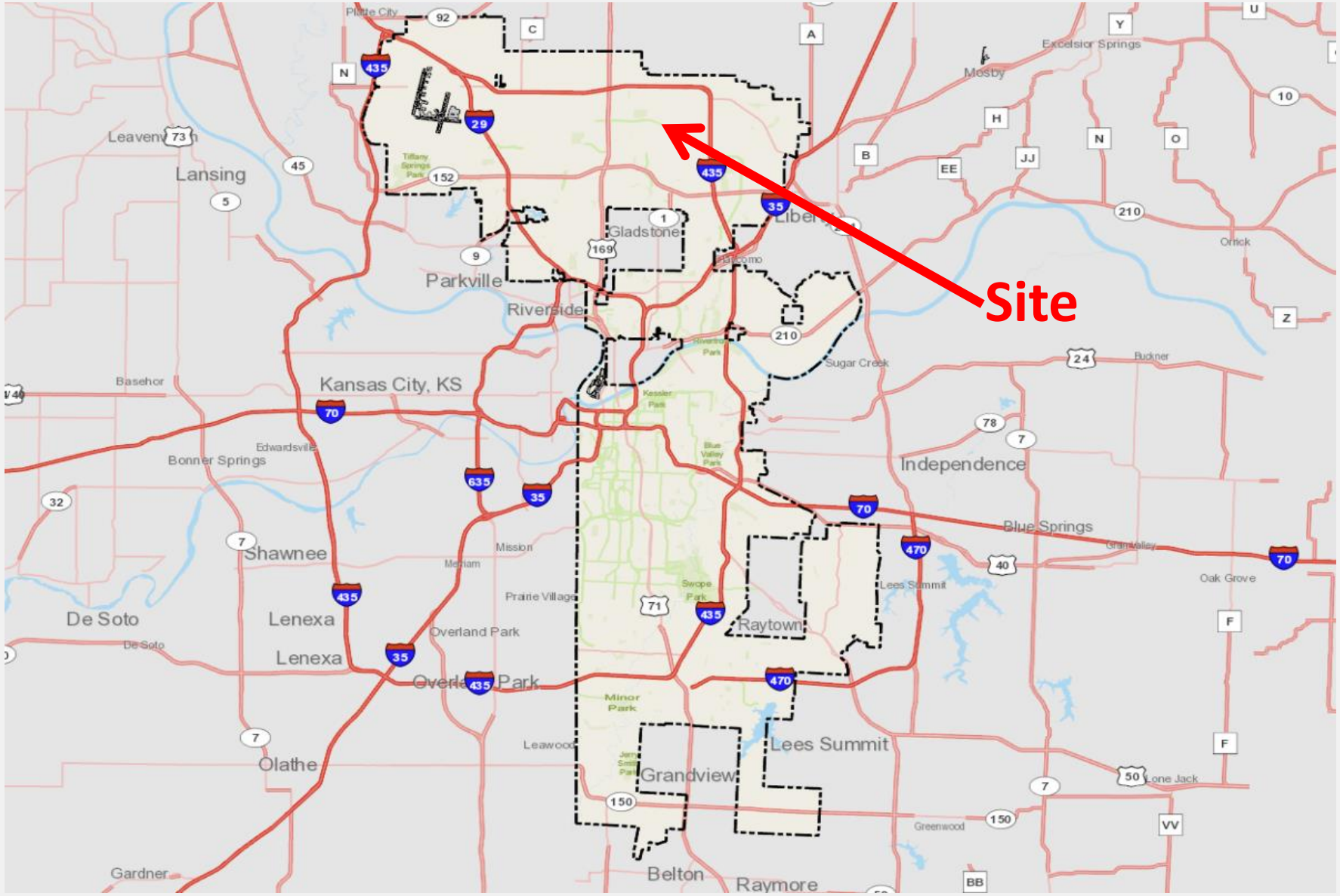
5.1 – CD-CPC-2025-00095 – Rezoning
5.2 – CD-SUP-2025-00027 – Special Use Permit
5.3 – CD-CPC-2025-00096 – Project Plan

