Docket #6.1 & #6.2

CD-CPC-2024-00169
Rezoning

CD-CPC-2024-00164
Development Plan - Residential

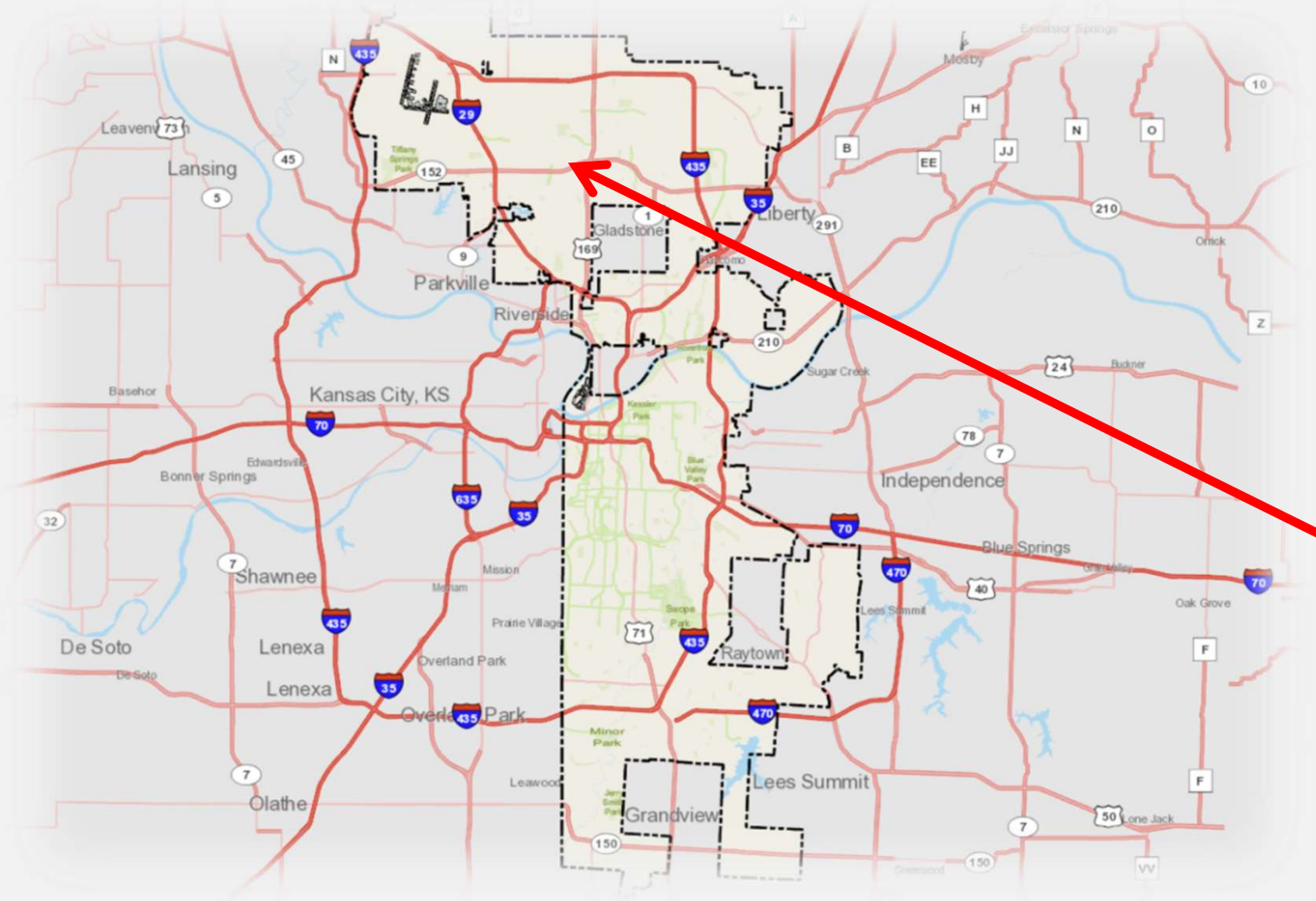
Line Creek Homes
9600 NW Old Stagecoach Road

