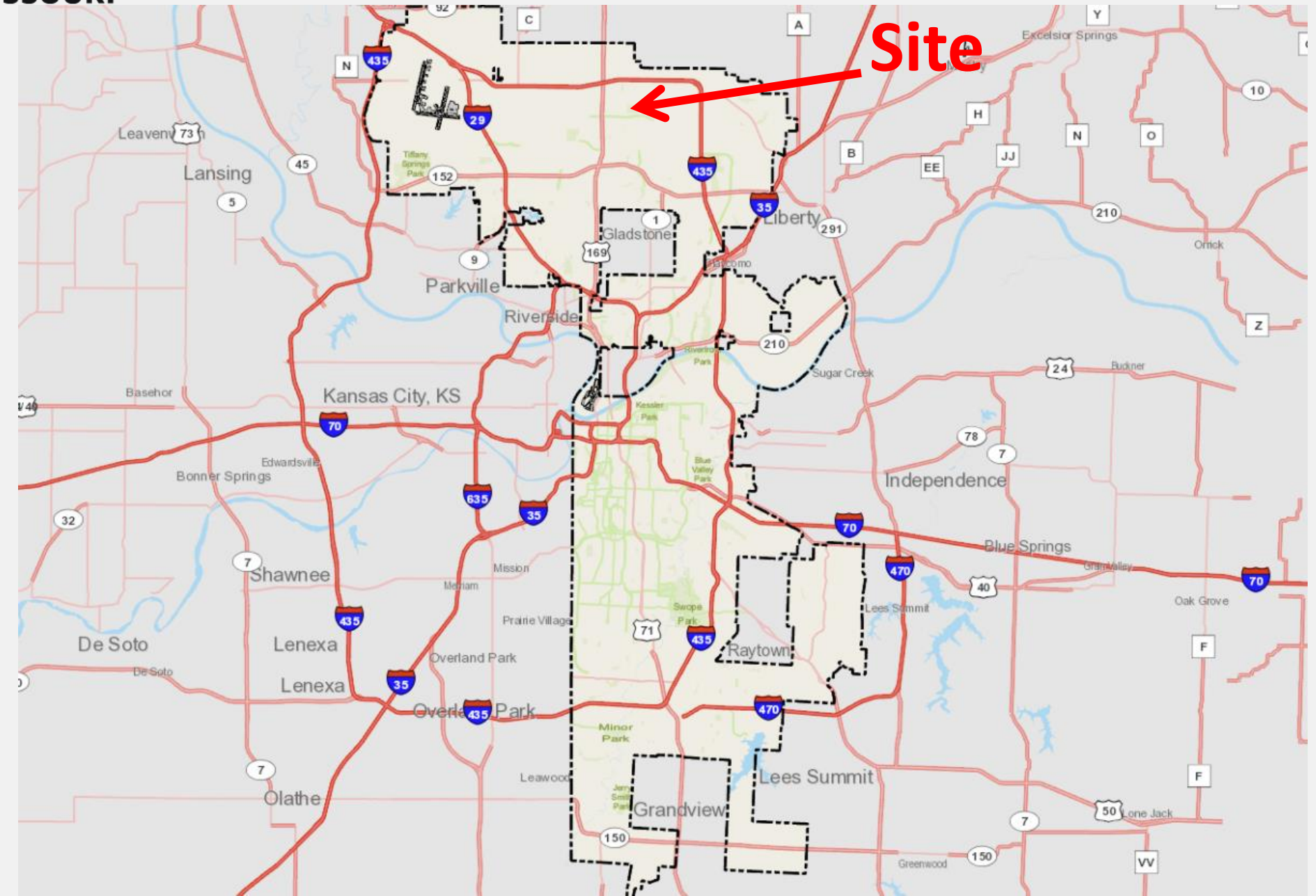
CD-CPC-2025-00079 – Area Plan Amendment
CD-CPC-2025-00077 – Rezoning CD-CPC-2025-00076 – Development Plan