Cuda Ridge Residential

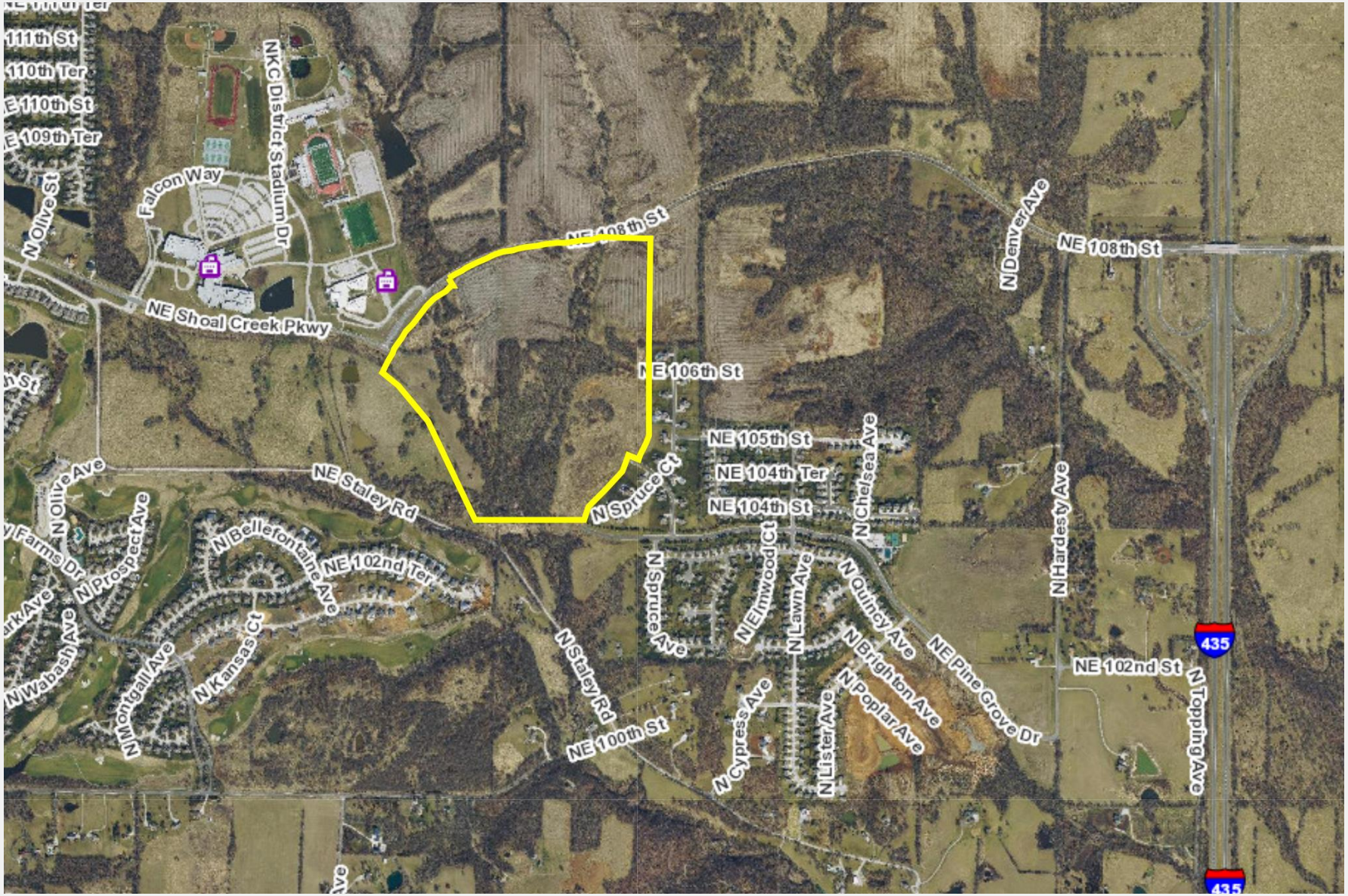
September 3, 2025

City Plan Commission

Location

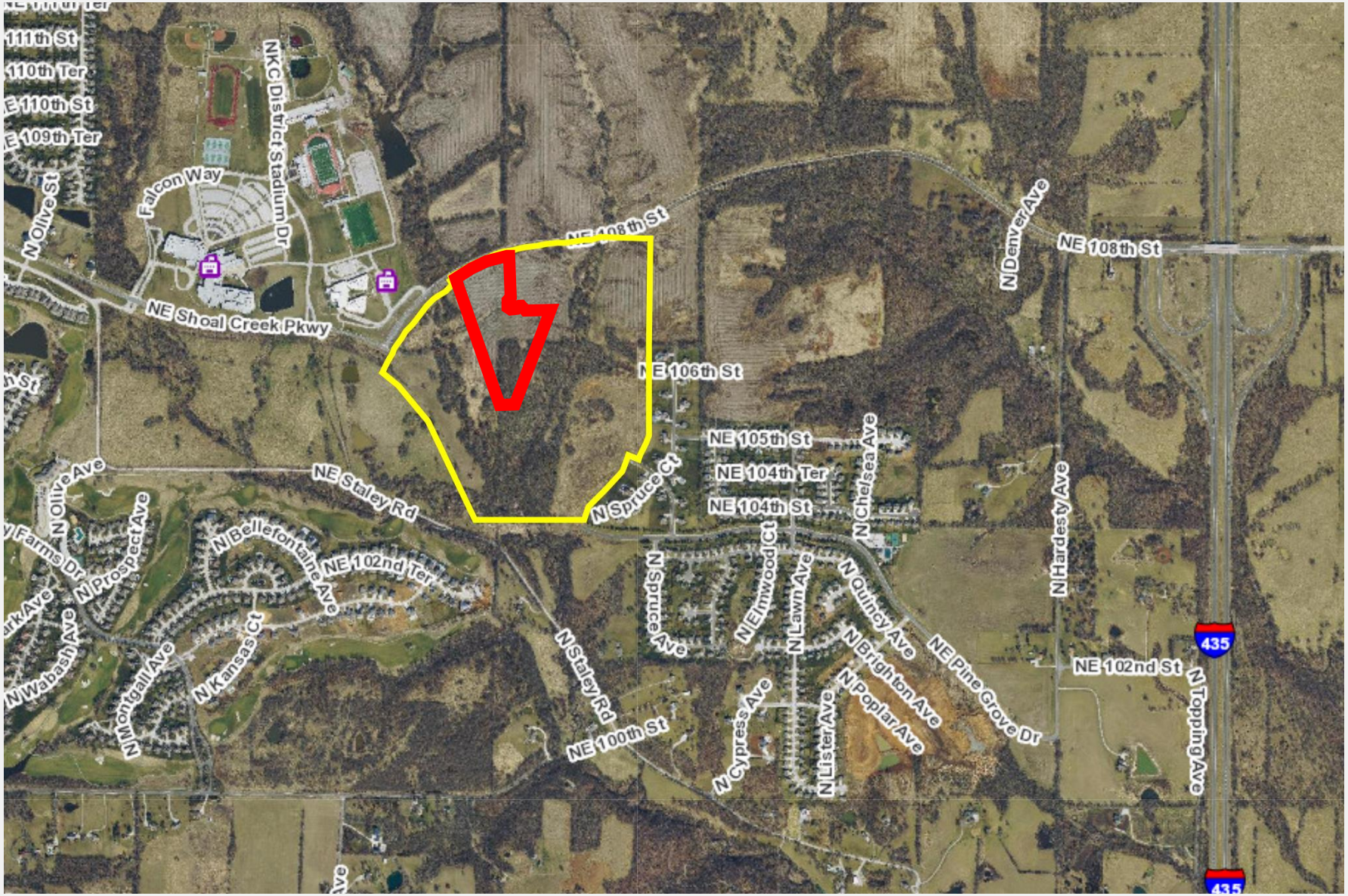

Site
Lansing
Parkville
Riverside
Gladstone
Kansas City, KS
Independence
Blue Springs
Shawnee
Lenexa
De Soto
Olathe
Overland Park
Raytown
Lees Summit
Grandview
Belton
Raymore
Excelsior Springs
Mosby
Sugar Creek
Basehor
Bonner Springs
Edwardsville
Mission
Prairie Village
Leawood
Lone Jack
Oak Grove
Gardner

Location


NKC District Stadium Dr
Falcon Way
N Olive St
NE Shoal Creek Pkwy
NE 108th St
N Denver Ave
NE 106th St
NE 105th St
NE 104th Ter
NE 104th St
N Chelsea Ave
N Spruce Ct
NE Staley Rd
N Olive Ave
N Prospect Ave
N Bellefontaine Ave
NE 102nd Ter
N Spruce Ave
N Elmwood Ct
N Lawn Ave
N Quincy Ave
N Hardesty Ave
N Staley Rd
NE 100th St
N Cypress Ave
N Lister Ave
N Poplar Ave
N Brighton Ave
NE Pine Grove Dr
NE 102nd St
N Topping Ave
435
435

