Docket Item #5.1, 5.2

CD-CPC-2025-00028

Rezoning

CD-CPC-2025-00028

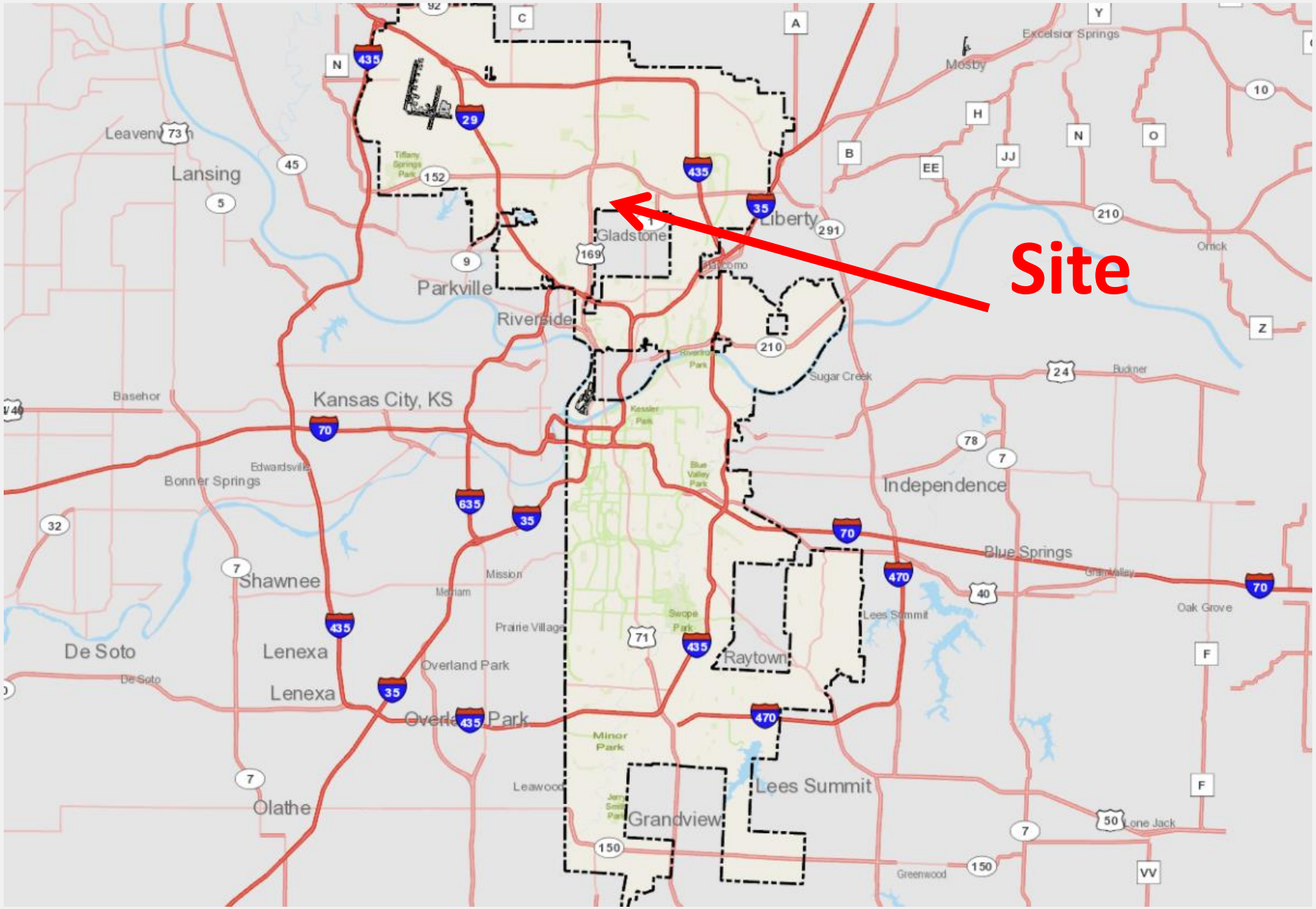
Development Plan (Residential)

