Docket Item #5

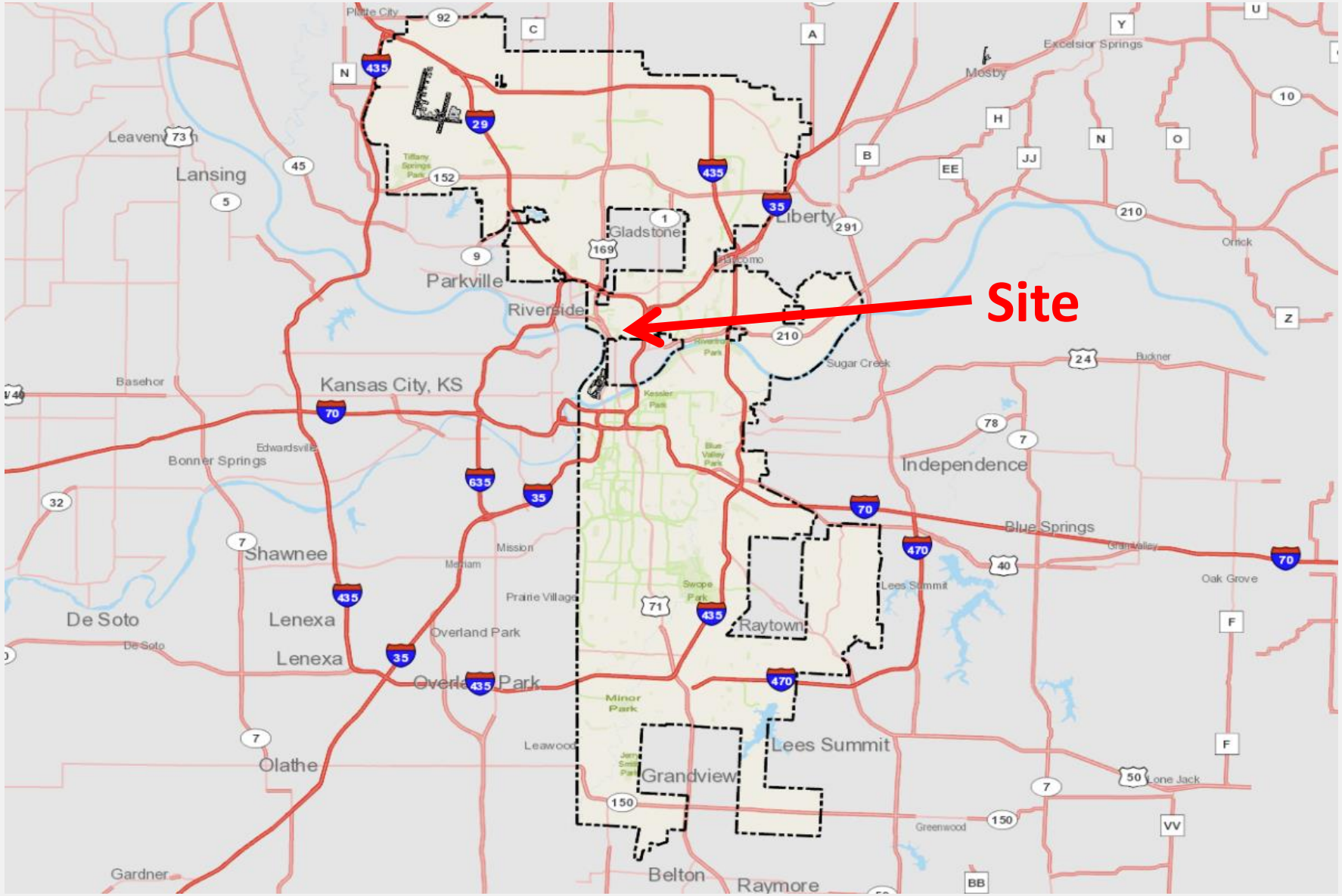
Development Plan and Rezoning: North Oak Apartments

