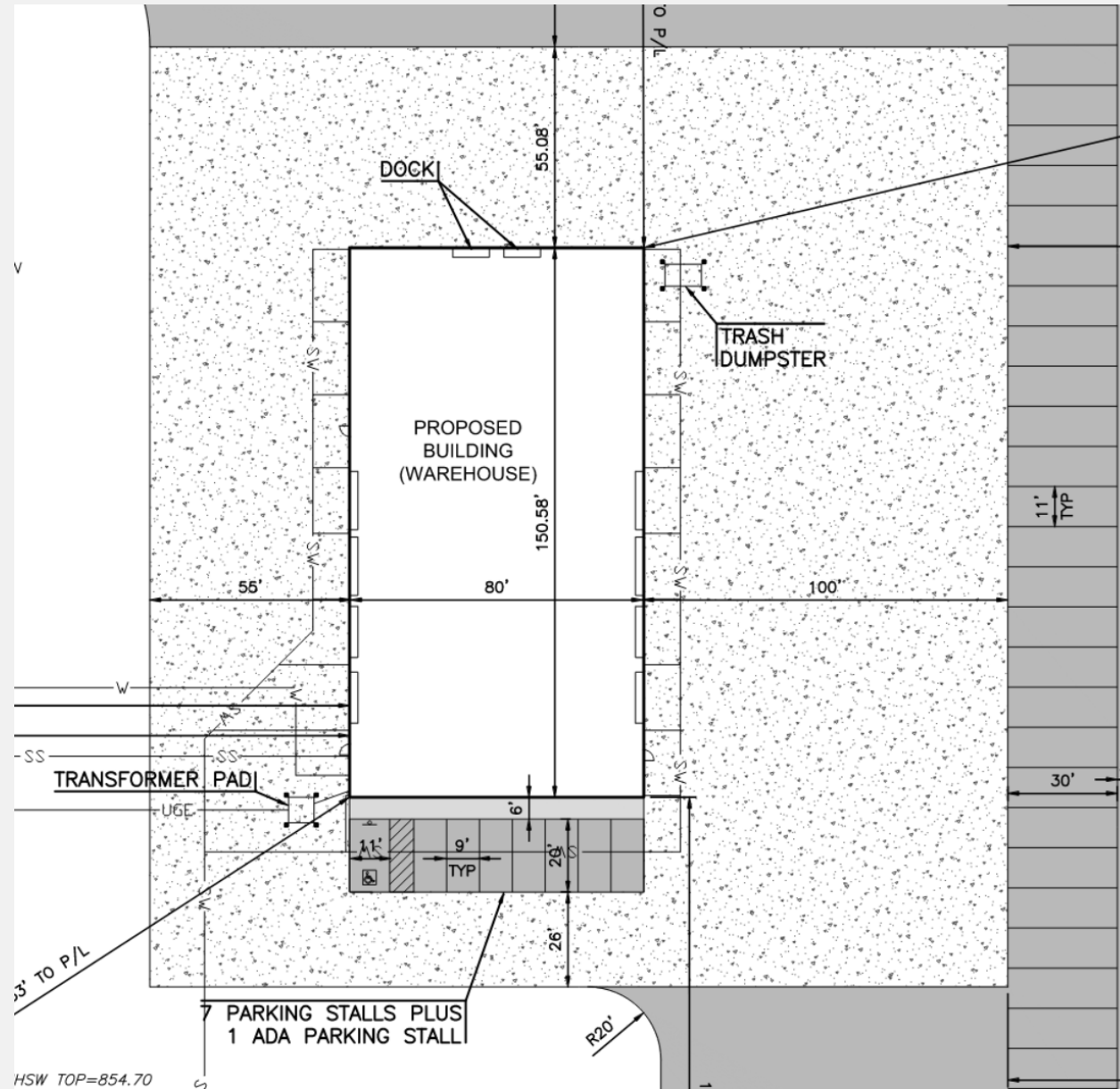
April 15, 2026

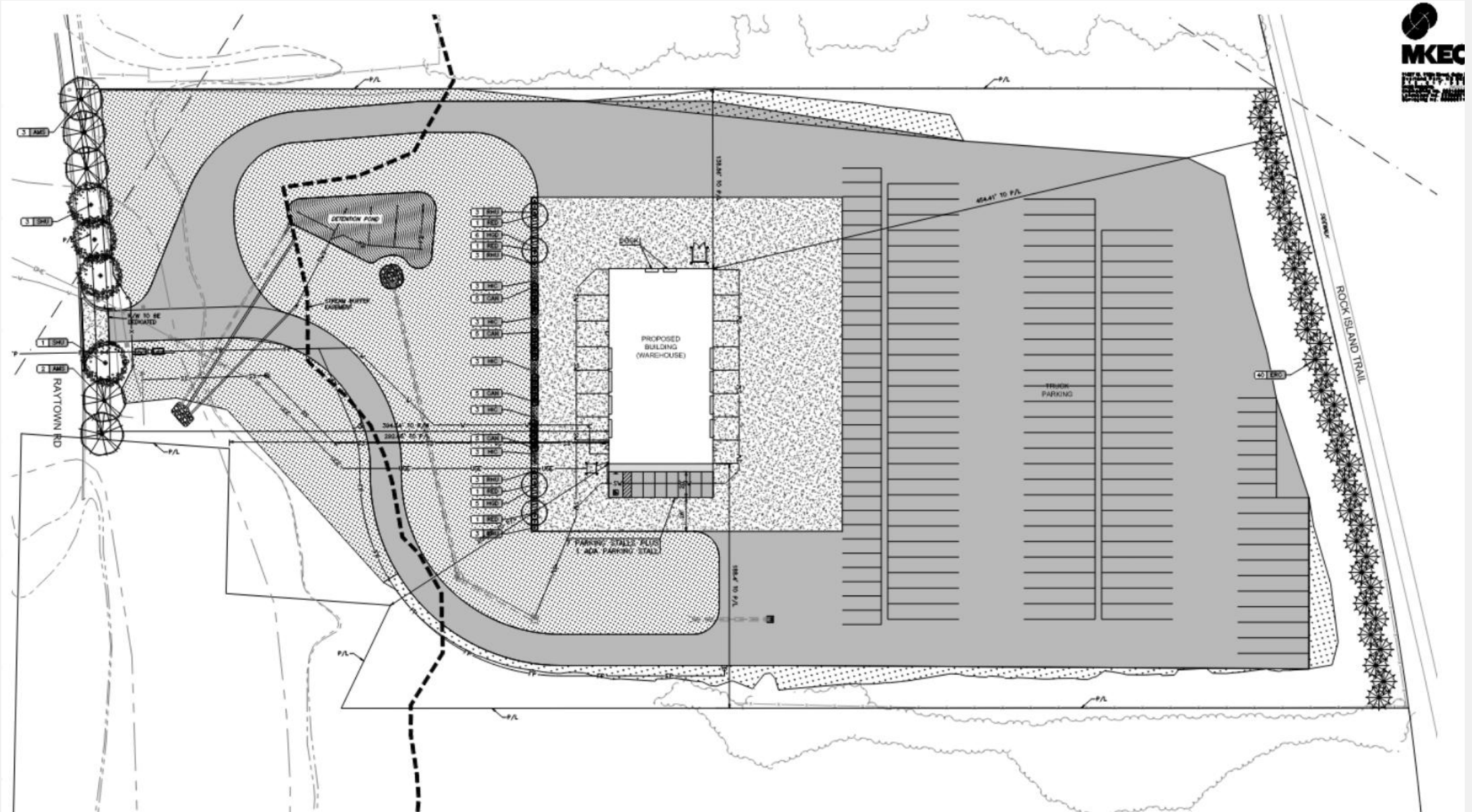
City Planning Commission

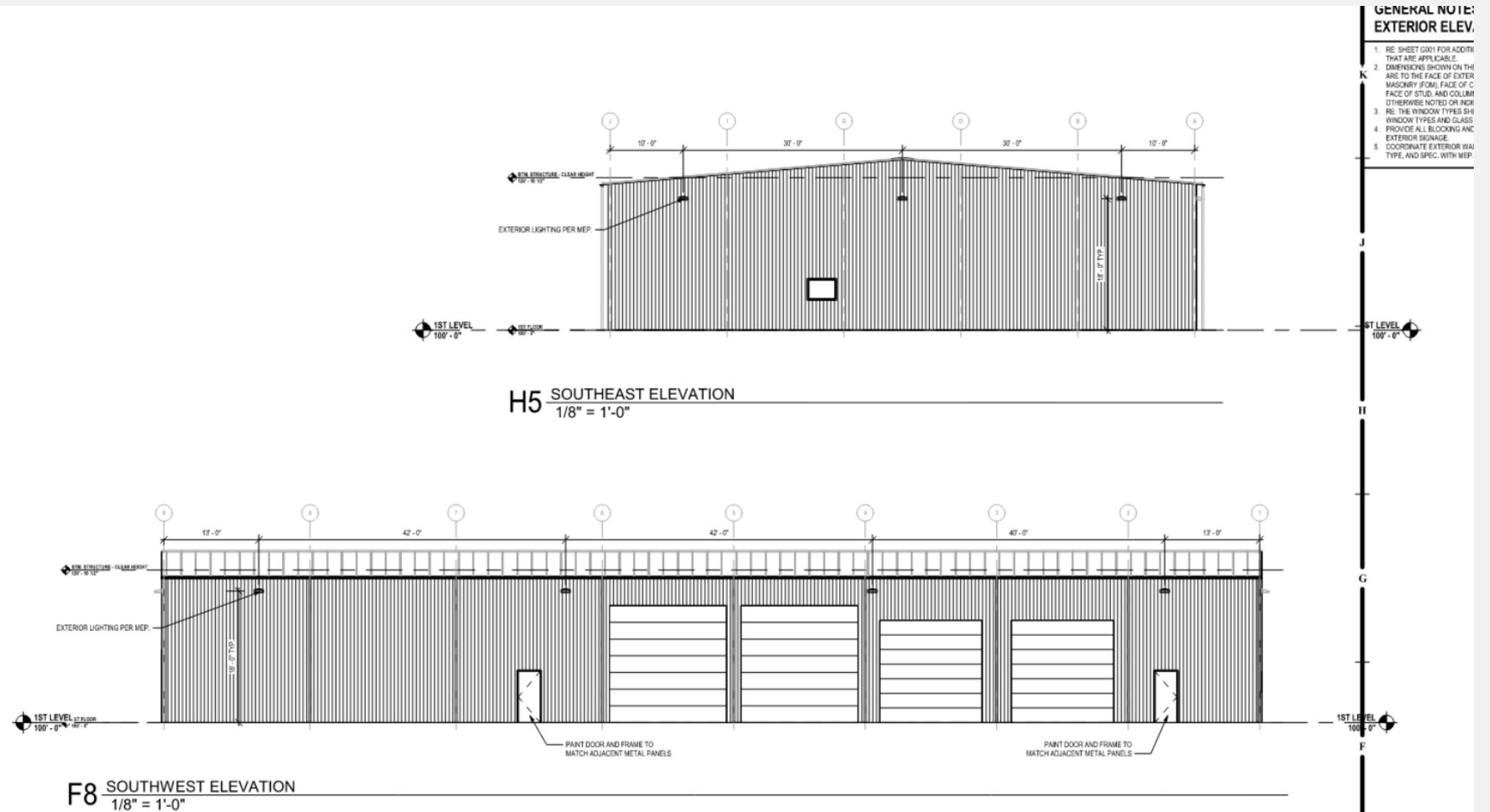


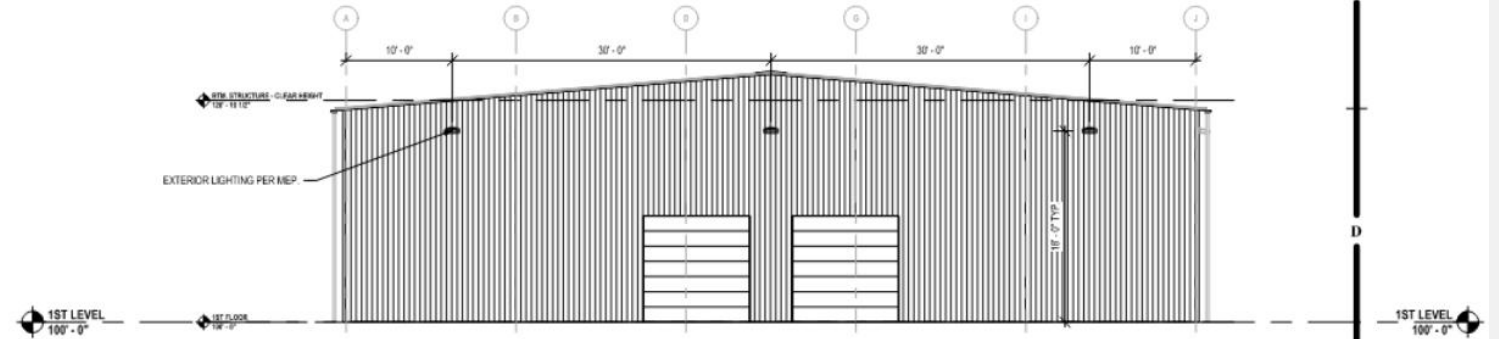