Gracehaven Subdivision– 7800, 7802, 7744 N Oak Trafficway

April 16, 2025

Prepared for

City Plan commission


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

NE 79th Ter
N Main St
NE 79th Ter
NE 79th Ter
N Locust St
NE 79th Pl
N Cherry St
Oak Park High
78th Ter
NE Ferrell Ln
Main St
N Oak Trfy
NW 78th St
N Main St
N McGee St
N Oak Trfy
NE 77th St
NE 77th St
Access Road Mh Park

NE 79th Ter
NE 79th Ter
NE 79th Ter
NE 79th Ter
B2-1
R-7.5
B1-1
NE 79th Ter
NE 79th Ter
N Main St
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N Main St
N Oak Trfy
N Cherry St
B3-2
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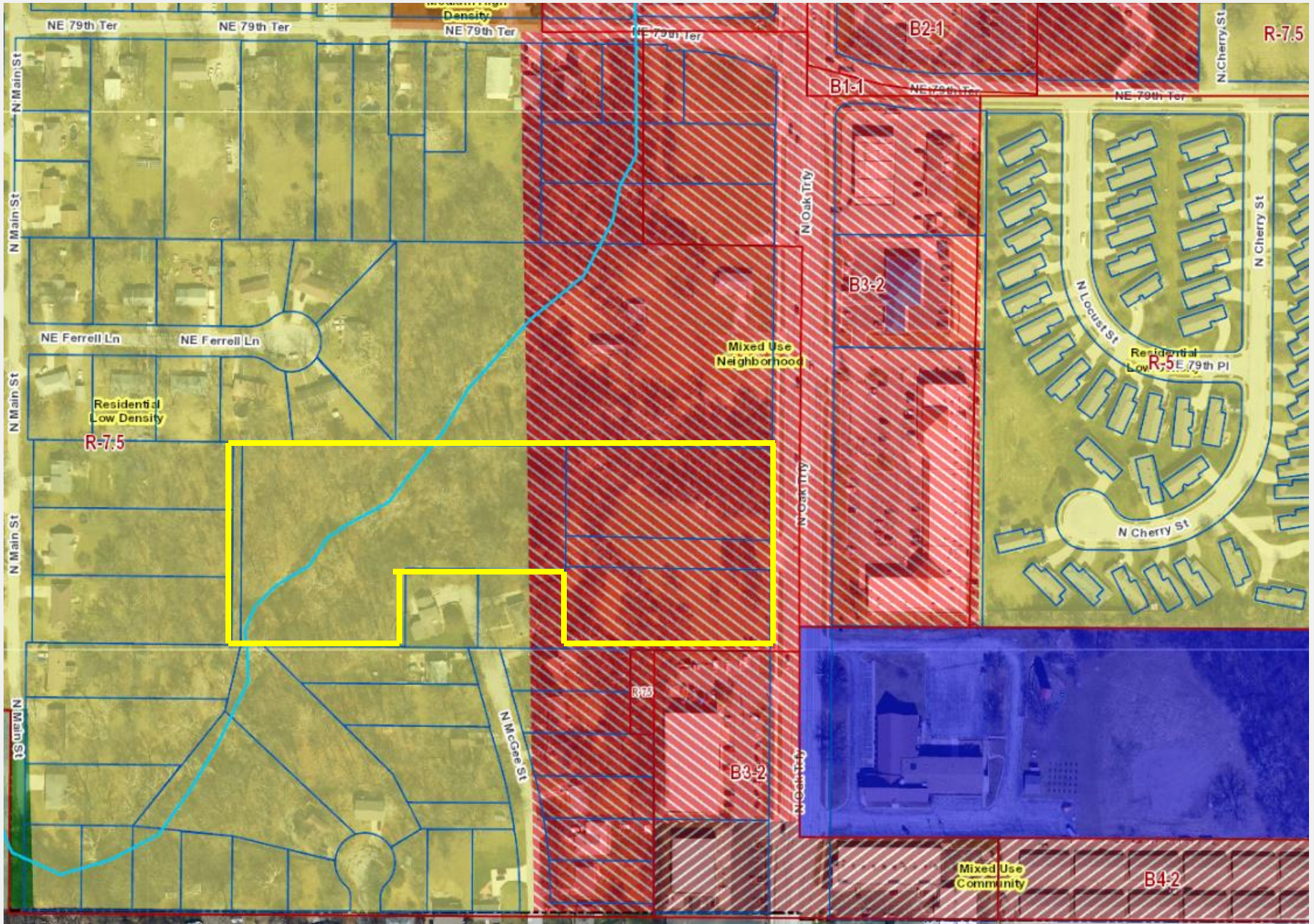
R-7.5
N McGee St
B3-2
B4-2



