

Docket Item #11

Major Amendment to a Development Plan: N Oak Townhomes
CD-CPC-2026-00070

July 15, 2026

City Plan Commission



Location

Address:

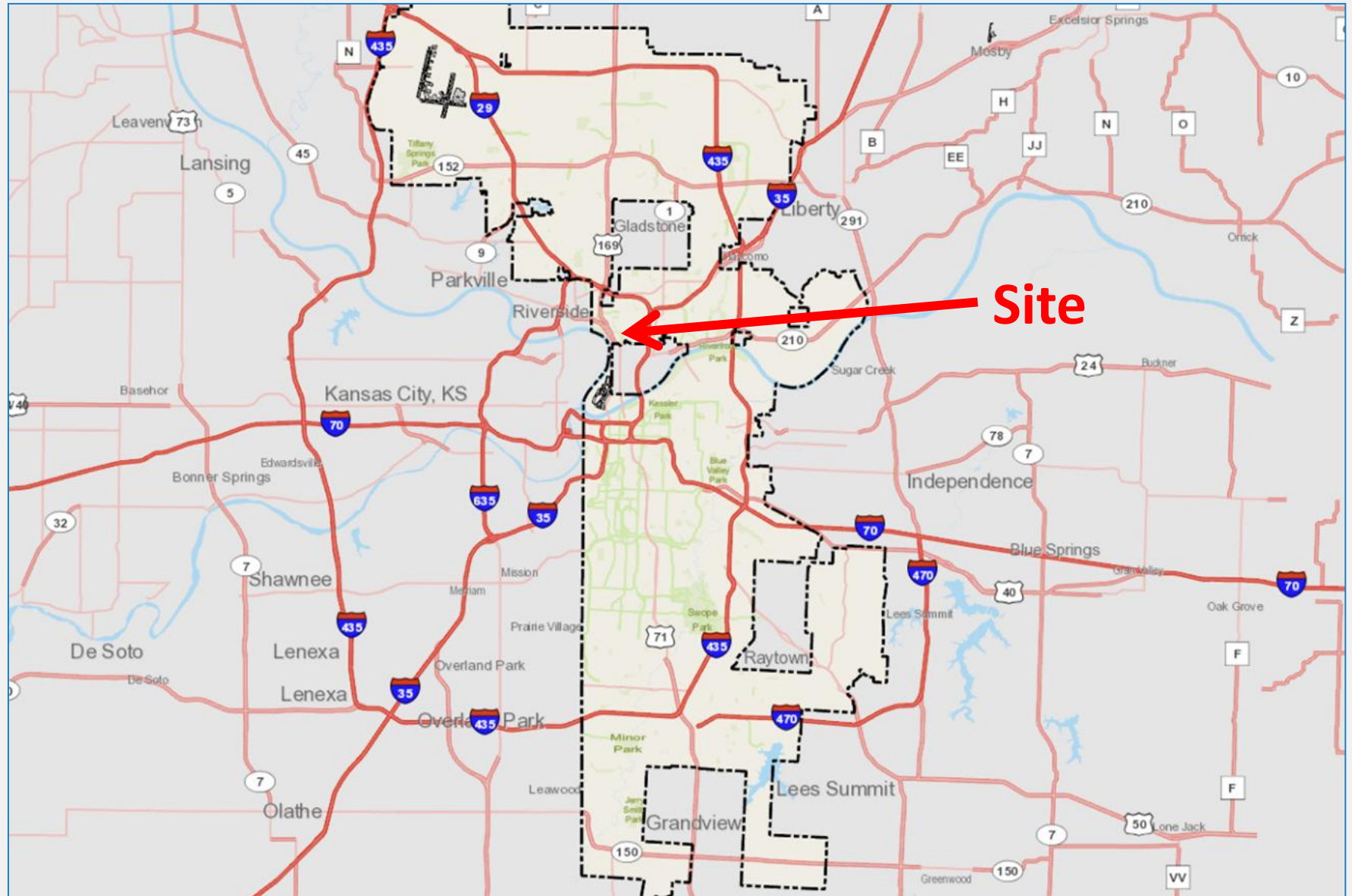
3519 N Oak Trfy

Council District:

4th

Area Plan:

Briarcliff/Winwood



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3519 N Oak Trfy

Council District:

4th

Area Plan:

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Looking East From North Oak Trafficway

