

A. FINAL DEVELOPMENT PLAN APPROVAL – AGAPE DAYCARE – 9058 Metcalf Avenue

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1. APPLICANT: Agape Daycare is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow modifications to a retail tenant space and parking area for a daycare.
3. LOCATION: The subject property is located at 9058 Metcalf Avenue.
4. EXISTING ZONING: This property is currently zoned CP-1, Planned Restricted Business District.
5. ANALYSIS: The applicant is requesting final development plan approval to allow exterior renovations to a tenant space at the Glenwood Plaza shopping center for a new daycare. The space is the end tenant of an L-shaped building in the southwesterly corner of the shopping center, and was most recently the La Mesa restaurant.

The applicant is proposing to locate the outdoor play area on the south facing side of the building. Five parking spaces will be removed and replaced with a rubber coating. An area with a mulch surface will be located next to the building. The mulch material is to be specifically for children's playground use. The reconfigured play area will be enclosed with a four-foot tall metal picket fence. The fence is an anodized metal fence designed to resemble a wrought iron style fence.

The playground area is located within an overhead power line easement. The applicant provided a comment from KCP&L indicating that the location of daycare outdoor play area within the easement is not an issue. The applicant is also required to obtain a state license for the operation of

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a daycare; the state licensing agency will conclude if the overhead power lines are a concern for the operation of a daycare.

The building exterior is beginning to fall into disrepair since the latest tenant has moved. The space needs to be painted and awnings are ripped or missing. The applicant has indicated that these maintenance items will be addressed, particularly removing or replacing the awnings.

6. STAFF RECOMMENDATION: Staff recommends approval of Final Development Plan, Agape Daycare, subject to the following stipulations:
  - a. Prior to any construction activity, the applicant shall obtain a Building Permit.
  - b. The building awnings shall be removed or replaced with new awnings.