Gashland/Nashua Area Plan

R-1.5 (Open Space)

88-410-01 - PURPOSE/DESCRIPTION

88-410-01-A. The regulations of this section are intended to encourage subdivision design that is more efficient and provides more open space and greater natural resource protection than conventional development designs. Open space development and conservation development designs allow more compact and less costly networks of roads and utilities. They can also help reduce stormwater run-off and non-point source pollutant loading rates and can be used to preserve an area's semi-rural character. Open space developments and conservation developments are intended to reduce stormwater runoff and flooding, preserve natural resources, protect water quality, and encourage the provision of needed open space and recreational amenities for residents.

88-410-01-B. The open space development and conservation development standards of this section require that a specified portion of each development be set aside and permanently preserved as open space. The primary difference between "open space" developments and "conservation" developments is the amount of open space that must be preserved.

88-410-01-C. The required open space area within open space developments or conservation developments can be used to provide recreational opportunities for the subdivision's residents and/or to conserve and protect significant natural resources, such as stream buffers.

R-1.5 (Open Space)

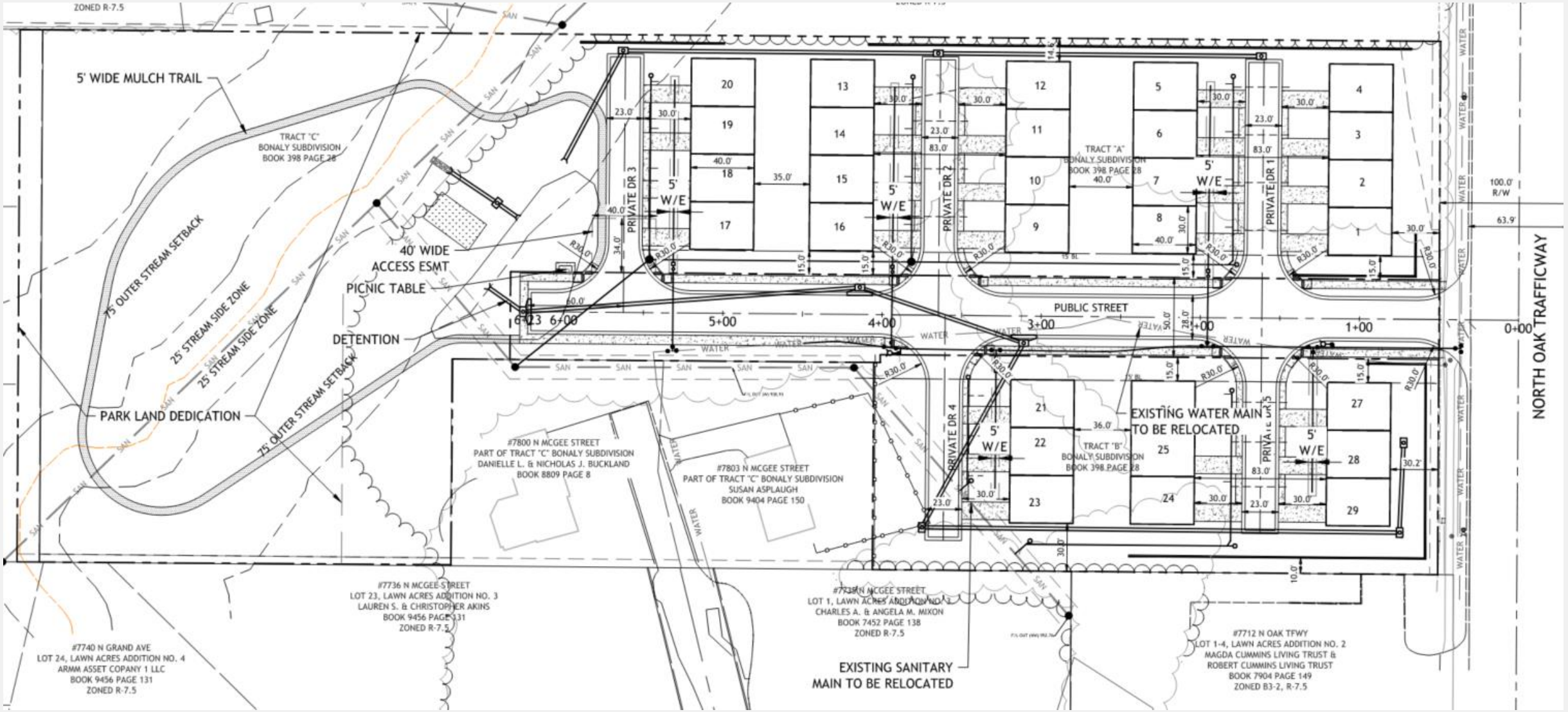
88-410-05 - GENERAL DEVELOPMENT DESIGN

88-410-05-A. Open space developments and conservation developments are subject to all other subdivision design and improvement standards of this zoning and development code unless otherwise expressly stated.

88-410-05-B. Lots and development sites within open space developments and conservation developments must, to the maximum extent practical, be located outside of areas containing woodlands, grasslands, surface waters, steep slopes drainageways, rock outcroppings, and other natural resource features.

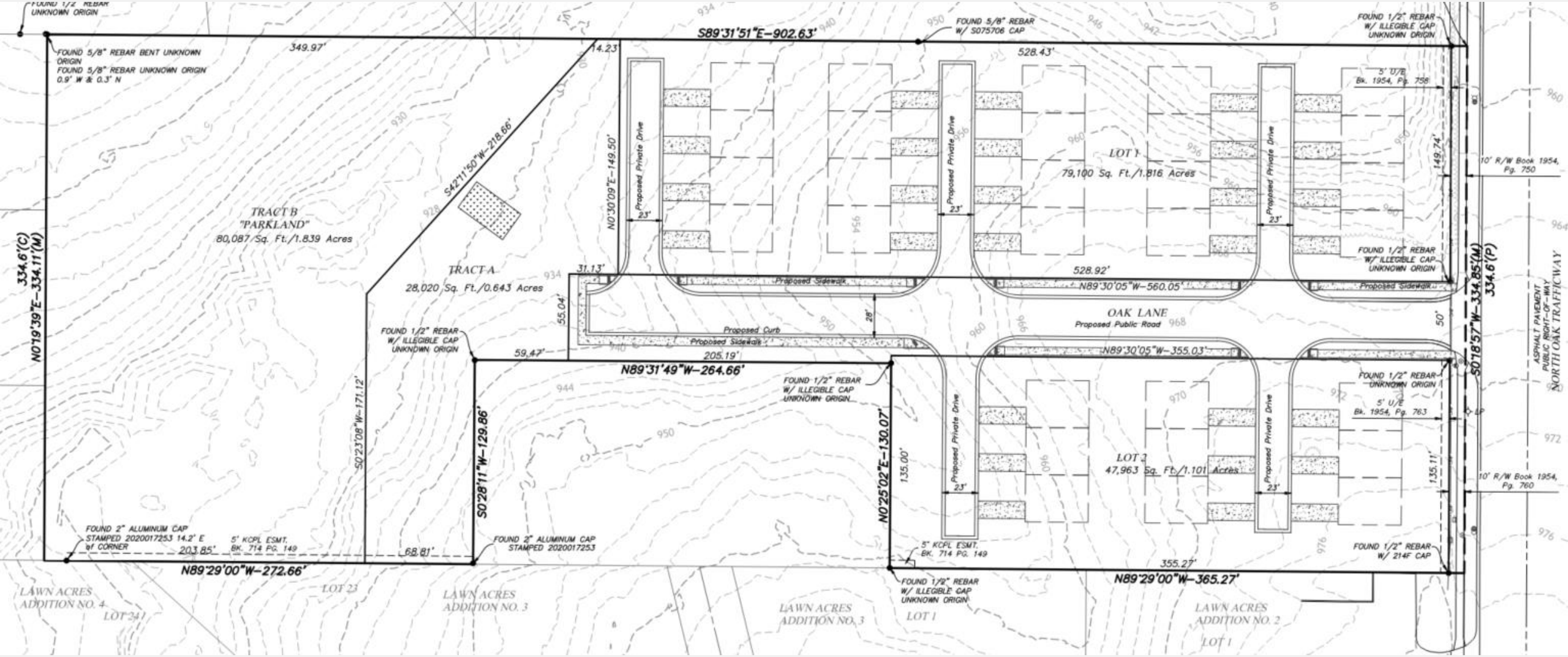
88-410-05-C. Impervious areas must be limited and, to the maximum extent practical, be sited and designed to minimize stormwater runoff impact to the watershed's receiving waters by:

1. minimizing concentrated stormwater flow;
2. breaking up or disconnecting large areas of impervious surface into smaller areas;
3. maximizing the use of sheet flow through vegetated areas; and
4. maximizing the flow length through vegetated areas.



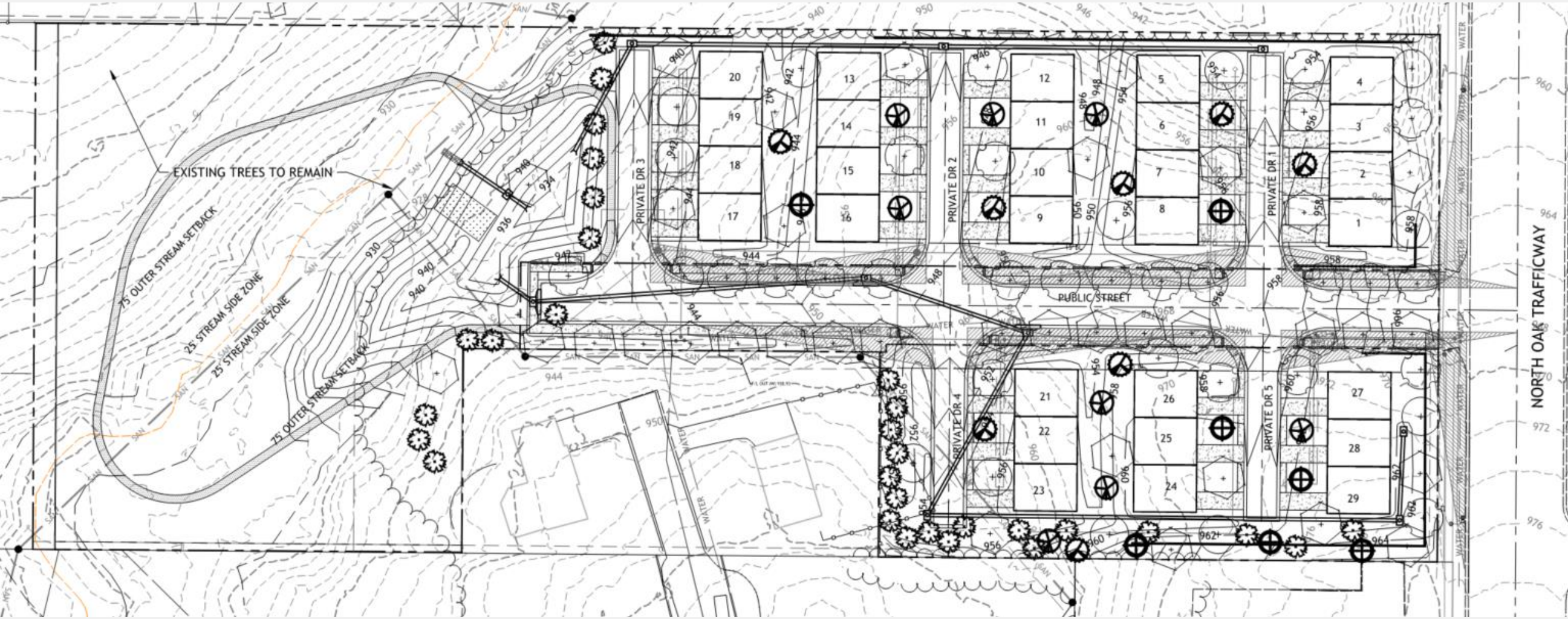
Site Plan

29 Residential Units (For Rent)



Preliminary Plat

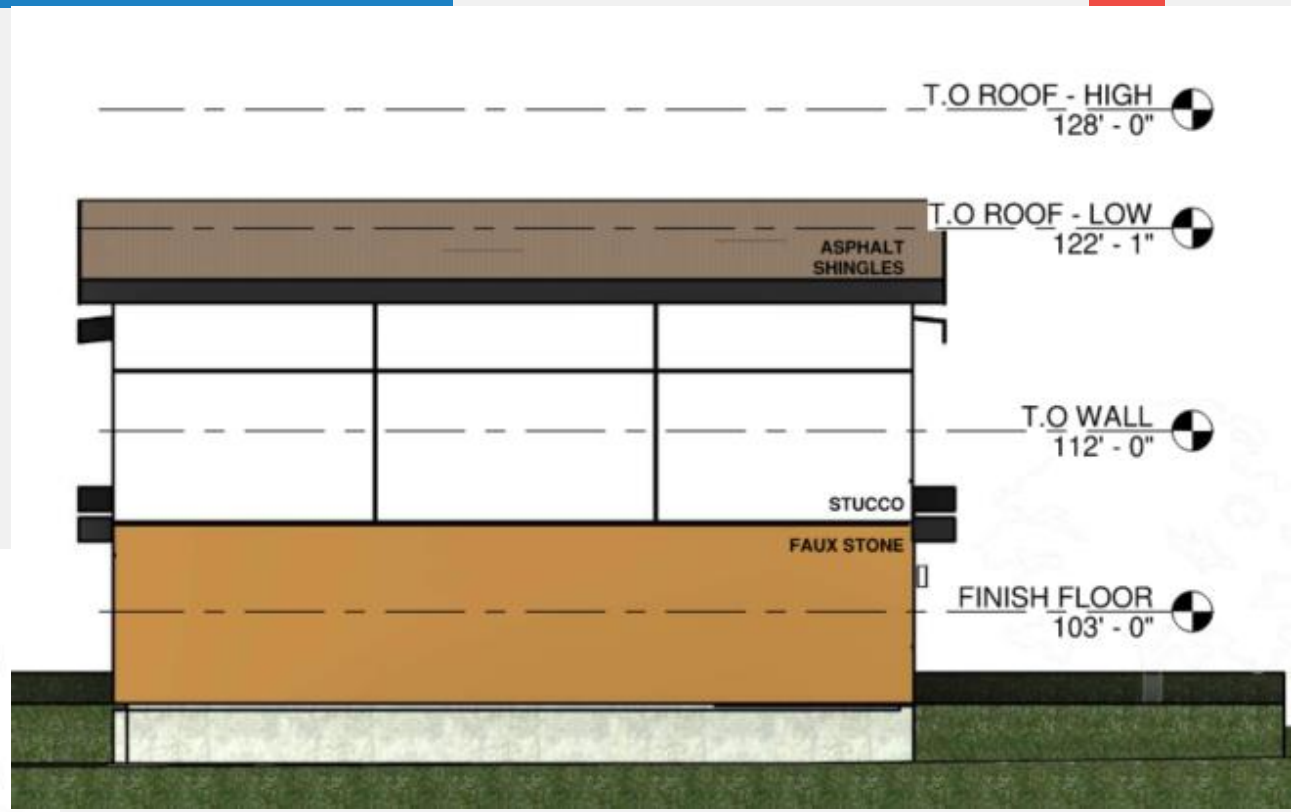
2 Lots and 2 Tracts



Landscape Plan

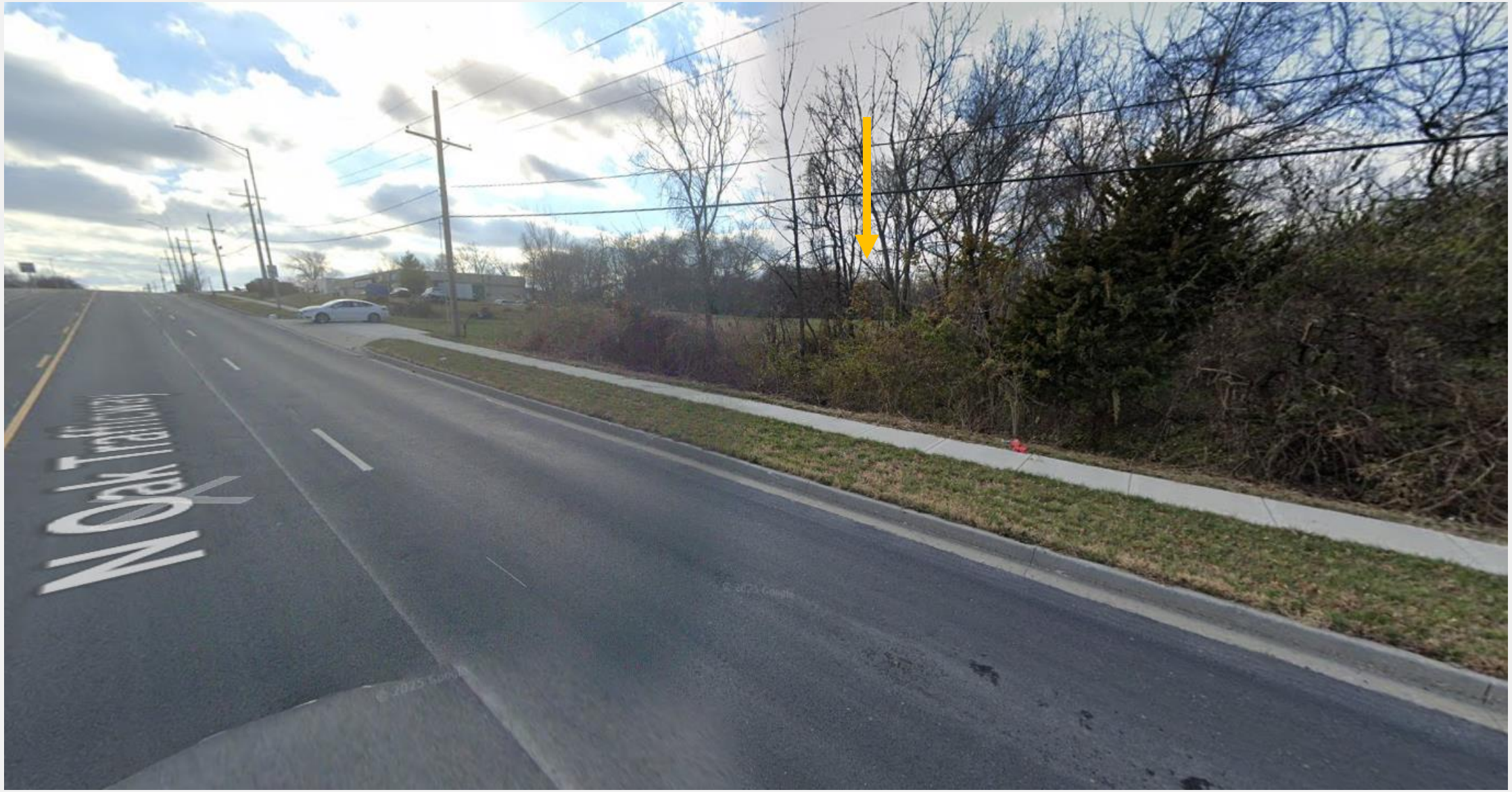
T.O ROOF - HIGH
128' - 0"
T.O ROOF - LOW
122' - 1"
T.O WALL
112' - 0"
FINISH FLOOR
103' - 0"
ENGINEERED WOOD
WOOD RAILING
STUCCO
WOOD DOOR

T.O ROOF - HIGH
128' - 0"
T.O ROOF - LOW
122' - 1"
T.O WALL
112' - 0"
FINISH FLOOR
103' - 0"
ENGINEERED WOOD
WOOD RAILING
ALUMINUM CLAD WOOD WINDOWS
STUCCO
PREFINISHED INSULATED OH DOOR
WOOD DOOR