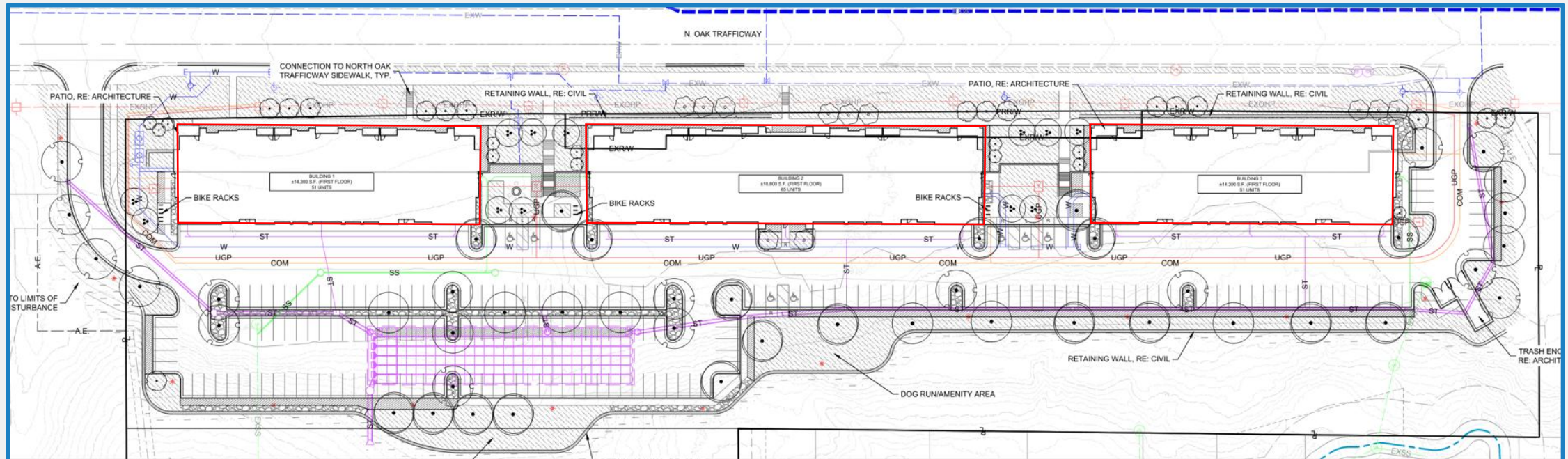


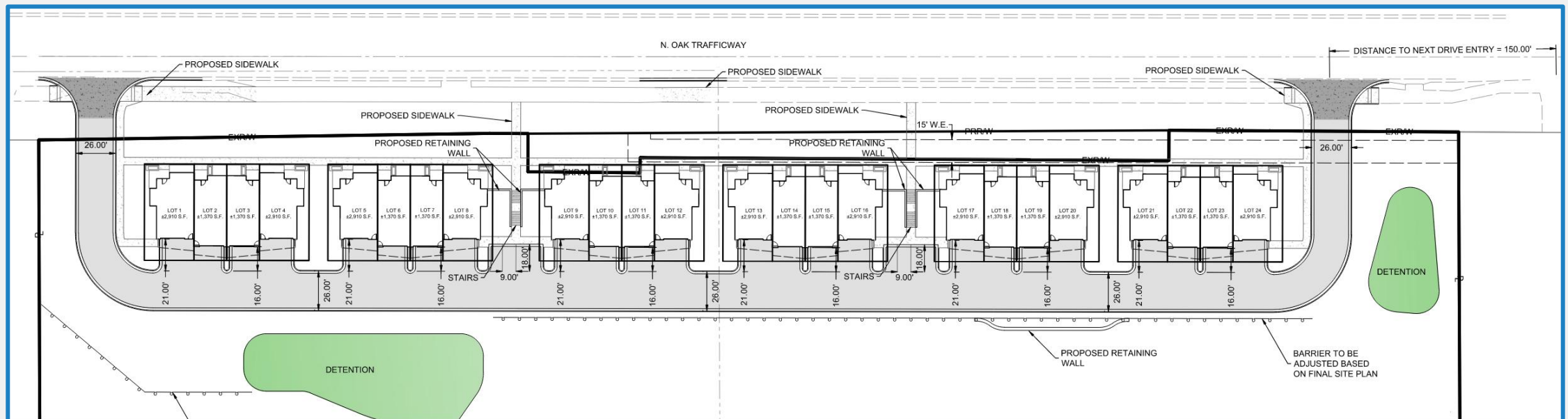
Looking East From North Oak Trafficway



Previously Approved Plan

- Proposed 3 residential apartment buildings.
- 167 total dwelling units and 255 parking spaces.