CD-CPC-2025-00121, CD-CPC-2025-00122

September 17, 2025

City Plan Commission

Location

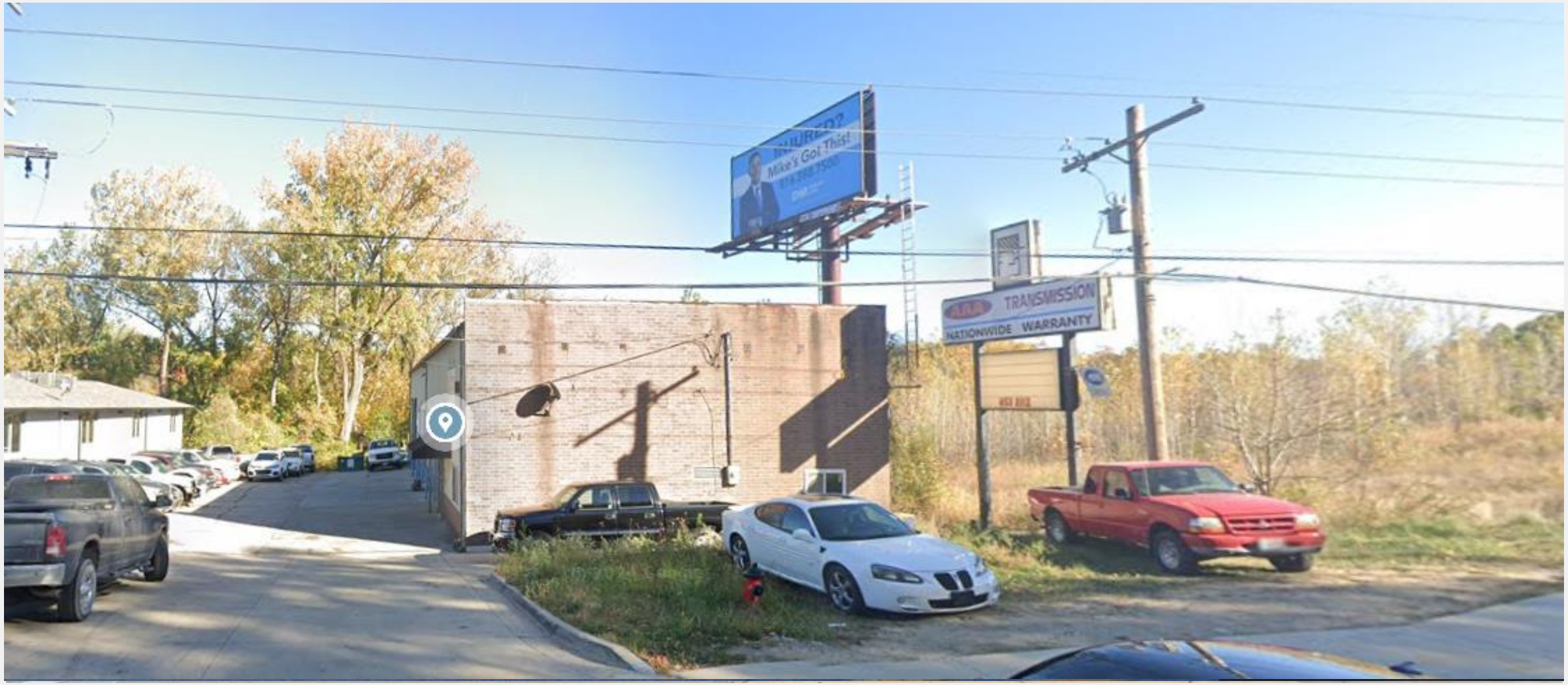

Site
Kansas City, KS
Parkville
Riverside
Gladstone
Liberty
Independence
Blue Springs
Lees Summit
Raytown
Grandview
Belton
Raymore
Overland Park
Lenexa
Olathe
Shawnee
De Soto
Lansing
Leavenworth
Bonner Springs
Edwardsville
Basehor
Mission
Prairie Village
Oak Grove
Lone Jack
Greenwood
Sugar Creek
Excelsior Springs
Mosby
Orrick
Buckner
Gardner

Location

NW 38th St
N Main St
NW 38th St
N Walrond Ave
NE Indiana Dr
N Cherry Ln
NE 38th St
N Cherry St
N Holmes St
NE Davidson Rd
NW 37th St
NE 37th St
Waterworks Park Drive
Water Works Rd
NE 32nd St
N Cherry St
N Holmes St
NE 32nd Ter
N Troost Ave
N Tracy Ave

