Docket #1.1 & #1.2

CD-CPC-2025-00065
Area Plan Amendment

CD-CPC-2025-00057
Rezoning

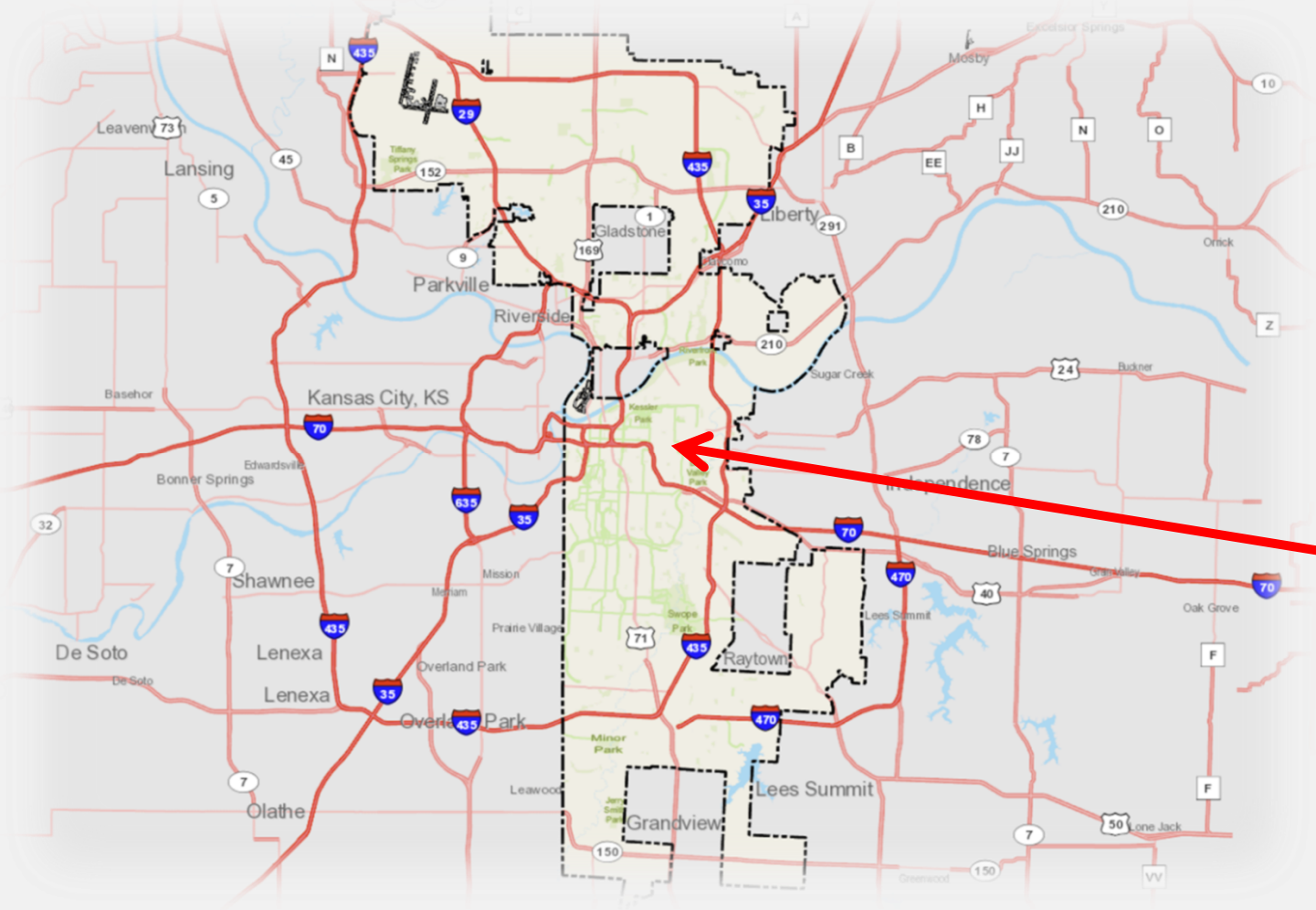
5400 E. 12th Street Rezoning

June 4, 2025

City Plan Commission

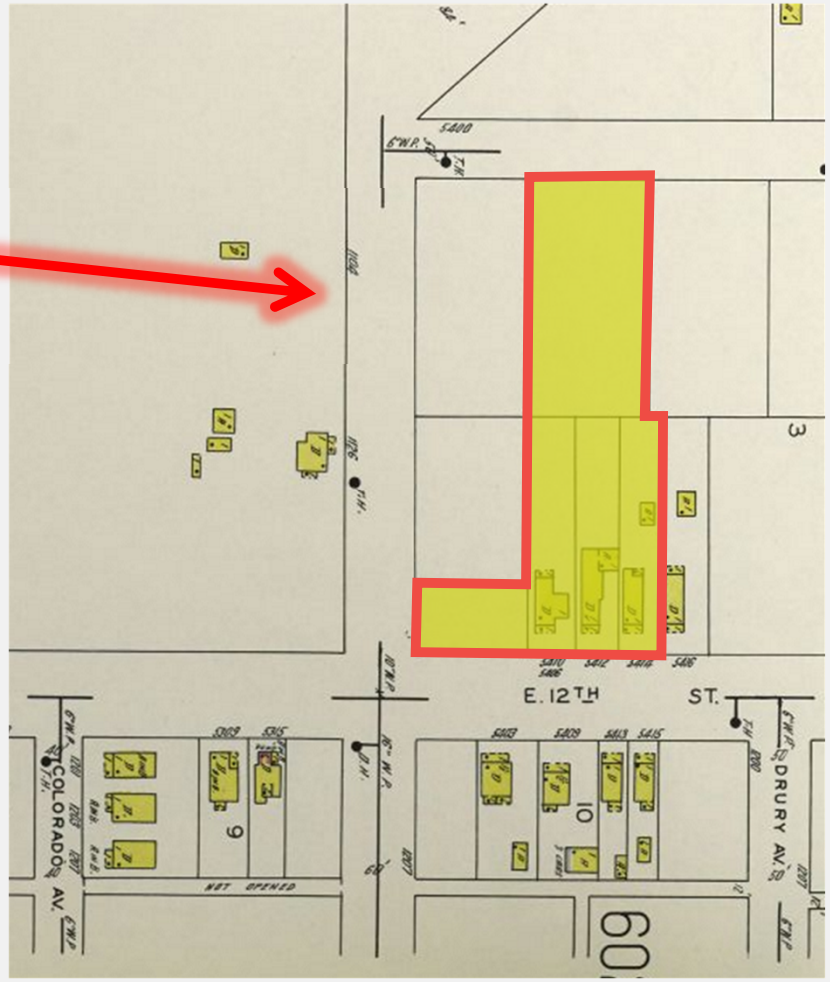
KANSAS CITY MISSOURI