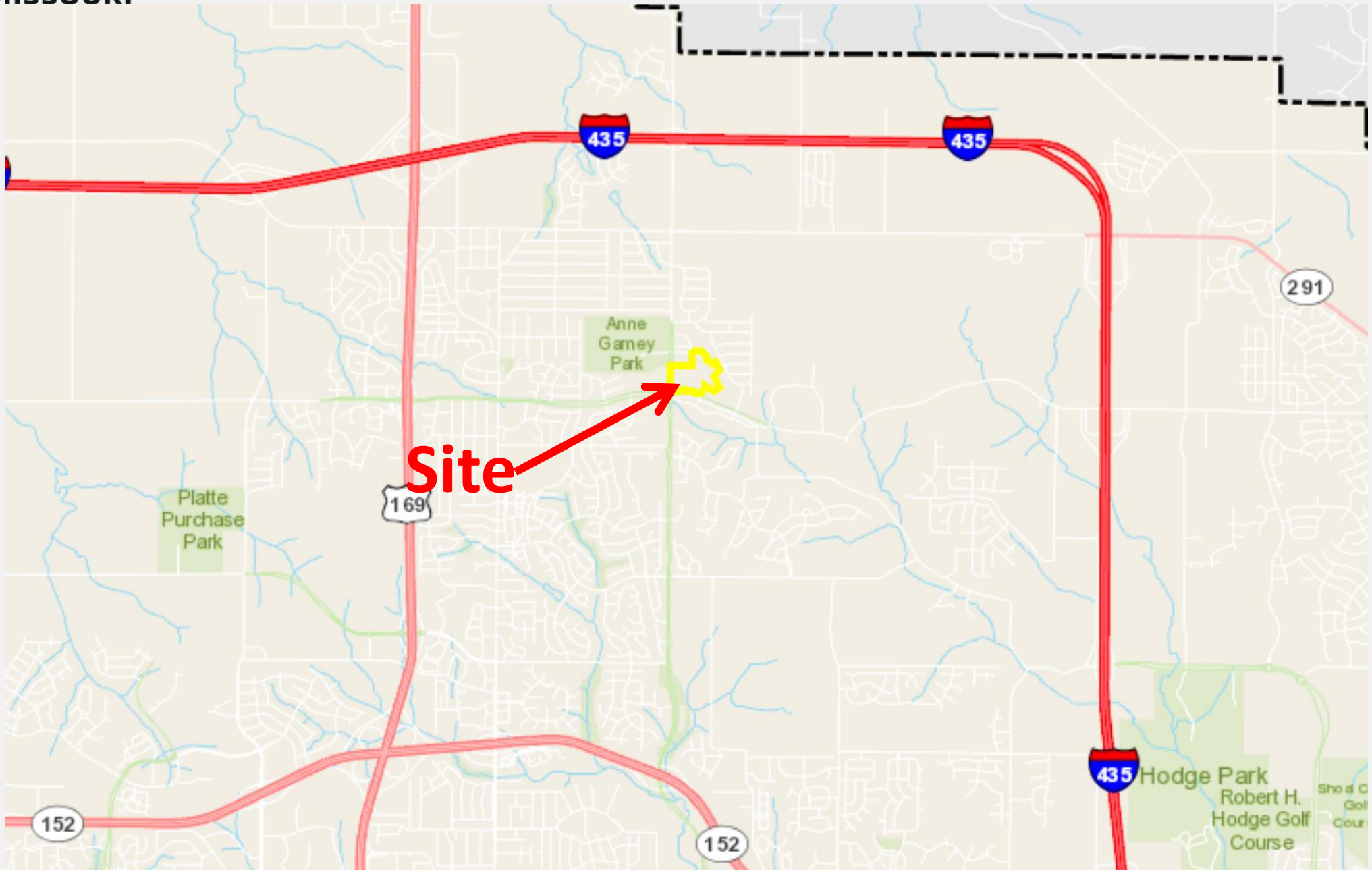
THE COLLECTION AT STALEY HILLS

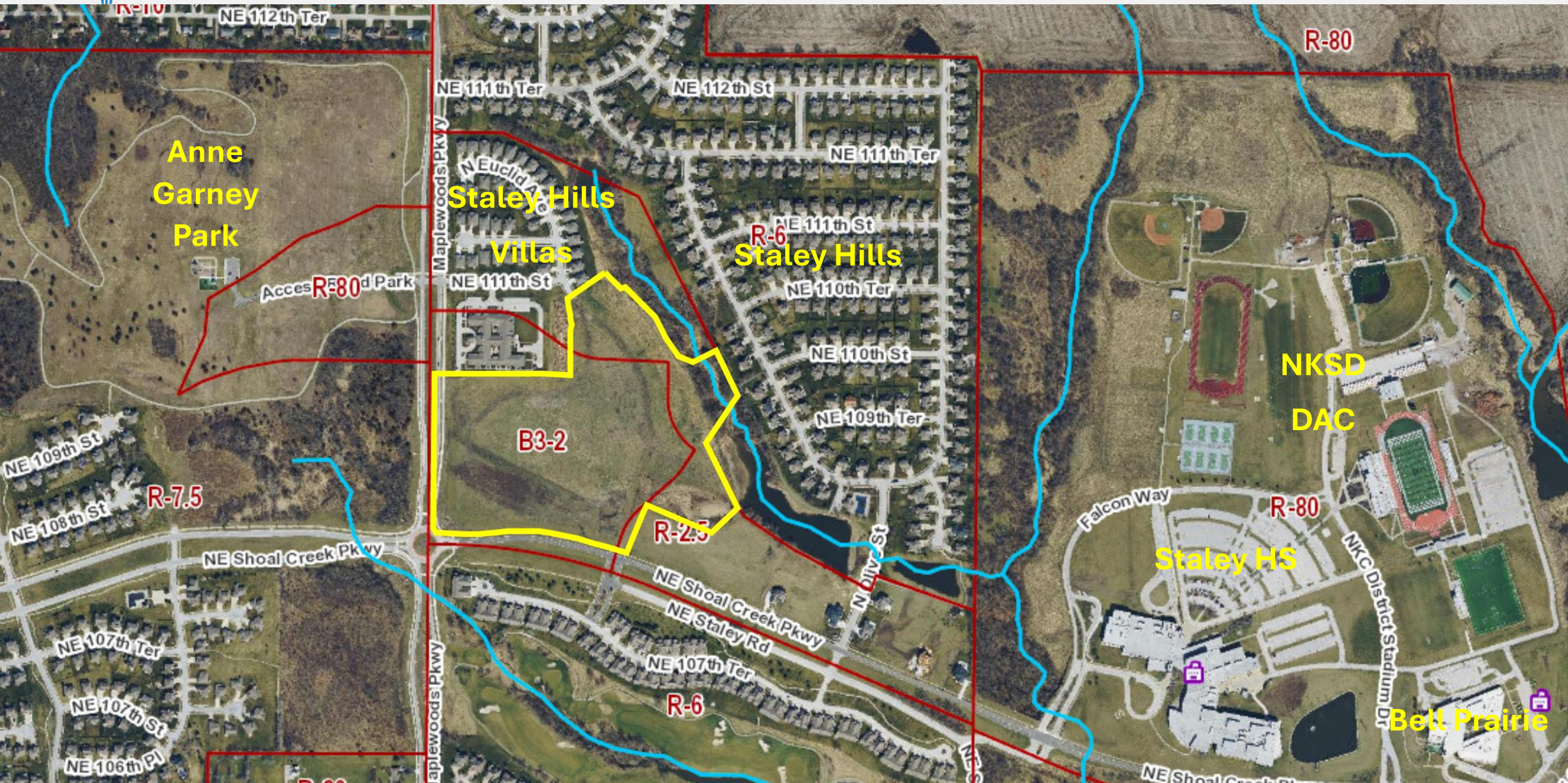
July 16, 2025

City Plan Commission

Development Team:
Jacob Hudson, Olsson
Aaron Schmidt, Hunt Midwest
