Ordinance X

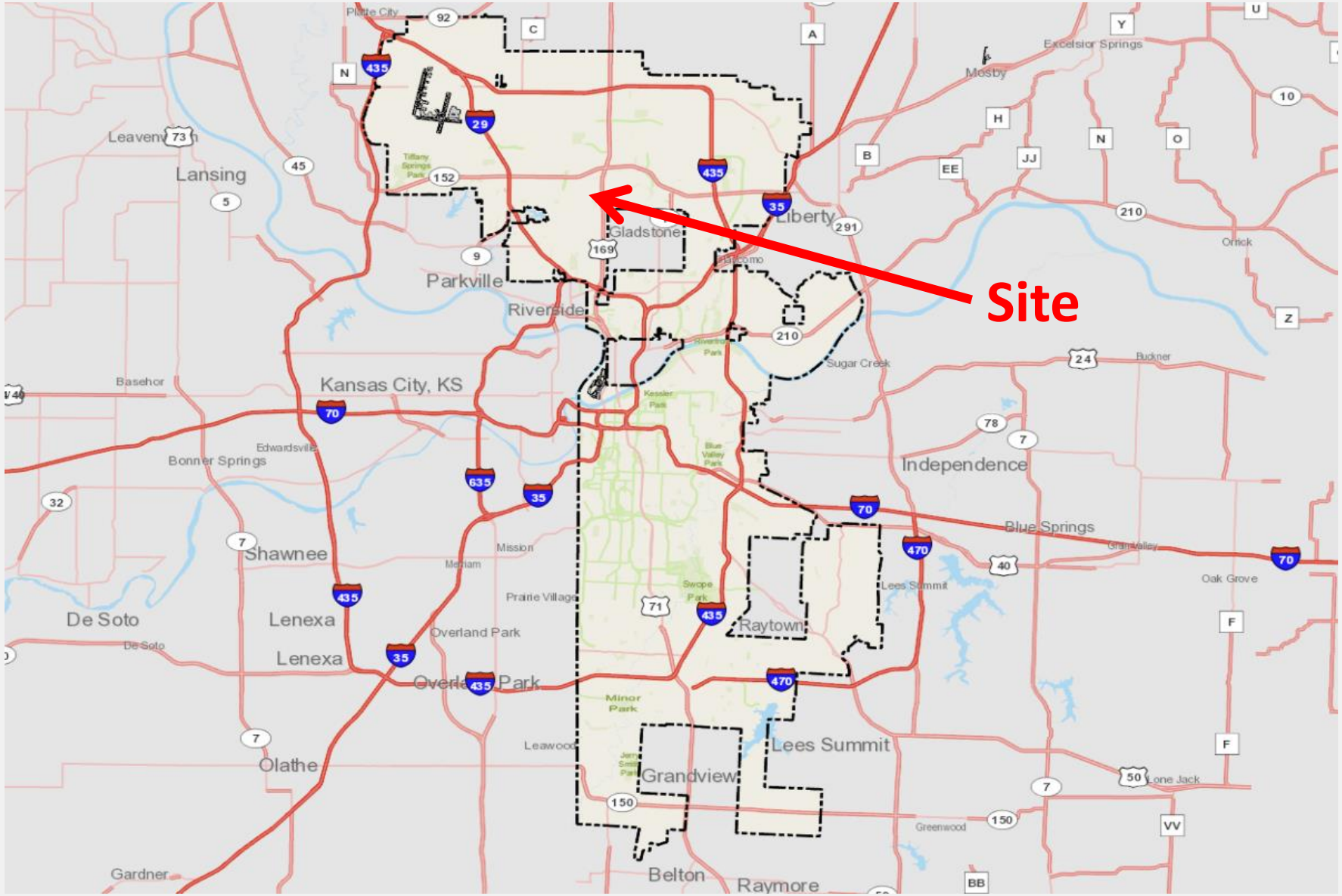
Rezoning and Development Plan: Park Place Residential Development