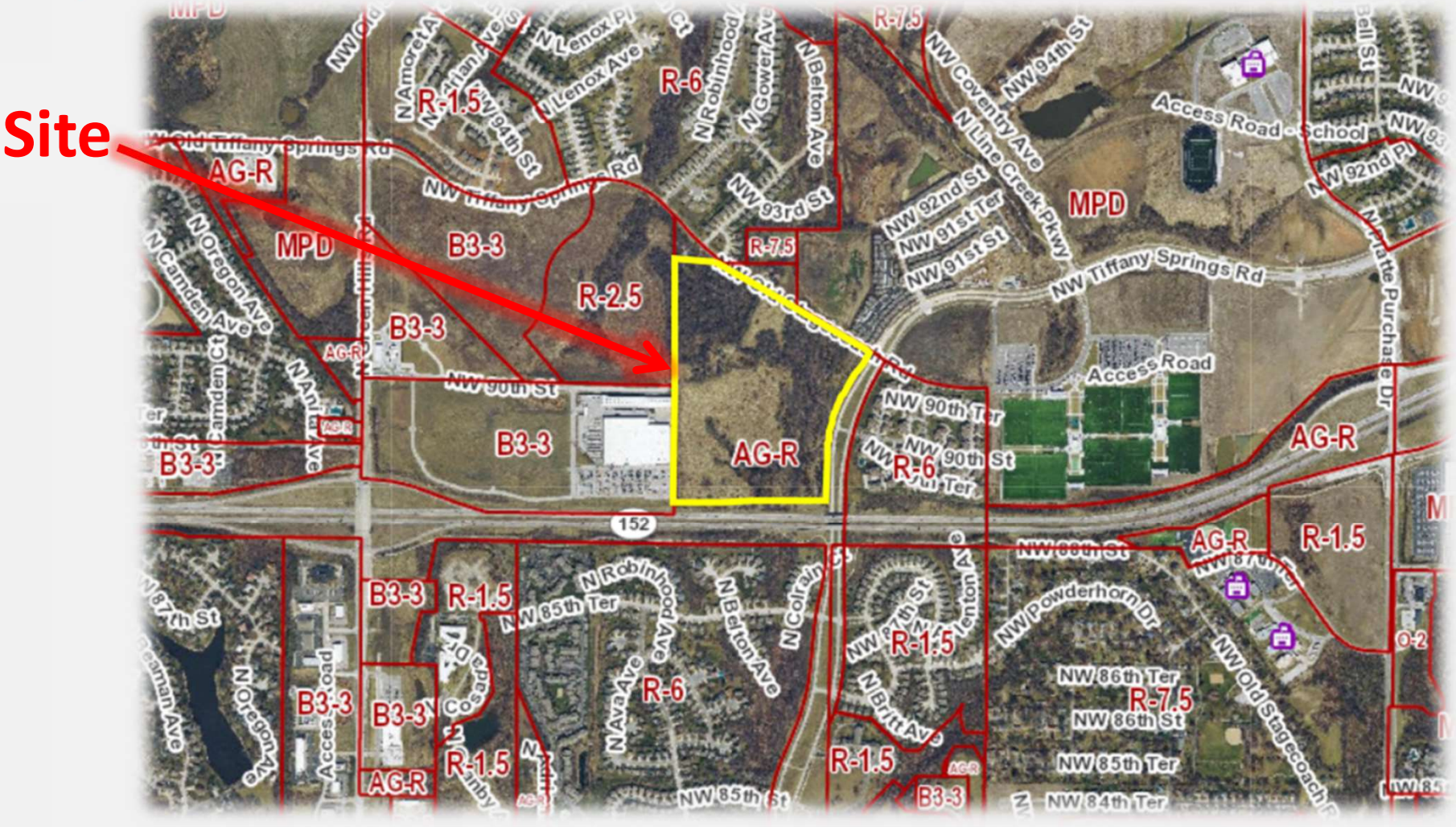
January 15, 2025

City Plan Commission

KANSAS CITY MISSOURI

City Planning and Development



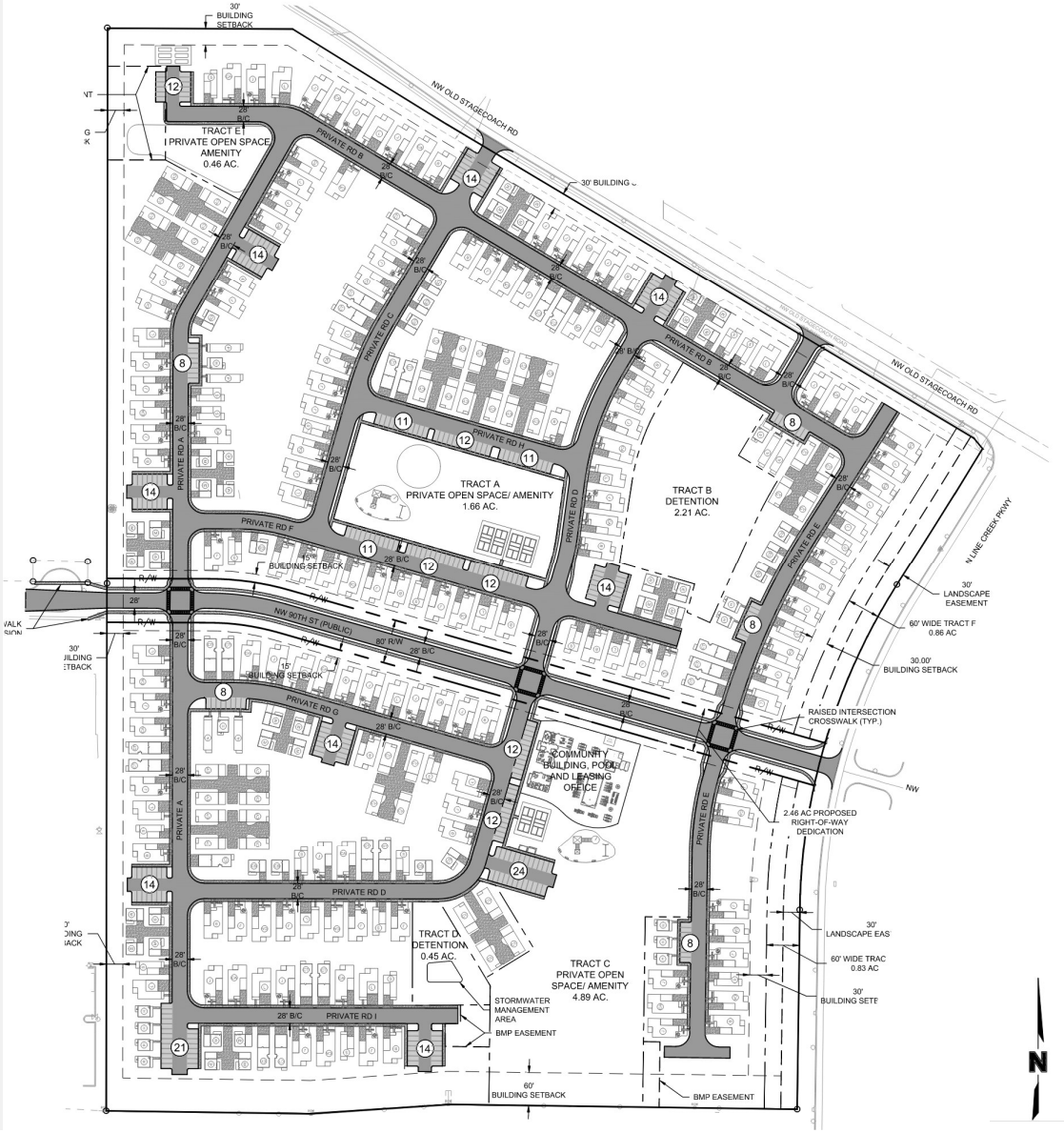

Site
AG-R
MPD
B3-3
R-2.5
R-1.5
R-6
R-7.5
NW Tiffany Springs Rd
NW 90th St
NW 93rd St
NW 92nd St
NW 91st Ter
NW 91st St
NW 94th St
NW Coventry Ave
N Line Creek Pkwy
Access Road - School
Access Road
NW 90th Ter
NW 88th St
NW 85th Ter
NW 86th Ter
NW 86th St
NW 85th Ter
NW 84th Ter
NW 85th St
NW Powderhorn Dr
NW Old Stagecoach
N Robinhood Ave
N Belton Ave
N Ava Ave
N Oregon Ave
N Camden Ave
N Lenox Ave
N Amoret Ave
N Platte Purchase Dr
152
O-2