Brenner Holland, Hunt Midwest


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

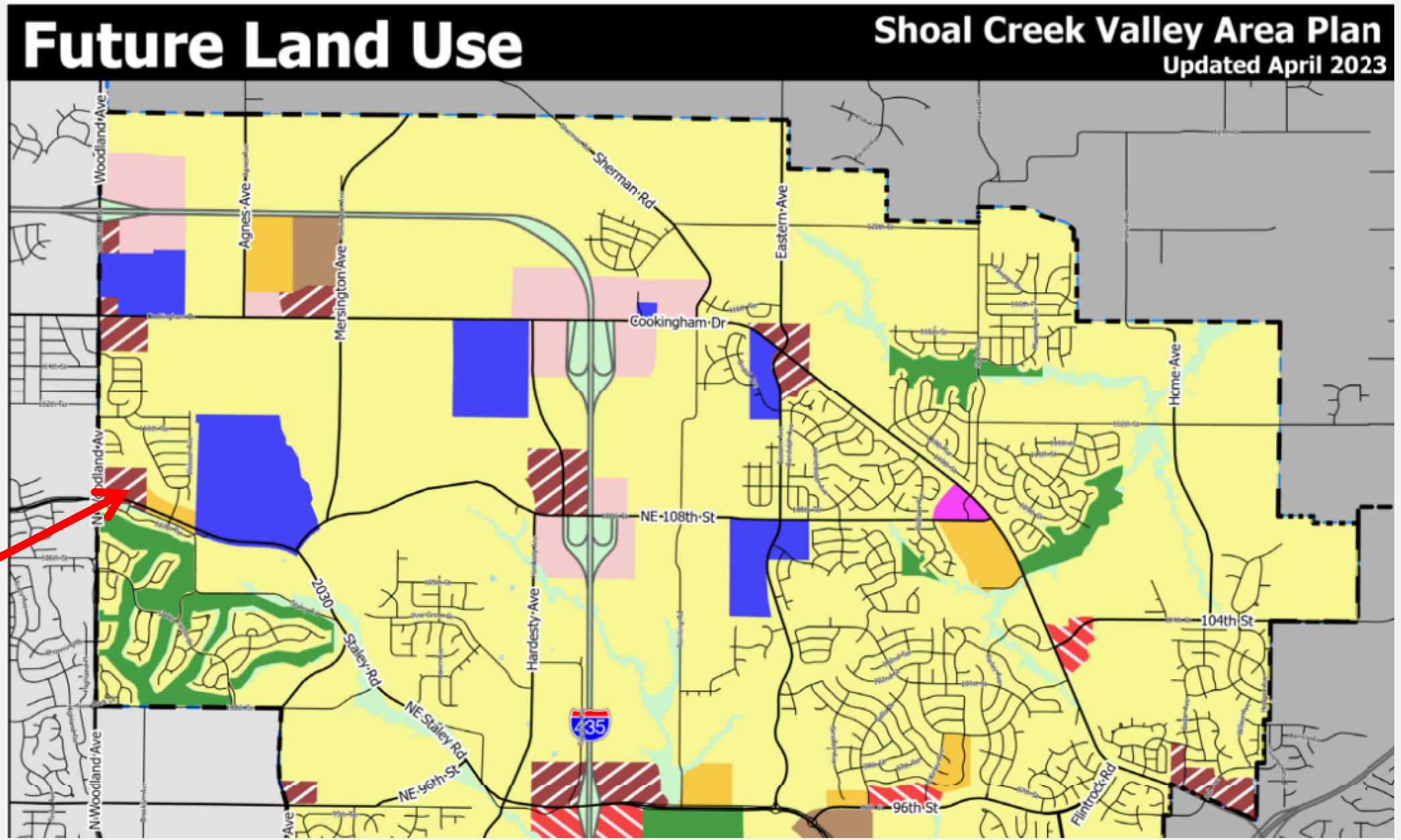

435
435
291
Anne Garney Park
Site
169
Platte Purchase Park
152
152
435
Hodge Park
Robert H. Hodge Golf Course