Elevations

- New Addition will be a brick façade and fiber cement lap siding
- All buildings will be identical

West Elevation

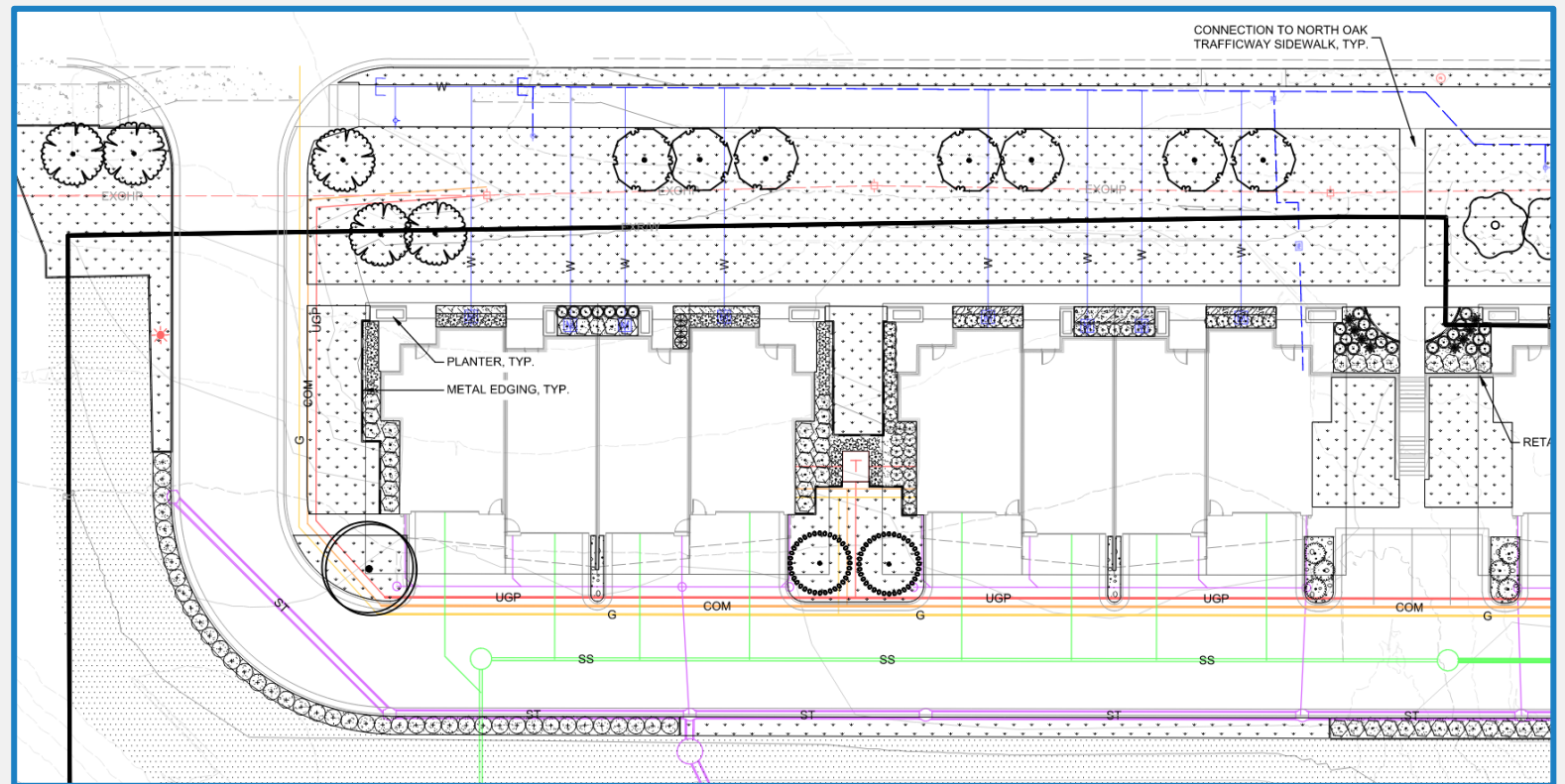


East Elevation



Landscape Plan

- Landscaping improvements include street trees, continuous shrub screening adjacent to vehicular use areas, and interior landscaping throughout the site.
- Landscape Plan is in accordance with Section 88-425



Public Engagement Summary

- No registered neighborhood associations for this site
- Public Meeting was held on July 6th
 - One attendee joined the meeting
- One letter of testimony was provided at 8:01 am this morning
 - Attached to CompassKC

Potential Design Modification

- Applicant is evaluating development costs.
- Considering a reduction in building height while maintaining the proposed unit count of 24 units.
- No change in allowed uses or design quality.
- Proposed revisions must be finalized prior to City Council introduction.

Staff Recommendation Docket Item #11

Major Amendment to a Development Plan

Case No. CD-CPC-2026-00070

Approval with Conditions

N Oak Townhomes