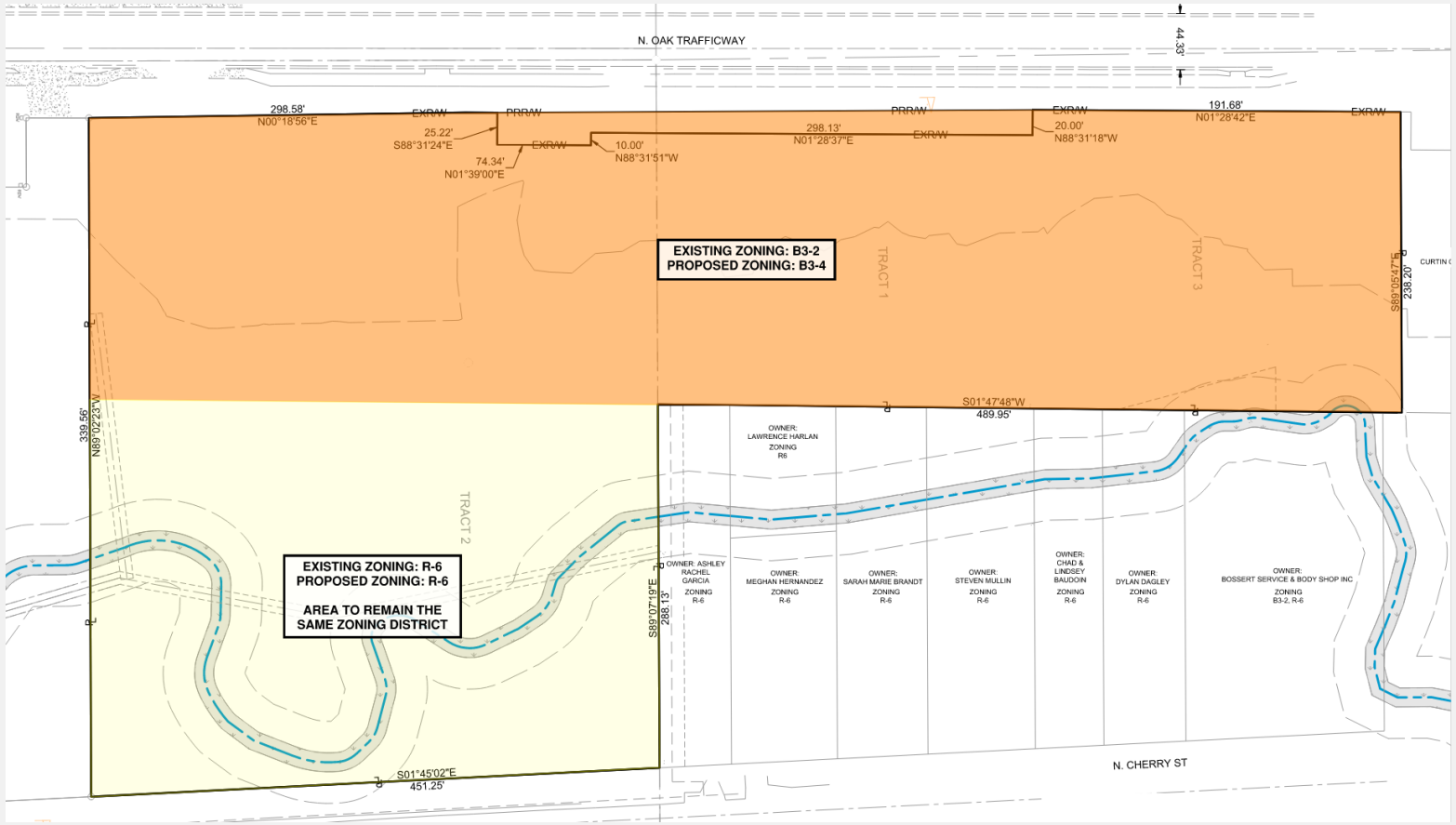
Looking East From North Oak Trafficway

Looking East From North Oak Trafficway- North side of site



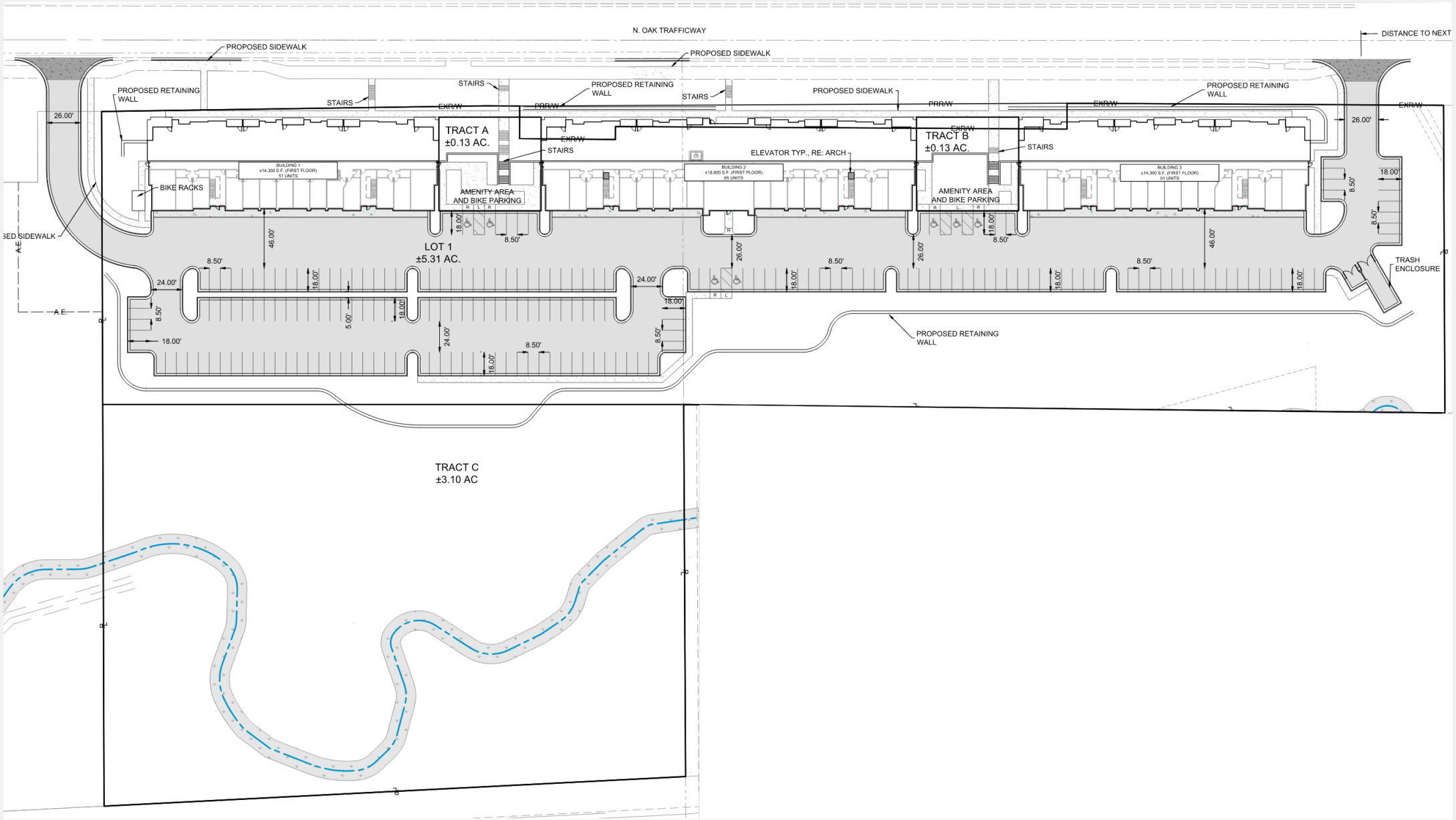
Rezoning and Area Plan Amendment