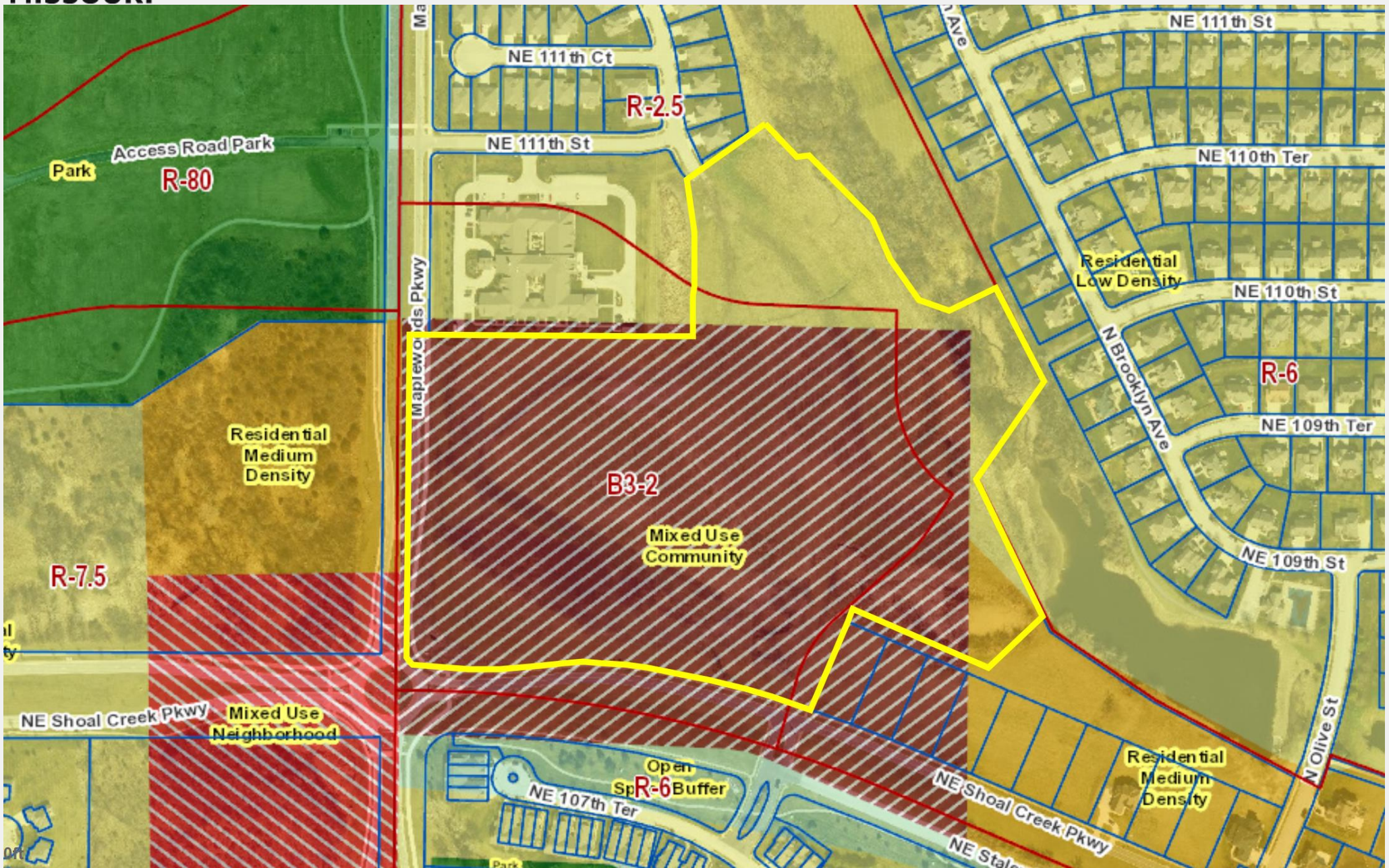

Anne Garney Park
Staley Hills Villas
R-6 Staley Hills
NKSD DAC
Staley HS
Bell Prairie
B3-2
R-7.5
R-6
R-80
NE 112th Ter
NE 111th Ter
NE 112th St
NE 111th Ter
NE 111th St
NE 111th St
NE 110th Ter
NE 110th St
NE 109th Ter
NE 109th St
NE 108th St
NE Shoal Creek Pkwy
NE Staley Rd
NE 107th Ter
NE 107th Ter
NE 107th St
NE 106th Pl
Maplewoods Pkwy
N Euclid Ave
N Oak St
Falcon Way
NKC District Stadium Dr