CD-CPC-2025-00029 & CD-CPC-2025-00023

date, 2025

Neighborhood Planning and Development Committee

Location


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

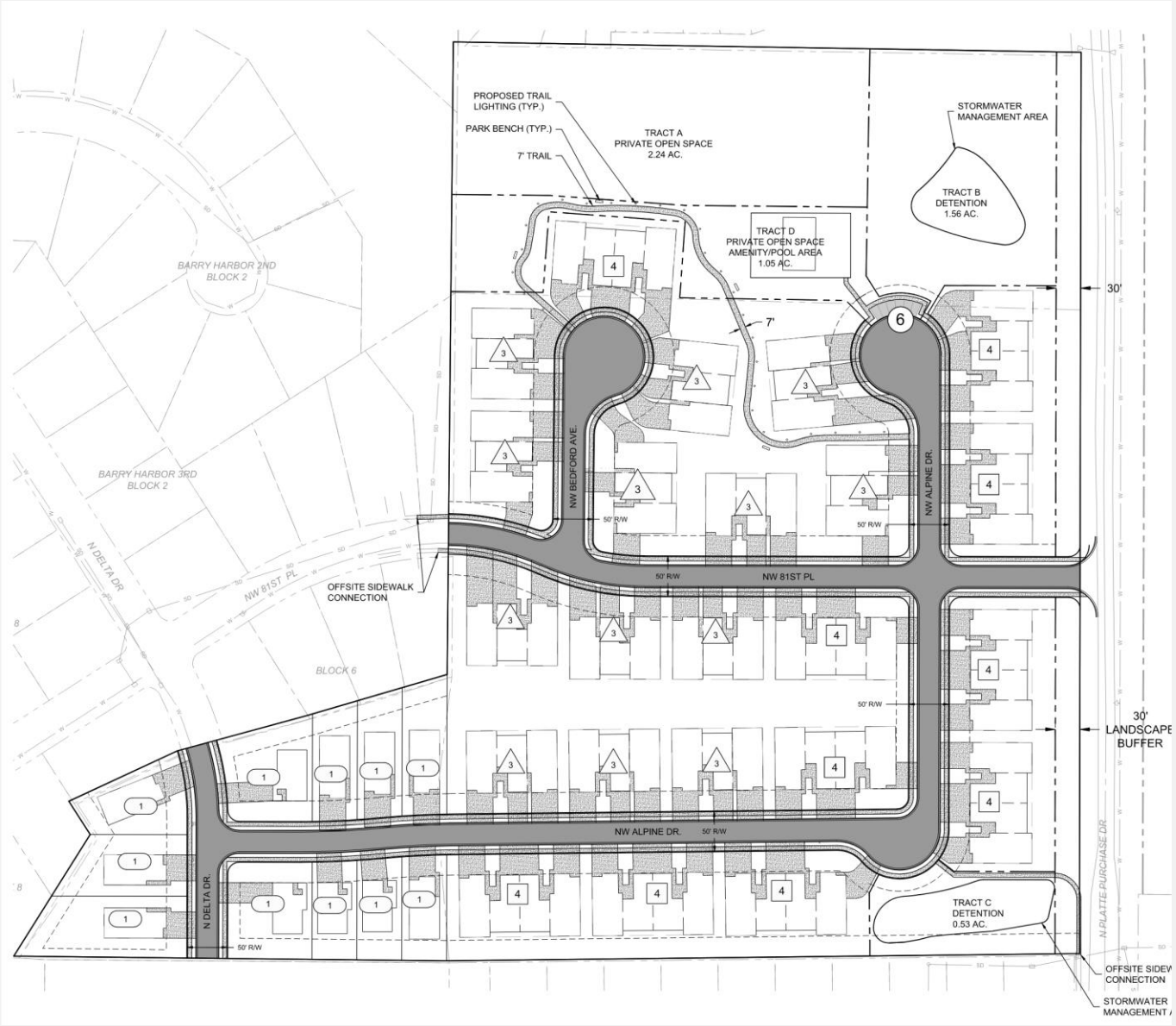
Location

NW Barry Rd
NW Barry Rd
NW Barry Rd
NW Barry Rd
Thomas R Meyers Dr
Access Road
Access Road
N Allenton Dr
N Pontiac Ave
N Marston Ave
NW 82nd Ct
NW 82nd St
NW 82nd Ter
NW 82nd St
NW 81st Ct
NW Delta Dr
NW Harden Dr
NW 81st
NW 81st Ter
N Byfield Ave
N Hope Ave
NW 80th St
N Platte Purchase Dr
N Hickory St
NW 79th St
N Liberty St
NW 78th St
N Thomas Meyers Dr
N Summit St
N Jefferson St
N Jefferson St
169
169

Looking East From North Platte Purchase Drive- 2024

Looking East From North Platte Purchase Drive- 2022

Site Plan


PROPOSED TRAIL LIGHTING (TYP.)
PARK BENCH (TYP.)
7' TRAIL
TRACT A
PRIVATE OPEN SPACE
2.24 AC.
STORMWATER MANAGEMENT AREA
TRACT B
DETENTION
1.56 AC.
TRACT D
PRIVATE OPEN SPACE
AMENITY/POOL AREA
1.05 AC.
BARRY HARBOR 2ND BLOCK 2
BARRY HARBOR 3RD BLOCK 2
BLOCK 6
NW BEDFORD AVE.
NW ALPINE DR.
NW 81ST PL
N DELTA DR
OFFSITE SIDEWALK CONNECTION
50' R/W
30'
7'
6
30' LANDSCAPE BUFFER
TRACT C
DETENTION
0.53 AC.
N PLATTE PURCHASE DR
OFFSITE SIDEW CONNECTION
STORMWATER MANAGEMENT