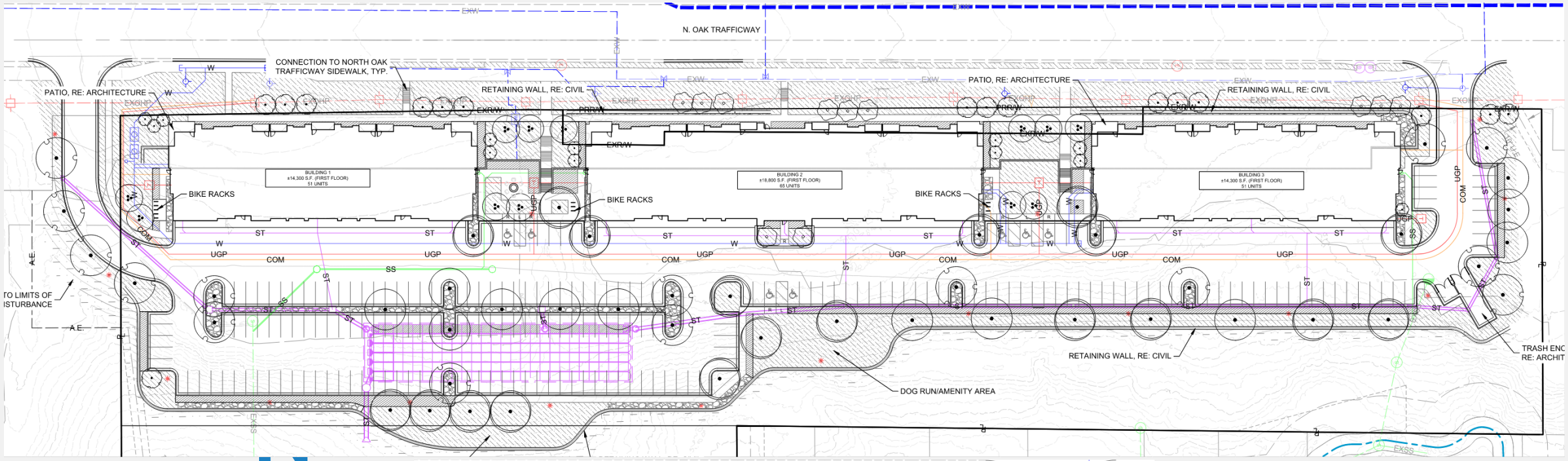
- Parcels are currently zoned R-6 and B3-2
- Applicant is requesting a rezoning to **of the B3-2 area to B3-4.**
- Shown in orange to the left
- Would not rezone area zoned R-6