Looking Southeast from Northeast 108th St

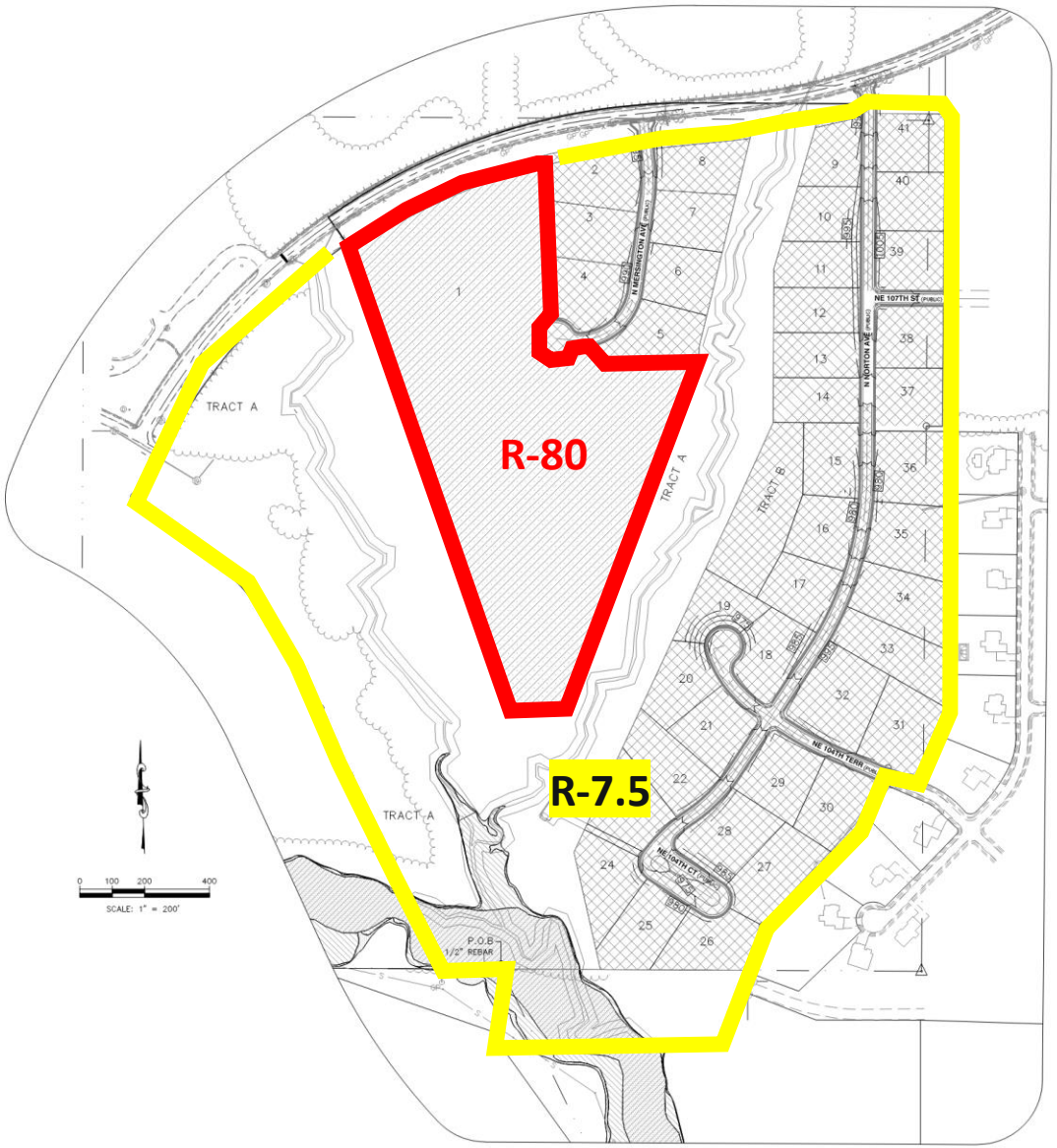
Rezoning Location



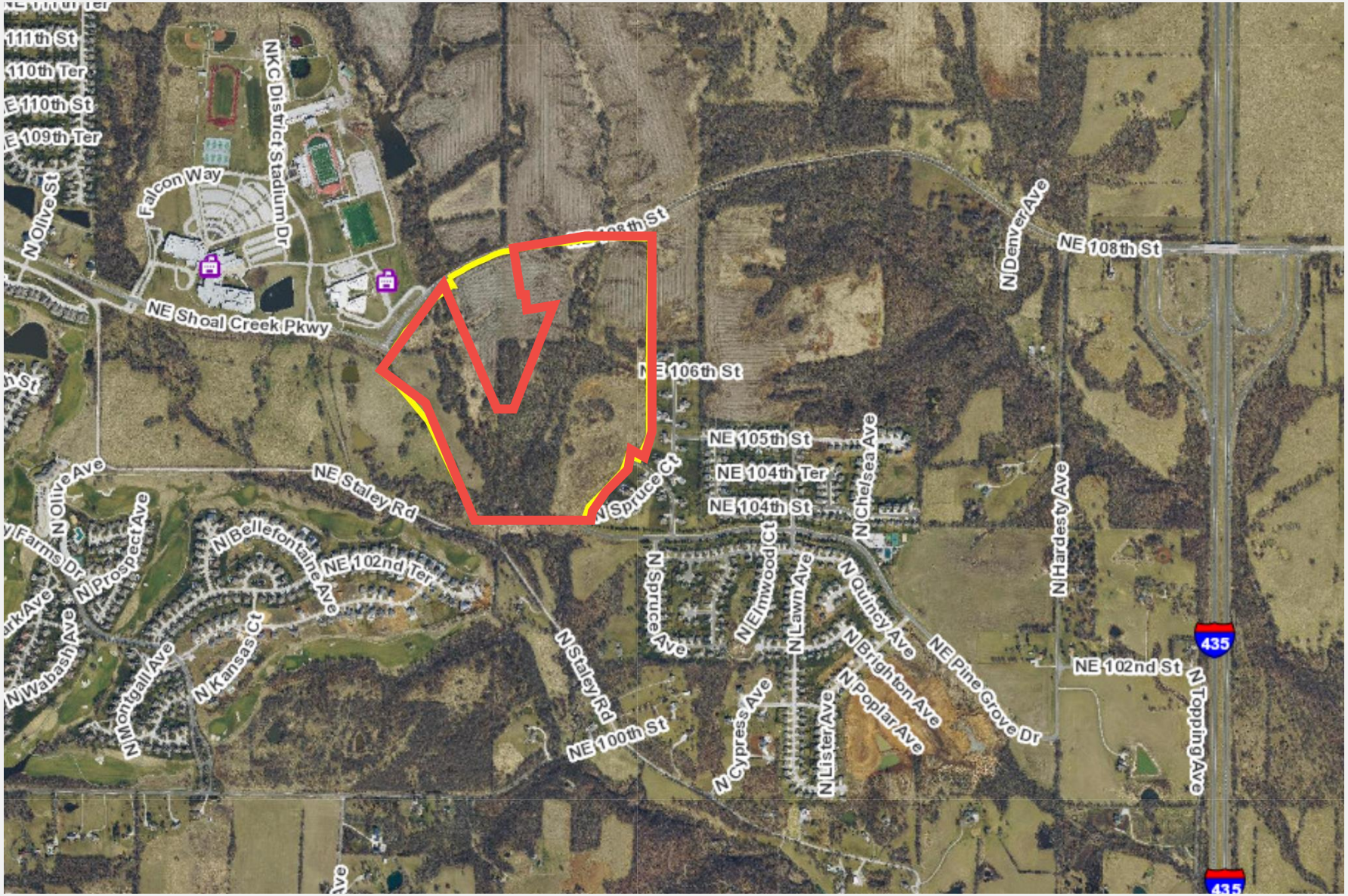
Rezoning Request

- Applicant is requesting a rezoning of 21 acres of the 115 acres parcel from R-7.5 to R-80
- A proposed Major Subdivision and Special Use Permit have been submitted and are under review
- Proposed rezoning is consistent with Area Plan and adjacent residential lots to the north and west zoned R-80. Properties to the south and east are residential uses that are lower density.
- Approval of this rezoning would allow for the applicant to pursue a Special Use Permit with a separate application to allow for a private sports field on this lot.