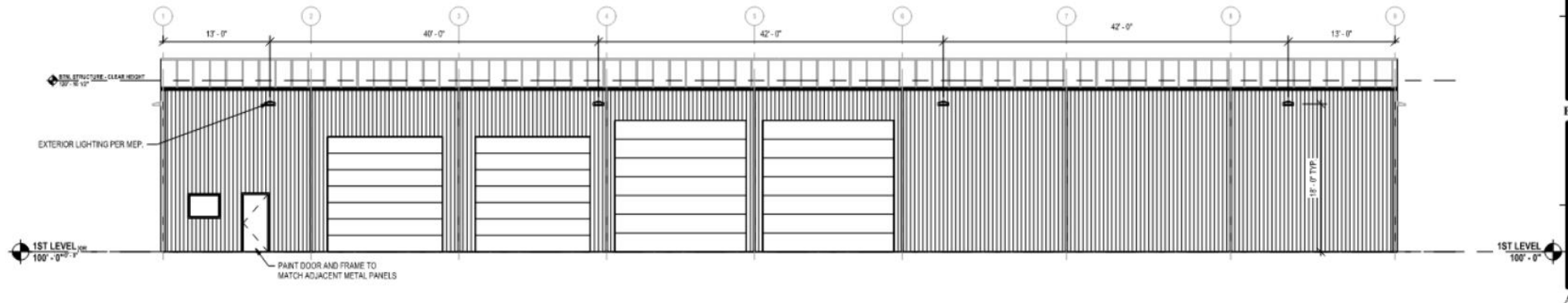






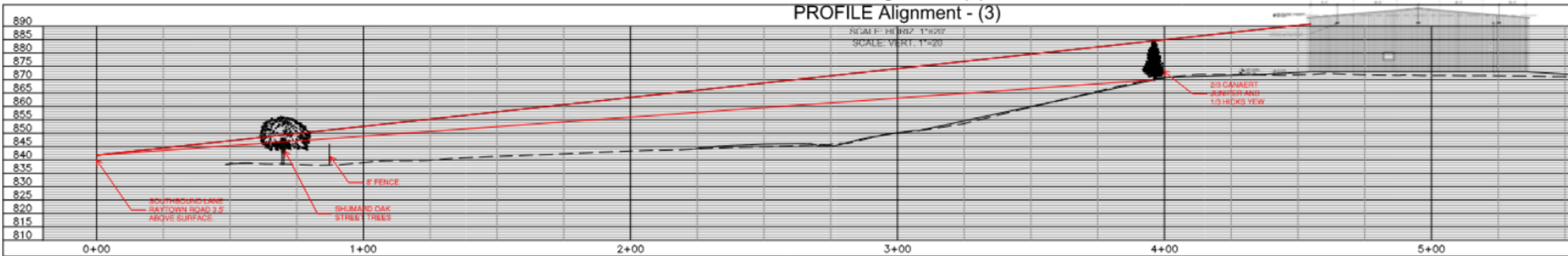


D5 NORTHWEST ELEVATION
1/8" = 1'-0"



A8 NORTHEAST ELEVATION
1/8" = 1'-0"

PLAN Alignment - (3)
PROFILE Alignment - (3)





Outstanding Corrections

- Corrections 1-4 regarding dumpster screening and landscaping requirements have been addressed.
- Parking & Loading 88-420
 - Three short-term bicycle parking spaces required.
 - The applicant submitted an alternative parking compliance plan.
- Pedestrian Standards 88-450
 - A sidewalk connection is required from all adjacent public rights-of-way.
 - The applicant has submitted a variance.