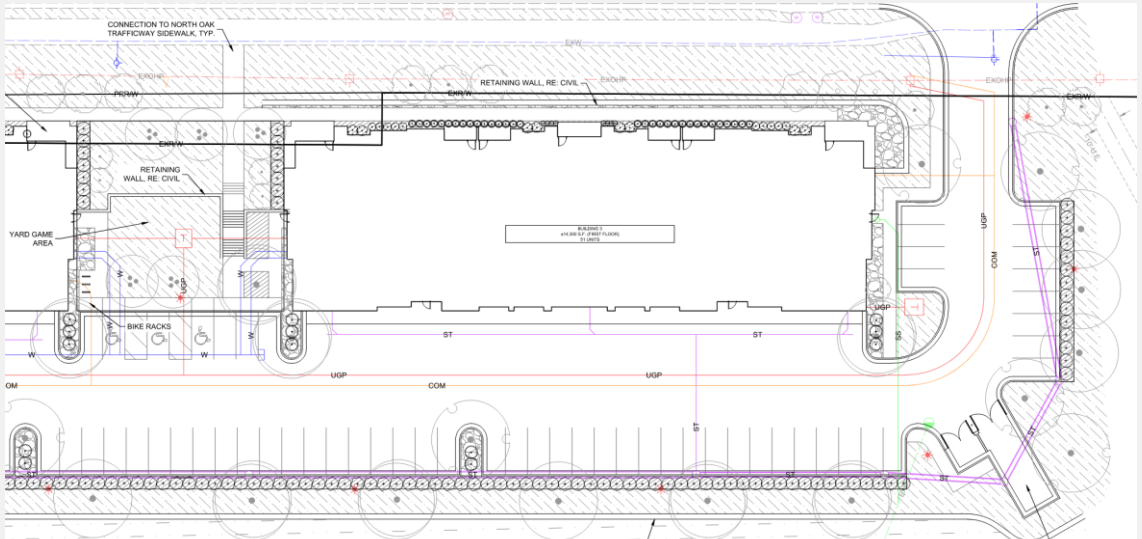


Development Plan

- Applicant is proposing 3 buildings
- Residential only
- 167 total dwelling units- providing 255 parking spaces
- Amenity tracts include a dog park and gathering spaces
- Topographical features prohibit future vehicular connection to the east (40 foot elevation change)


N. OAK TRAFFICWAY
DISTANCE TO NEXT
PROPOSED SIDEWALK
PROPOSED SIDEWALK
PROPOSED RETAINING WALL
PROPOSED RETAINING WALL
PROPOSED RETAINING WALL
PROPOSED SIDEWALK
STAIRS
STAIRS
STAIRS
STAIRS
EXR/W
PRR/W
EXR/W
EXR/W
EXR/W
EXR/W
26.00'
26.00'
TRACT A
±0.13 AC.
TRACT B
±0.13 AC.
ELEVATOR TYP., RE: ARCH
BUILDING 1
±14,300 S.F. (FIRST FLOOR)
51 UNITS
BUILDING 2
±18,800 S.F. (FIRST FLOOR)
65 UNITS
BUILDING 3
±14,300 S.F. (FIRST FLOOR)
51 UNITS
BIKE RACKS
AMENITY AREA AND BIKE PARKING
AMENITY AREA AND BIKE PARKING
LOT 1
±5.31 AC.
TRASH ENCLOSURE
PROPOSED RETAINING WALL
TRACT C
±3.10 AC
A.E.
A.E.
46.00'
46.00'
26.00'
26.00'
24.00'
24.00'
18.00'
8.50'
5.00'