City Planning and Development



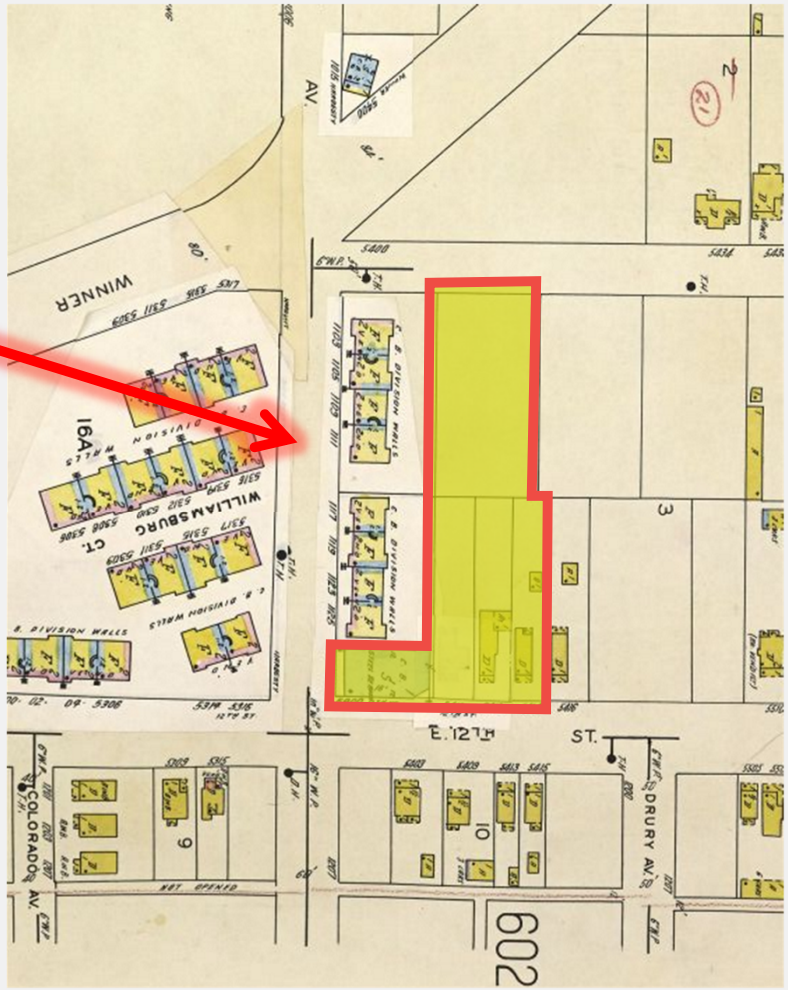
Site
M1-5
B3-2
E 11th St
Winner Rd
R-0.75
Williamsburg Ct
R-1.5
B3-2
R-2.5
Oakley Ave
E 12th St
B1-1
R-1.5
B1-1
B3-2
Collins Ave
Colorado Ave
Hardesty Ave
Drury Ave
Lawndale Ave