Conditions

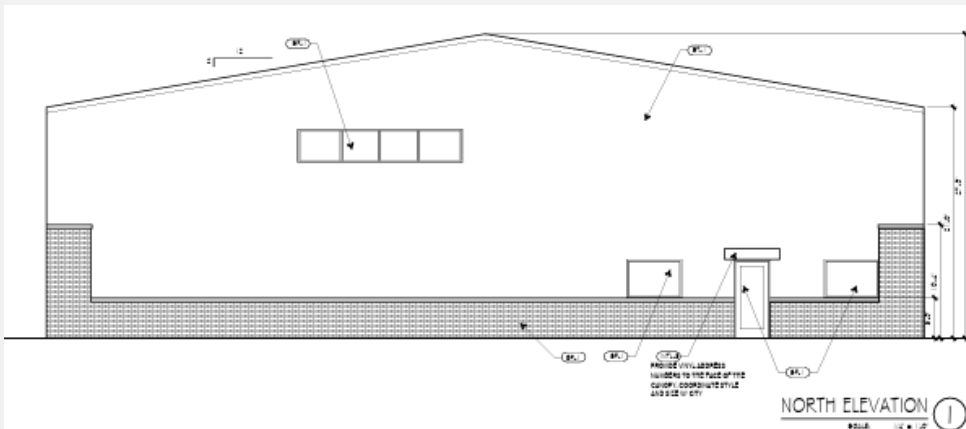
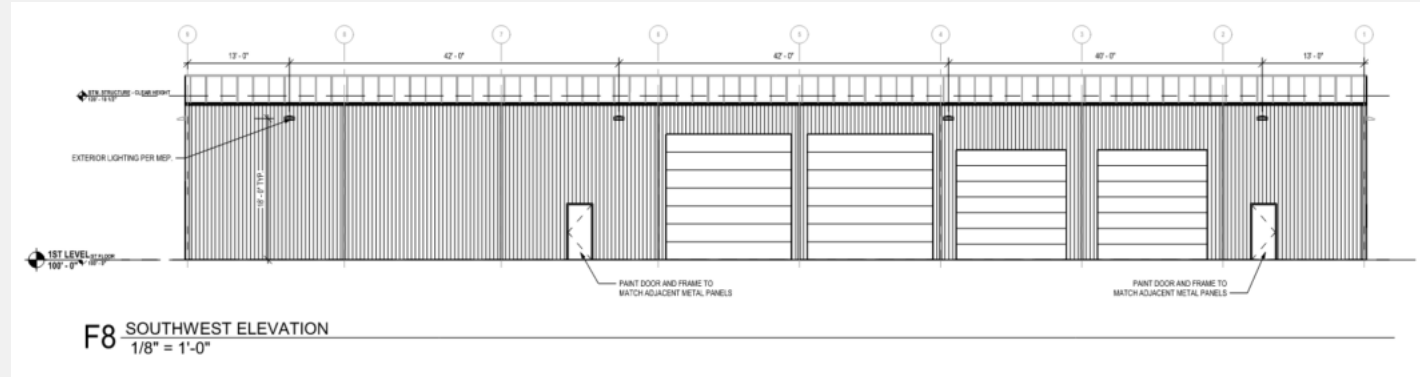
- 15. The applicant shall revise the building elevations to apply high quality building materials including but not limited to brick, stone, cast stone, finished concrete, stucco (not EIFS), metal (not sheet or pan style), or cement board to the front facade of the proposed building facing Raytown Road to increase alignment with design guidelines in the area plan and KC Spirit Playbook and Raytown Road's identified Image Street status. This shall be completed prior to ordinance request.
- 16. The applicant shall revise elevations to add eye-level windows with two-way transparency, clerestory windows, or material changes to the front facade of the proposed building facing Raytown Road to better align with the Well-Designed City goal of the KC Spirit Playbook. Denote on the elevations the material type and location on the elevation drawings. This shall be completed prior to ordinance request.