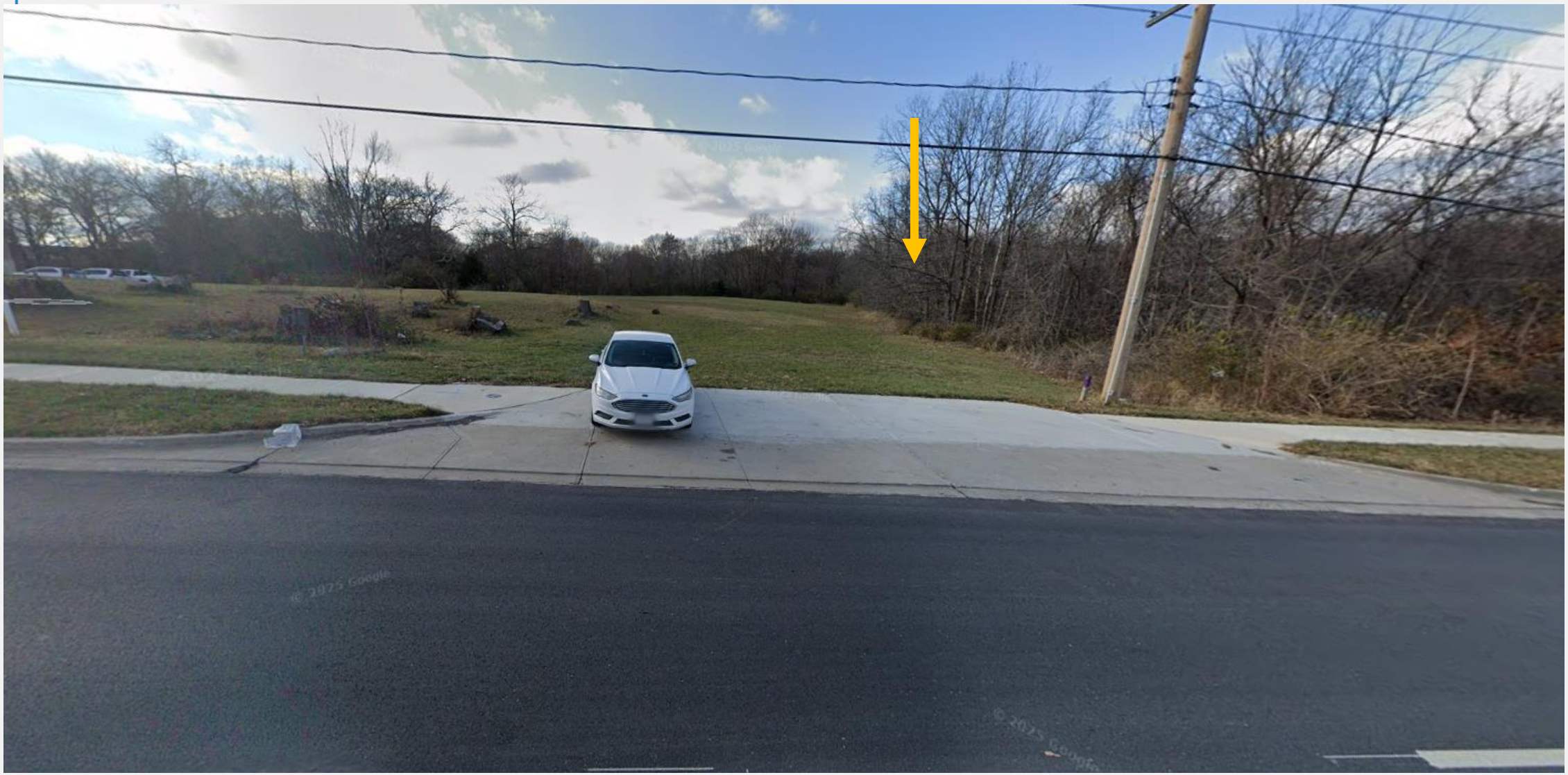

T.O ROOF - HIGH
128' - 0"
T.O ROOF - LOW
122' - 1"
ASPHALT SHINGLES
T.O WALL
112' - 0"
STUCCO
FAUX STONE
FINISH FLOOR
103' - 0"

T.O ROOF - HIGH
128' - 0"
T.O ROOF - LOW
122' - 1"
ASPHALT SHINGLES
WOOD RAILING
T.O WALL
112' - 0"
ALUMINUM CLAD WOOD WINDOWS
STUCCO
FINISH FLOOR
103' - 0"

Looking north on N Oak Trfy (subject site on left). (Dec 2024)



Looking south on N Oak Trfy (subject site on right). (Dec 2024)



View of subject site on N Oak Trfy. (Dec 2024)

Staff Recommendation

Case No. CD-CPC-2025-00028

Approve

Case No. CD-CPC-2025-00030

Approval with Conditions