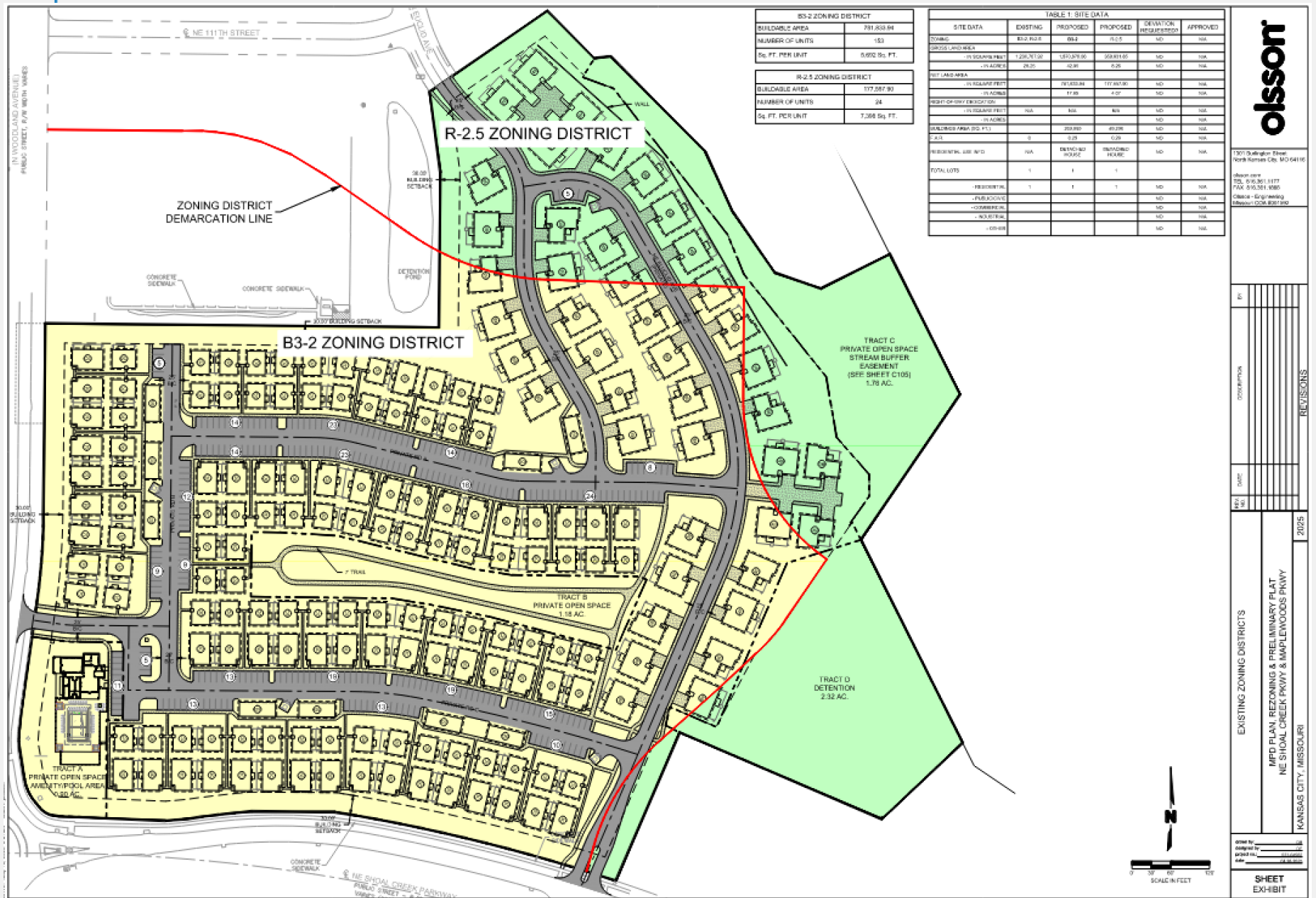
- About 30 acres – zoned B3-2 & R-2.5
- Seeking approval of an area plan amendment, a rezoning from Districts B3-2 and R-2.5 to District R-2.5, and approval of a development plan which also serves as a preliminary plat to allow for the creation of a 177-unit cottage house development on one lot.
- Project is within the Shoal Creek Valley Area Plan.
- Will require project plan approval by CPC prior to issuance of building permit.

AREA PLAN

From Mixed-Use Community, Residential Low Density, and Residential Medium Density to Residential High Density.