KC Spirit Playbook Goals

- Well-Designed City – (Global Design Guidelines)
- Strong and Accessible Neighborhoods – (Quality Development)

Blue Ridge Area Plan

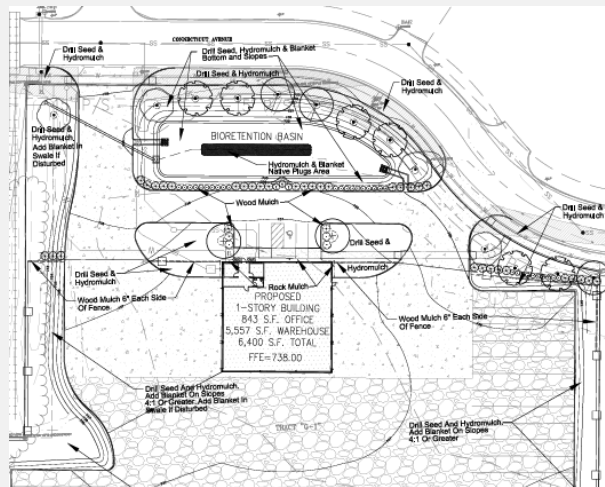
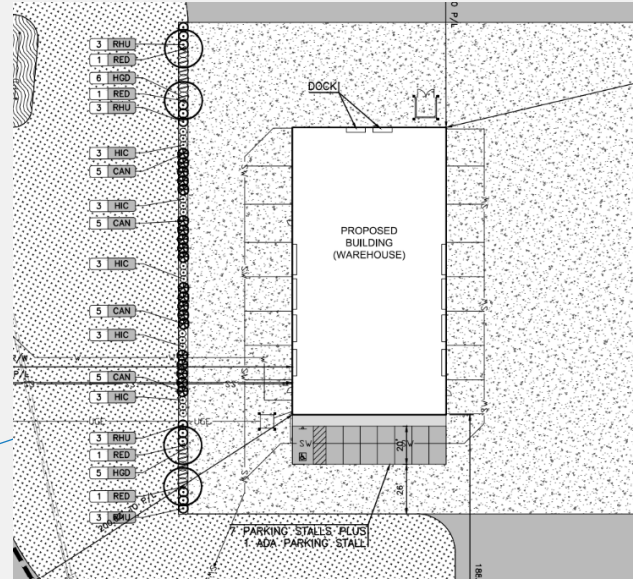
- Development Form Guidelines
 - Windows – **Design buildings to minimize long windowless walls** and services areas **visible from public streets.**
 - Materials – **Architectural materials should complement the character** of the existing built environment. Suggested materials include **brick, wood, metal, glass, concrete, stone, stucco, cast stone, terracotta, and masonry**



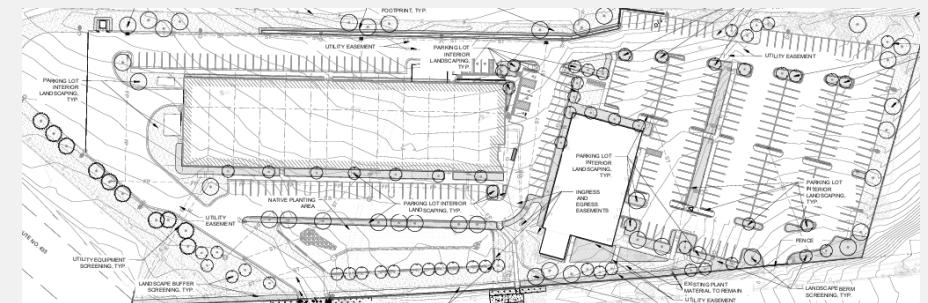
5959 Connecticut Ave. (CD-SUP-2025-00011)



9876 Hickman Mills Dr. (CD-AA-2025-00051)



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Staff Recommendation

Case No. CD-CPC-2026-00023

Development Plan – M1-5

Approval with Conditions