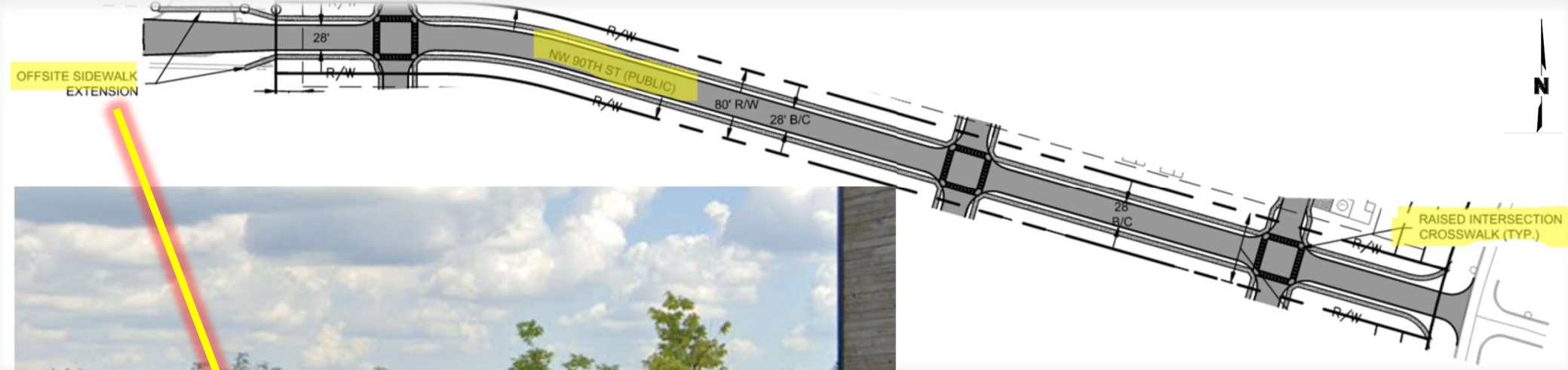
View looking east from NW 90th Street

View looking southwest from N. Line Creek Parkway

KANSAS CITY MISSOURI

- 56 acres
- 283 units (detached homes)
- Extension of NW 90th Street
- Rezoning from AG-R to R-7.5