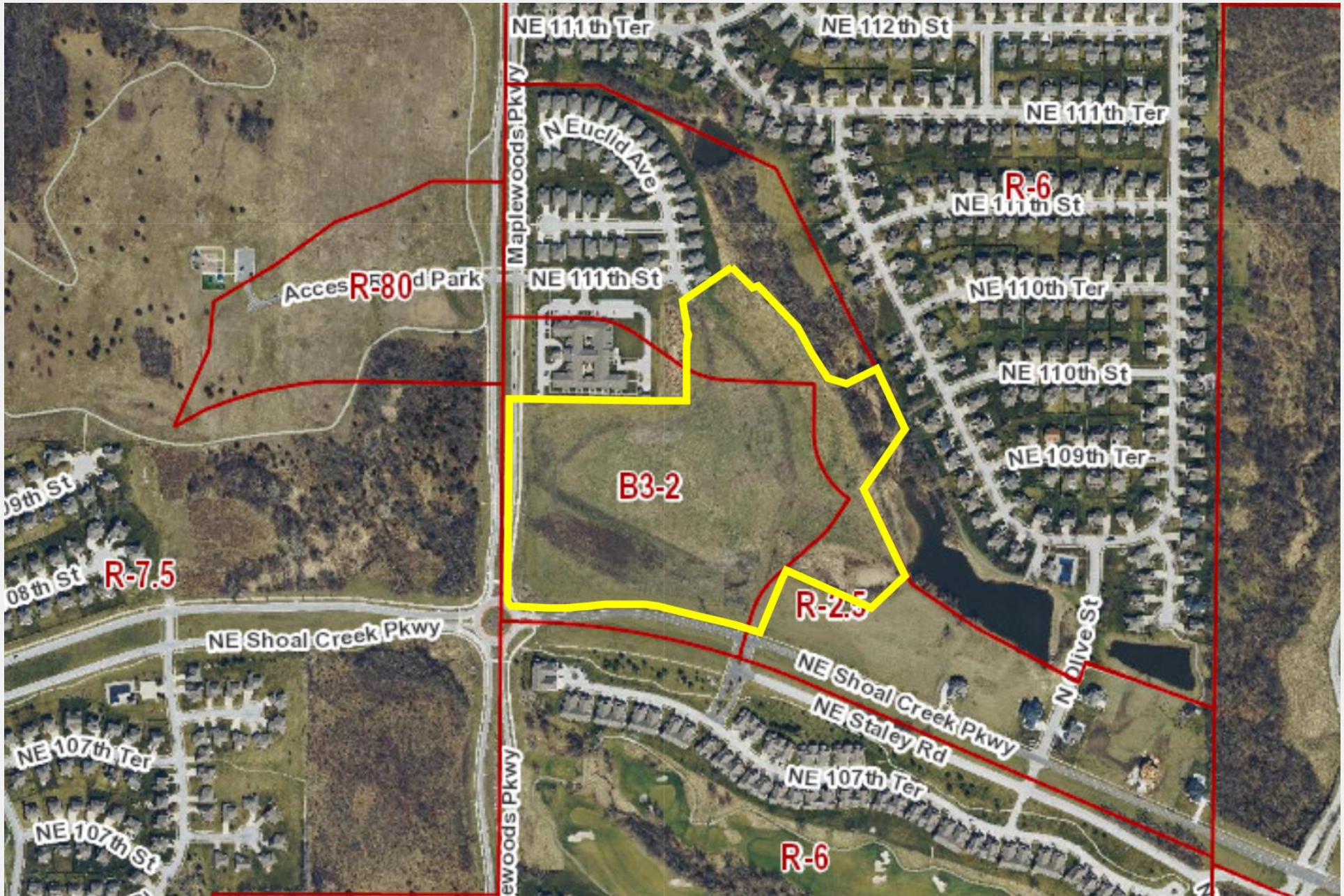



NE 111th Ct
R-2.5
NE 111th St
Access Road Park
Park
R-80
Residential Medium Density
B3-2
Mixed Use Community
R-7.5
NE Shoal Creek Pkwy
Mixed Use Neighborhood
Open Sp
R-6
Buffer
NE 107th Ter
NE 111th St
NE 110th Ter
Residential Low Density
NE 110th St
N Brooklyn Ave
R-6
NE 109th Ter
NE 109th St
N Olive St
Residential Medium Density
NE Shoal Creek Pkwy