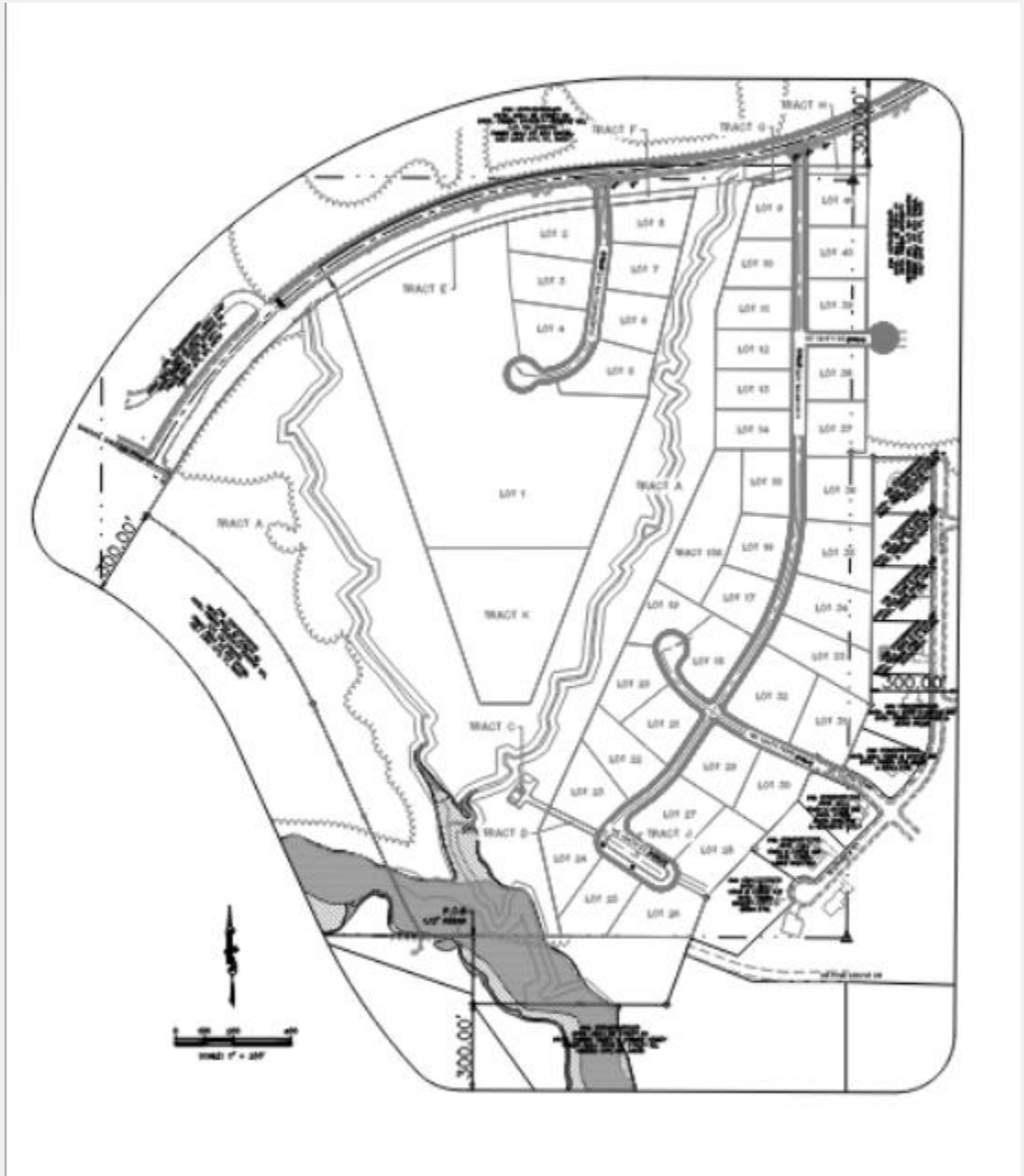
Rezoning


R-80
R-7.5
TRACT A
TRACT A
TRACT A
TRACT B
N BERKSHIRE AVE
N NORTON AVE
NE 107TH ST
NE 106TH TERR
NE 104TH CT
SCALE: 1" = 200'
P.O.B
1/2" REBAR