N. OAK TRAFFICWAY
CONNECTION TO NORTH OAK TRAFFICWAY SIDEWALK, TYP.
PATIO, RE: ARCHITECTURE
RETAINING WALL, RE: CIVIL
BUILDING 1
±14,300 S.F. (FIRST FLOOR)
51 UNITS
BUILDING 2
±18,800 S.F. (FIRST FLOOR)
65 UNITS
BUILDING 3
±14,300 S.F. (FIRST FLOOR)
51 UNITS
BIKE RACKS
TO LIMITS OF
ISTURBANCE
A.E.
DOG RUN/AMENITY AREA
TRASH ENC
RE: ARCHIT


CONNECTION TO NORTH OAK TRAFFICWAY SIDEWALK, TYP.
RETAINING WALL, RE: CIVIL
YARD GAME AREA
BIKE RACKS

PAINTED STEEL BALCONY COLUMN "CHARCOAL GRAY"
BLACK VINYL FRAMED WINDOWS
PAINTED FIBER CEMENT LAP SIDING - "OFF WHITE"
FIBER CEMENT VERTICAL SIDING PANELS - "CEDAR"
4" FACE BRICK MANGANESE IRONSPOT
PAINTED FIBER CEMENT PANEL SIDING/BATTEN BOARD TRIM - "OFF WHITE"
PREFINISHED METAL COPING "CHARCOAL GRAY"
PAINTED FIBER CEMENT FASCIA AND BALCONY TRIM "CHARCOAL GRAY"
4" FACE BRICK MANGANESE IRONSPOT
PAINTED FIBER CEMENT PANEL SIDING/BATTEN BOARD TRIM - "OFF WHITE"
BLACK WROUGHT IRON LOOK ALUMINUM GUARDRAIL
BLACK WROUGHT IRON LOOK ALUMINUM PATIO FENCE
12" HIGH BLACK ADDRESS NUMBERS STANDOFF MOUNTED NORTH AND SOUTH ENDS - BUILDING 2
TINTED CLEAR GLASS IN BLACK ANODIZED ALUMINUM STOREFRONT
4"x8"x16" TEXTURE FACE MASONRY
4"x8"x16" TEXTURE FACE MASONRY
12" HIGH BLACK ADDRESS NUMBERS STANDOFF MOUNTED NORTH AND SOUTH ENDS - BUILDING 2
2 BUILDING 2 WEST ELEVATION
Scale: 1" = 10'-0"
PREFINISHED METAL COPING "CHARCOAL GRAY"
PAINTED FIBER CEMENT FASCIA AND BALCONY TRIM "CHARCOAL GRAY"
BLACK VINYL FRAMED WINDOWS
PAINTED FIBER CEMENT LAP SIDING - "OFF WHITE"
FIBER CEMENT VERTICAL SIDING PANELS - "CEDAR"
PAINTED FIBER CEMENT PANEL SIDING/BATTEN BOARD TRIM - "OFF WHITE"
PREFINISHED METAL GUTTER AND DOWNSPOUT - "CHARCOAL GRAY"
PAINTED FIBER CEMENT LAP SIDING - "MEDIUM GRAY"
PAINTED FIBER CEMENT LAP SIDING - "MEDIUM GRAY"
4" FACE BRICK MANGANESE IRONSPOT
PAINTED FIBER CEMENT PANEL SIDING/BATTEN BOARD TRIM - "OFF WHITE"
BLACK WROUGHT IRON LOOK ALUMINUM GUARDRAIL
TINTED CLEAR GLASS IN BLACK ANODIZED ALUMINUM STOREFRONT
TINTED CLEAR GLASS IN BLACK ANODIZED ALUMINUM STOREFRONT
4"x8"x16" TEXTURE FACE MASONRY
PAINTED "GRAY" GARAGE DOORS

Rendering

VIEW 1 - SOUTH END BUILDING 1

Staff Recommendation Docket Item #5

5.1: Rezoning

Case No. CD-CPC- 2025-00034 **Approval**

5.2: Development Plan

Case No. CD-CPC- 2025-00033 **Approval with Conditions**

North Oak Apartments Development Plan and Rezoning