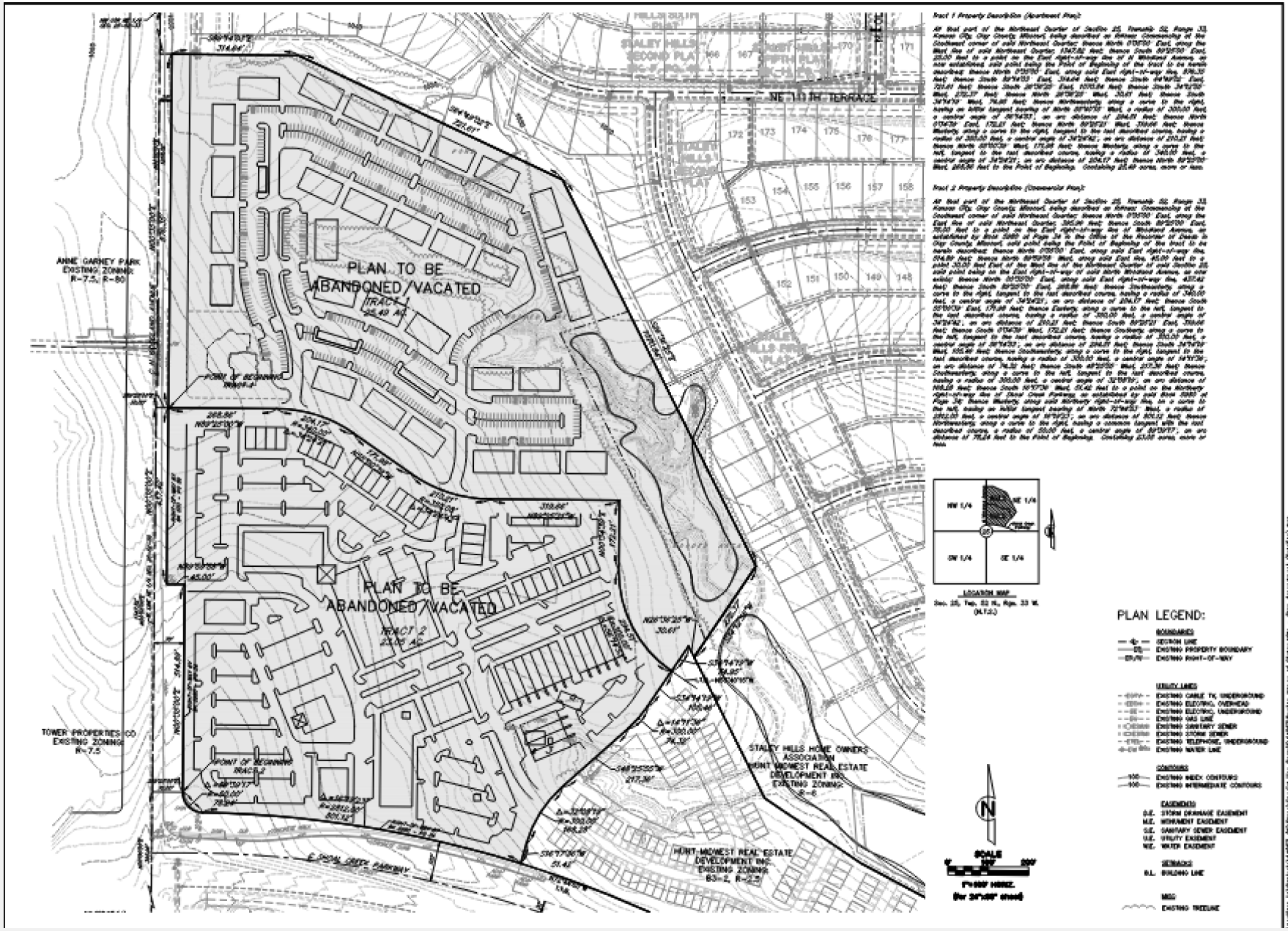
Rezoning 30 acres from Districts B3-2 and R-2.5 to District R-2.5

REZONING


NE 111th Ter
NE 112th St
NE 111th Ter
Maplewoods Pkwy
N Euclid Ave
R-6
NE 111th St
NE 111th St
Access
R-80
d Park
NE 110th Ter
NE 110th St
NE 109th Ter
B3-2
R-7.5
NE Shoal Creek Pkwy
R-2.5
NE Shoal Creek Pkwy
NE Staley Rd
N Olive St
NE 107th Ter
NE 107th Ter
NE 107th St
R-6

Zoning background

- First zoned commercial in
- Ordinance No. 160037 passed by City Council on January 28, 2016, terminated and deleted two previously approved Chapter 80 plans in Districts B3-2 (PD/C2) and R-2.5 (R2b).



DEV. PLAN

- ✓ Permitted in B3-2 & R-2.5
- ✓ 177-unit cottage house dev.
- ✓ Lot 1
- ✓ PE on 6/18 & 7/9.
- ✓ Access.
- ✓ Setback variances.
- ✓ Traffic.
- ✓ Connectivity.

Wednesday July 9, 2025 - Public Engagement with adjoining neighbors.

Summary attached to staff report.

RECOMMENDATIONS:

4.1 - Approval.

4.2 – Approval.

4.3 – Approval subject to conditions.

#22 Jeff Krebs agreed to revise the first sentence wording to: "Dumpster screening plans need to be submitted and reviewed with the Project Plan"