Site



History - 1940

Site



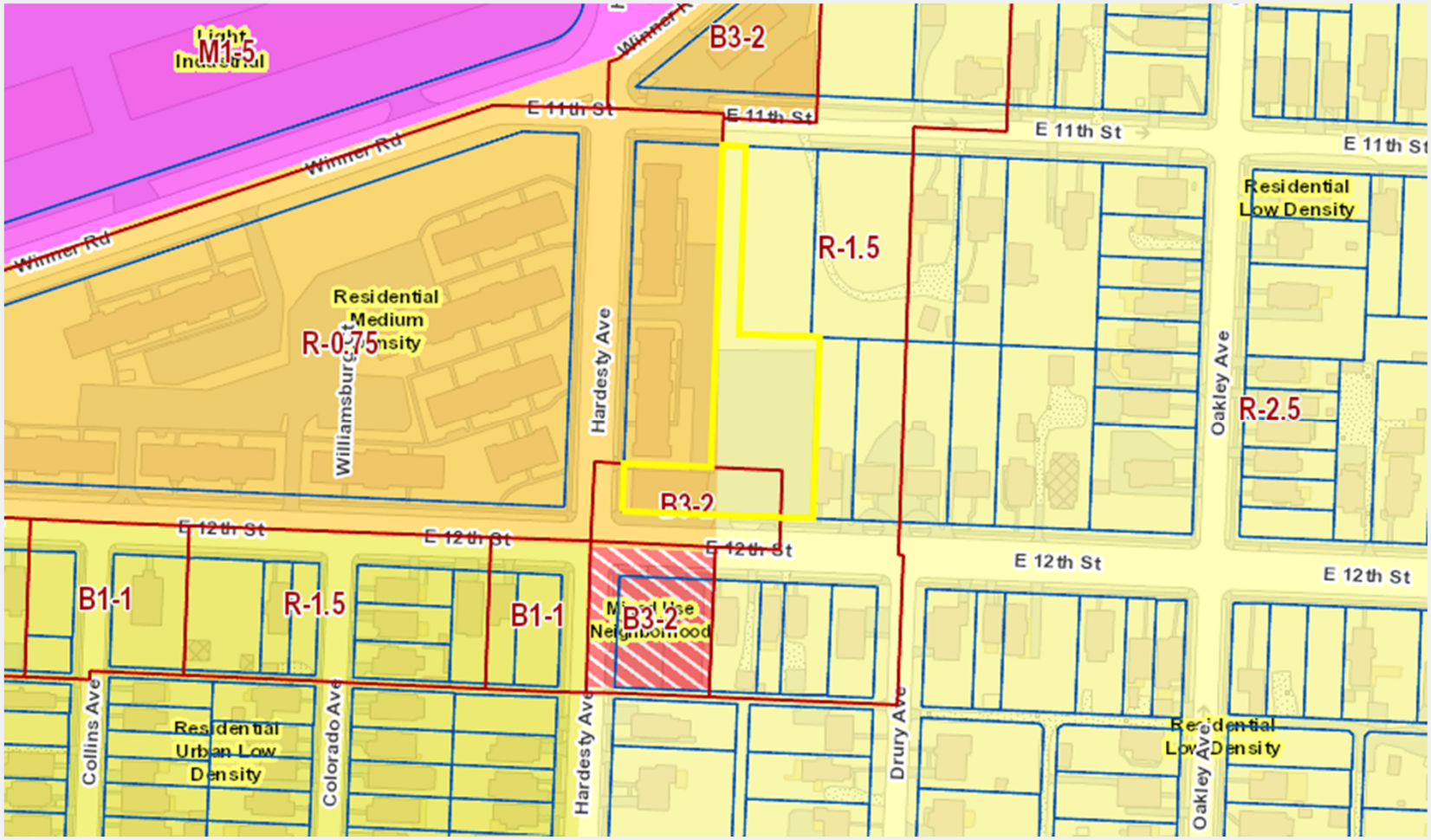
History - 1951

Looking NE at E. 12th Street & Hardesty Avenue

Looking SE from E. 11th Street

- Split zoned B3-2 & R-1.5
- Rezoning
- Area Plan Amendment

Key Points



Existing Conditions

Staff Recommendation

CD-CPC-2025-00065
Area Plan Amendment
Approval

CD-CPC-2025-00057
Rezoning
Approval