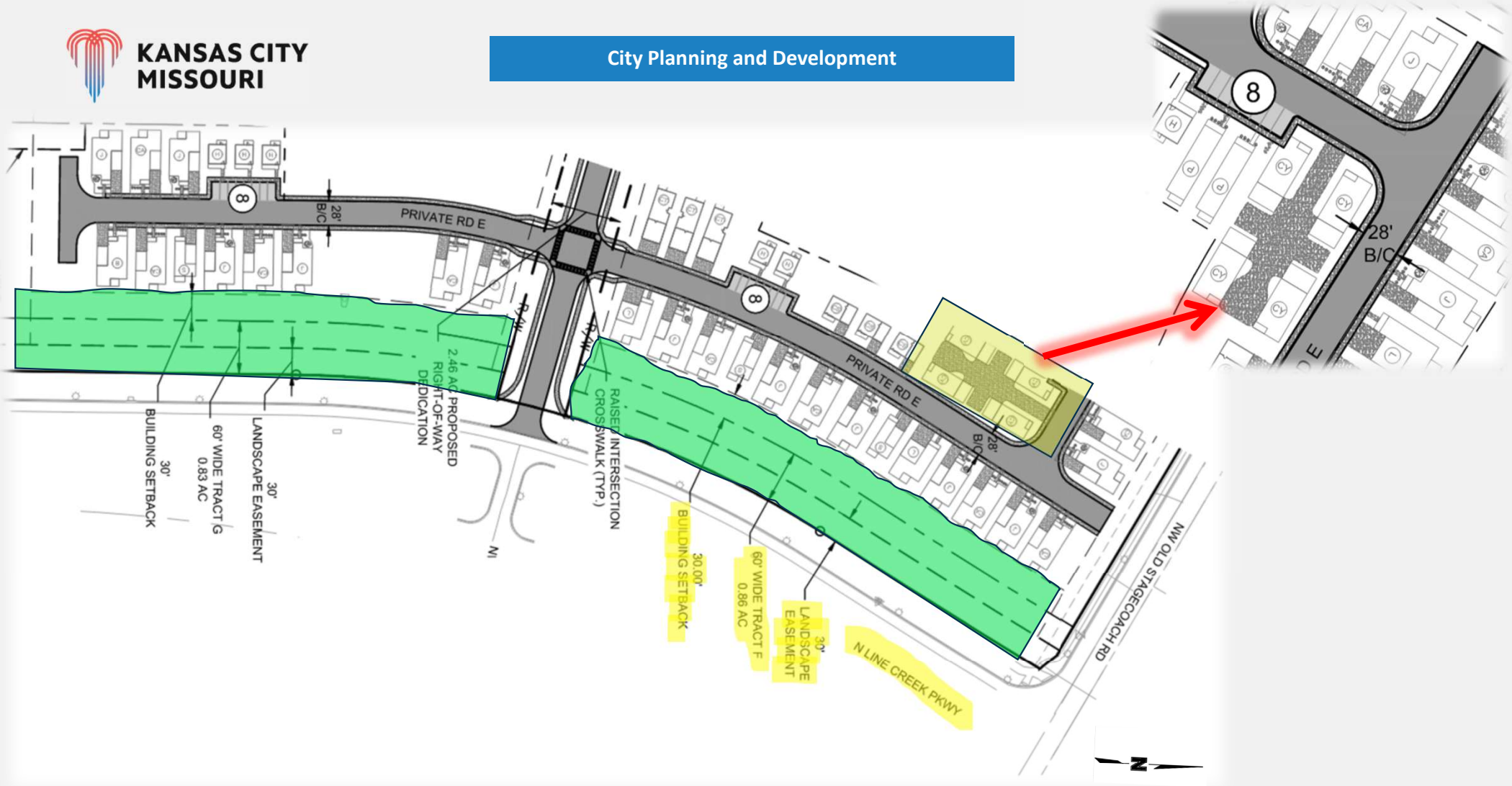




Site Plan Features

KANSAS CITY MISSOURI

City Planning and Development



Site Plan Features

NW OLD STAGECOACH RD
29.44 AC.
TO BE REMOVED
NW OLD STAGECOACH RD
NW 9
N LAKE CREEK PKWY
32.24 AC.
TOTAL EXISTING
CONTIGUOUS TREE CANOPY.
1.00 AC. OF UNDISTURBED STREAM
BUFFER AREA (SEE SHEET #07)
N

EXISTING TREES
TO REMAIN
EXISTING TREES
TO REMAIN

Unit Mix				
NAME	SYMBOL	TYPE	SQFT	COUNT
CHERRY	CY	1 BED/1 STORY	839	41
MAPLE	M	1 BED/2 STORY	862	32
HICKORY	H	1 BED/2 STORY	970	12
CYPRESS	CS	2 BED/2 STORY	1,082	12
JASMINE	J	2 BED/1 STORY	1,288	56
PECAN	P	2 BED/2 STORY	1,605	6
SYCAMORE	S	3 BED/2 STORY	1,409	22
CAMELIA	CA	3 BED/1 STORY	1,419	40
LILAC	L	3 BED/2 STORY	1,541	22
CHESTNUT	CT	3 BED/2 STORY	1,668	21
BIRCH	B	4 BED/2 STORY	1,804	19

Unit Types

FRONT ELEV. RENDERING

SIDE ELEV

8. Prior to the approval of a project plan or final plat the applicant shall resolve the Parks Department correction stating: The Parks Department is not supportive of the southern portion of Tract C used to satisfy the Parkland Dedication requirements of section 88-408. Plans shall be revised to only allow the northern portion of Tract C as Private Open Space counted towards Parkland Dedication.

9. Prior to the approval of a projet plan or final plat the applicant shall resolve the correction from KCFD stating: Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4 (IFC-2018 § D103.4)

Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.

34. A Traffic impact study shall be submitted and approved by the Public Works to review the warrants for a traffic signal installation at the intersection of NW Barry Road and N. Line Creek Pkwy prior to the approval of a project plan.

Conditions

Staff Recommendation

CD-CPC-2024-00169
Rezoning

Approval

CD-CPC-2024-00164
Development Plan - Residential

Approval with Conditions