Sample Elevations

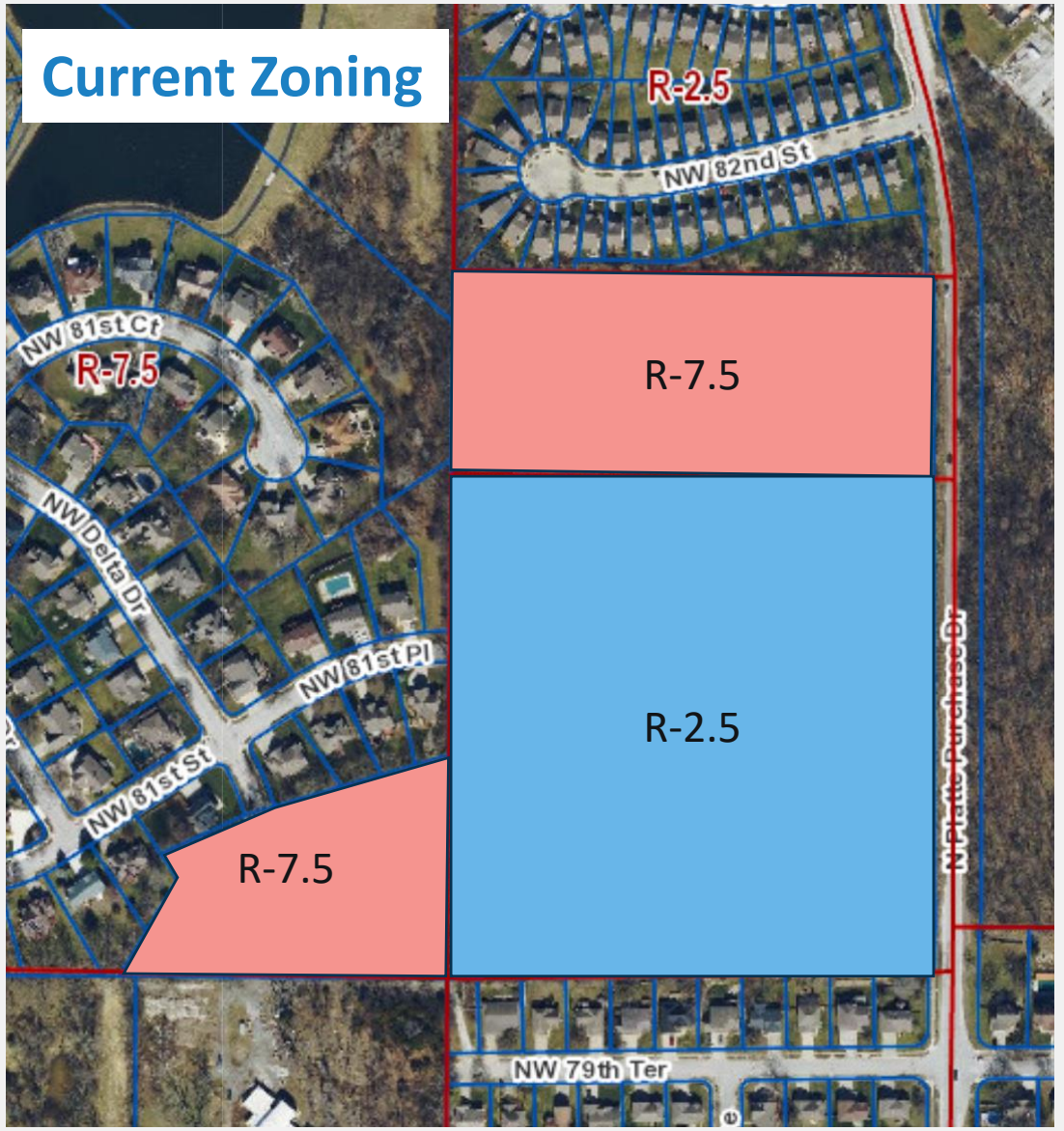
Renderings

Development Plan

- Mixture of for rent and for sale units. Multi-unit buildings are not for sale
- 11 Detached Homes, 13 Three Unit Townhouses, 10 Four Unit Townhouses
- Applicant worked with staff to reduce garage frontage and provide additional pedestrian space throughout.
- Project Plan for the pool area will be required prior to Final Plat approval.
- 75 additional trees will be provided by the applicant in order to meet intent of tree preservation ordinance.

Rezoning

- Development Plan Area is zoned R-7.5 and R-2.5
- Applicant is proposing to rezone the entire area to R-2.5



Public Engagement Summary

- In Person Meeting held on March 19, 2025
  - 23 people attended
- Virtual Meeting Held on March 25, 2025
  - 12 people attended

City Planning Commission Recommendation Ordinance X

Rezoning

Case No. CD-CPC-2025-00029 **Approval**

Development Plan

Case No. CD-CPC-2025-00023 **Approval with Conditions**

Park Place Residential Development