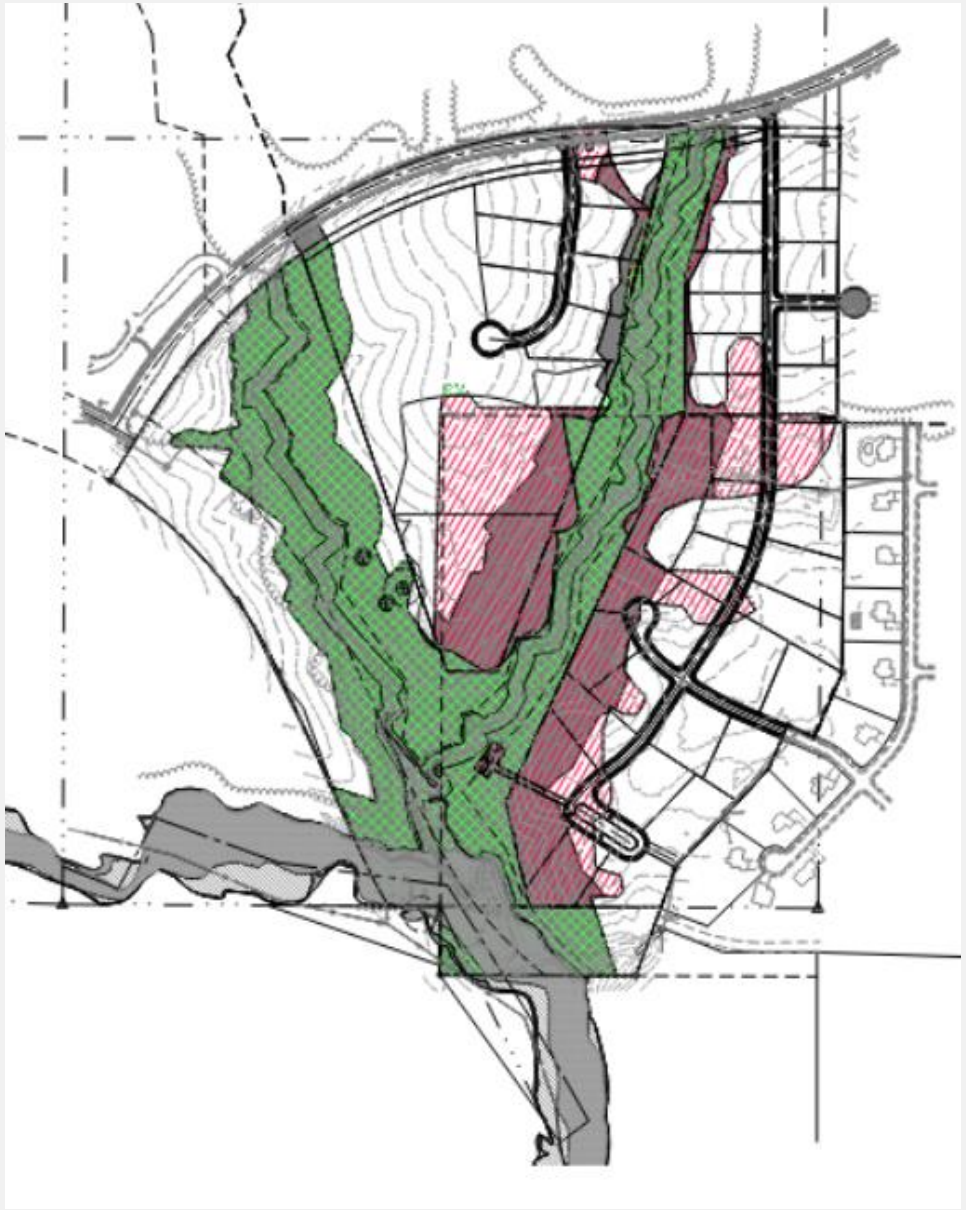
Project Plan Location



Project Plan

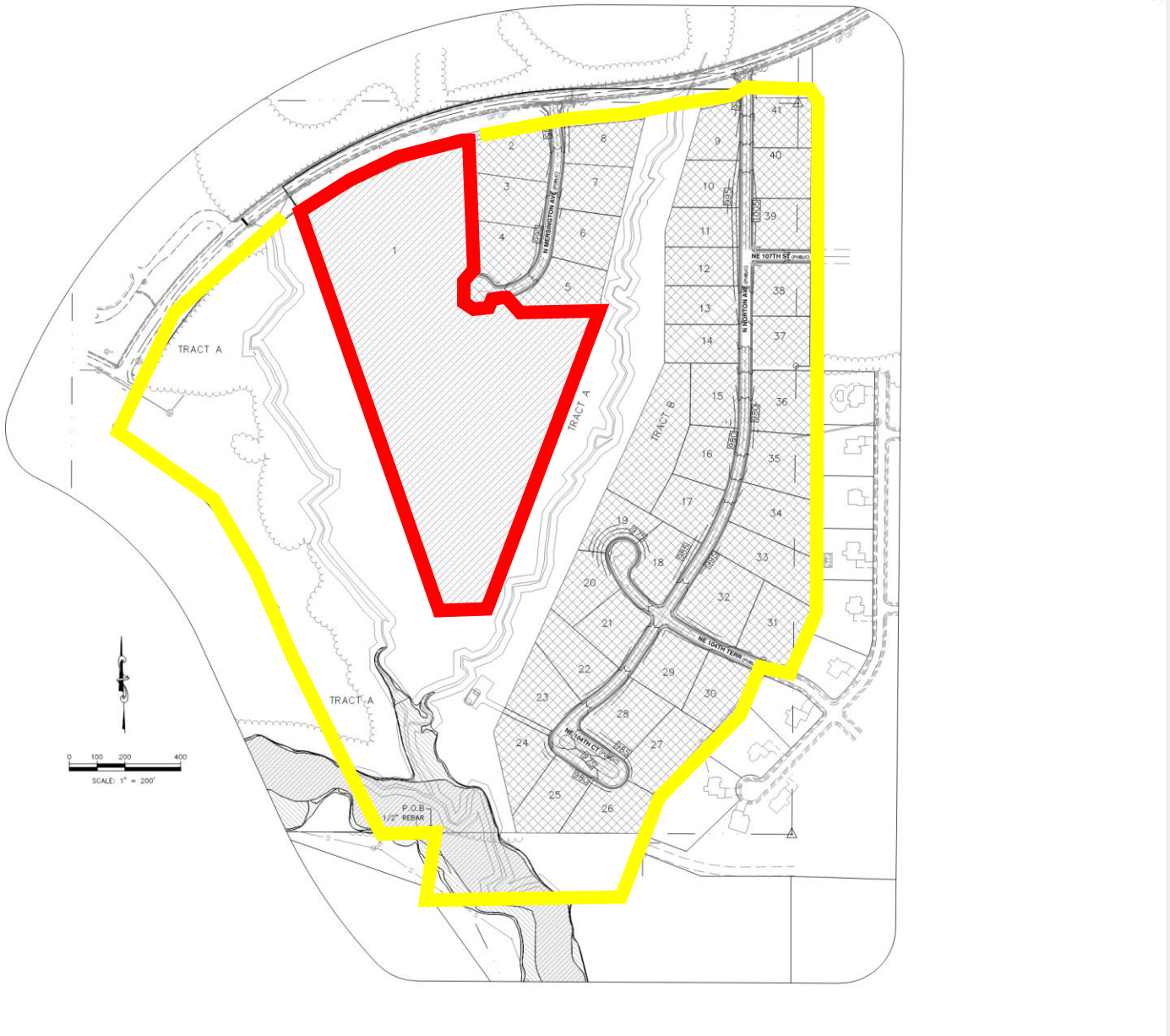


Project Plan

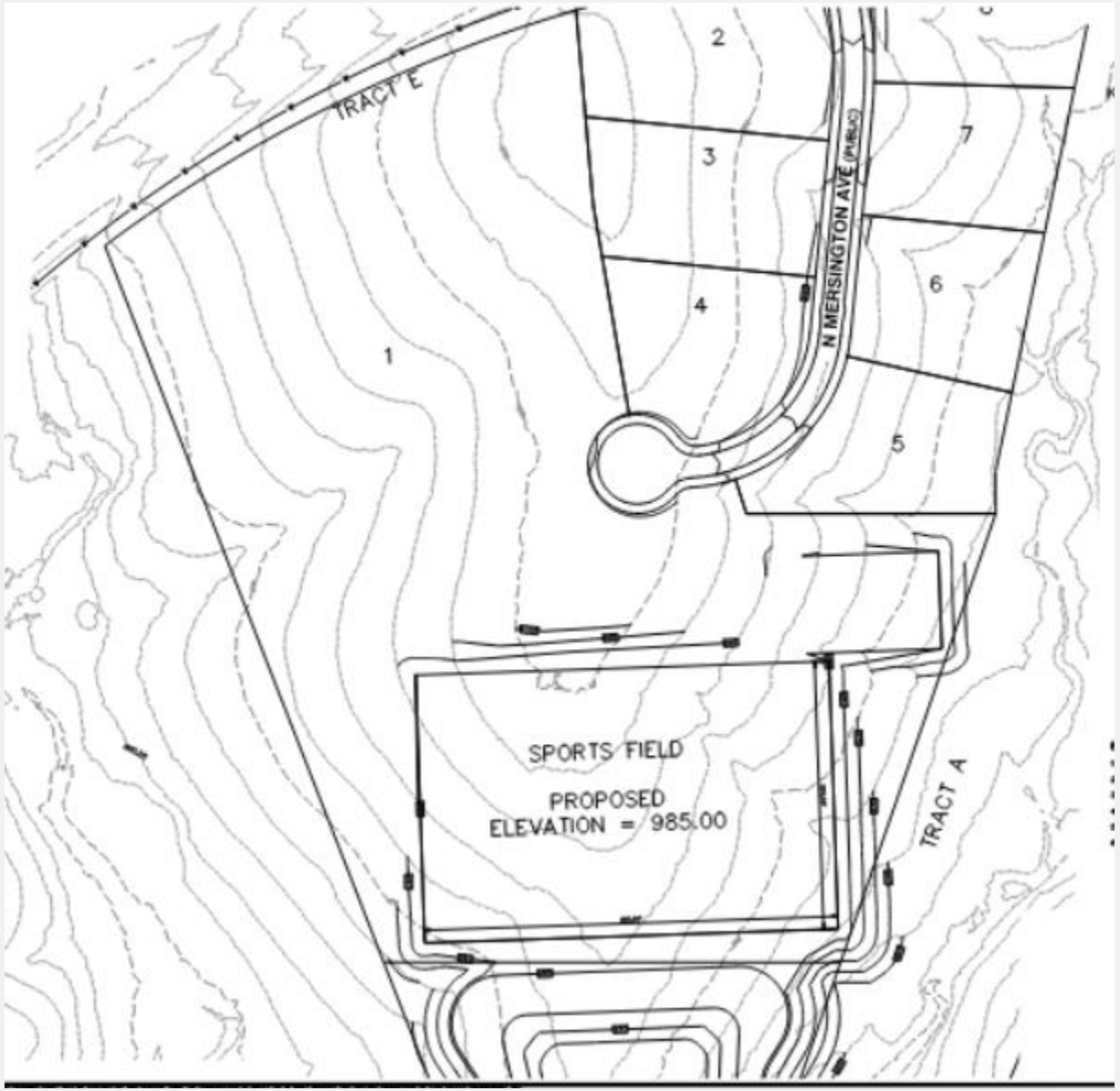


Project Plan

Special Use Permit



Special Use Permit



Staff Recommendations:

Rezoning

Case No. CD-CPC-2025-00095 **Approval**

Special Use Permit

Case No. CD-SUP-2025-00027 **Approval**

Project Plan

Case No. CD-CPC-2025-00096 **Approval**