#27 The section of code needs to change from 88-232-01-A to 88-323-01-A

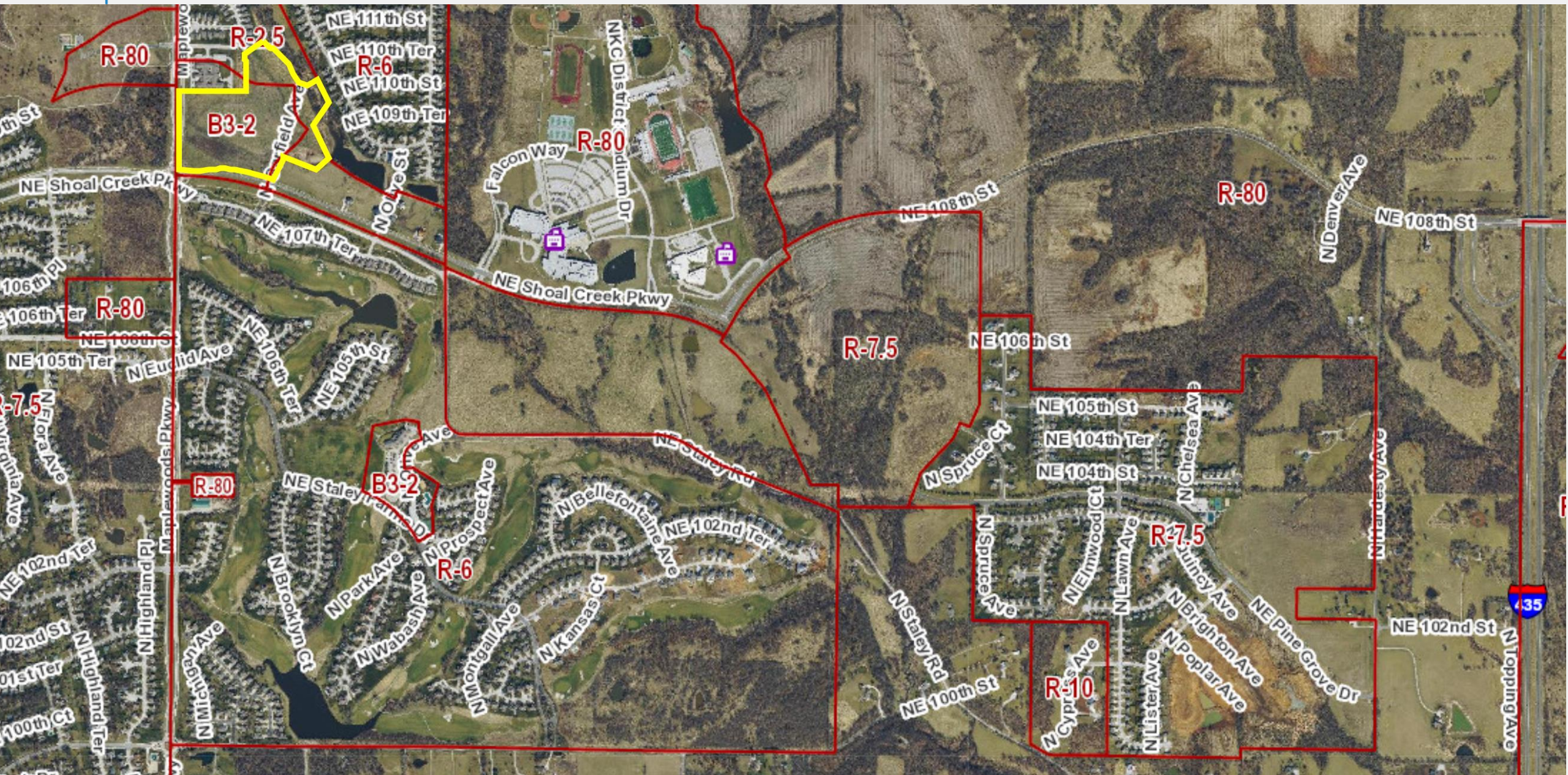
36 Kirk Rome said to change the wording to:
"The developer shall submit water main extension plans for a new public fire hydrant along the south side of Shoal Creek Pkwy. The plans shall be reviewed and under contract (permit) prior to building permit issuance and prior to final plat recording."

43 A Preliminary Stream Buffer Plan was submitted with the Development Plan. This comment needs to be removed.

NE 87th St
N Eastern Ave
N Oakland Ave
N Sycamore
N Marsh Ave
N Donnelly Ave
R-80
N Kentucky Ave
N Farley Cir
N Lewis Ave
N Booth Ave
N McKinley Ave
R-7.5
85th Ter
NE 84th Ter
N Eastern Ave
SC
SC
NE Barry Rd
NE Barry Rd
NE Barry Rd
R-7.5
152
152
152
NE 85th St
NE Shoal Creek Valley Dr
NE 83rd Pl
NE 83rd Ter
NE 83rd St
N Booth Ave
NE 82nd Ter
NE 82nd St
NE Shoal Creek Pkwy

Shoal Creek Valley Dr

1.) Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
2.) One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (*IFC-2018: § D107.1*)
3.) Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (*IFC-2018: § D106.3)*


R-80
R-2.5
B3-2
R-6
R-7.5
R-10
NE 111th St
NE 110th Ter
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NE 109th Ter
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NE 107th Ter
NE 106th Ter
NE 105th Ter
NE 105th St
NE 108th St
NE 106th St
NE 104th Ter
NE 104th St
NE 102nd Ter
NE 102nd St
NE 100th St
NE Staley Rd
NKC District Stadium Dr
Falcon Way
N Euclid Ave
N Prospect Ave
N Bellefontaine Ave
N Park Ave
N Wabash Ave
N Brooklyn Ct
N Montgall Ave
N Kansas Ct
N Highland Pl
N Highland Ter
N Michigan Ave
N Spruce Ct
N Spruce Ave
N Elmwood Ct
N Lawn Ave
N Chelsea Ave
N Hardesty Ave
N Denver Ave
N Brighton Ave
N Poplar Ave
N Lister Ave
N Cypress Ave
NE Pine Grove Dr
N Topping Ave
435