CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00095

Cuda Ridge Rezoning

August 20, 2025

Docket # 9

Request
Rezoning

Applicant
Jacob Dobbs
Kaw Valley Engineering

Owner
Charles Cuda

Site Information

Location	PIN: 220600
Area	21 Acres
Zoning	R-7.5
Council District	1st
County	Clay
School District	North Kansas City

Surrounding Land Uses
North: Undeveloped, R-80
South: Low Density Residential, R-6
East: Low Density Residential, R-7.5
West: Undeveloped, R-80

KC Spirit Playbook Alignment
CD-CPC-2025-00095: N/A

Land Use- Plan
The Shoal Creek Valley Area Plan recommends Residential Low Density for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

Major Street Plan
Northeast 108th Street is identified as a Local Link in this location.

Approval Process

Overview
The applicant is seeking approval of a Rezoning from District R-7.5 to District R-80 of about 21 acres on a 115 acre parcel, generally located at the southeast corner of Northeast 108th Street and Northeast Shoal Creek Parkway. Approval of this rezoning will permit the applicant to apply for a Special Use Permit to allow for a sports field.

Existing Conditions
The subject site is currently undeveloped and used for agricultural uses. There is an associated regulated stream that runs through the subject site. The area to be rezoned has little to no tree coverage currently.

Neighborhood
This site is not located within a registered neighborhood or homes association.

Required Public Engagement
Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on August 12, 2025. A meeting summary is attached; see Attachment #3.

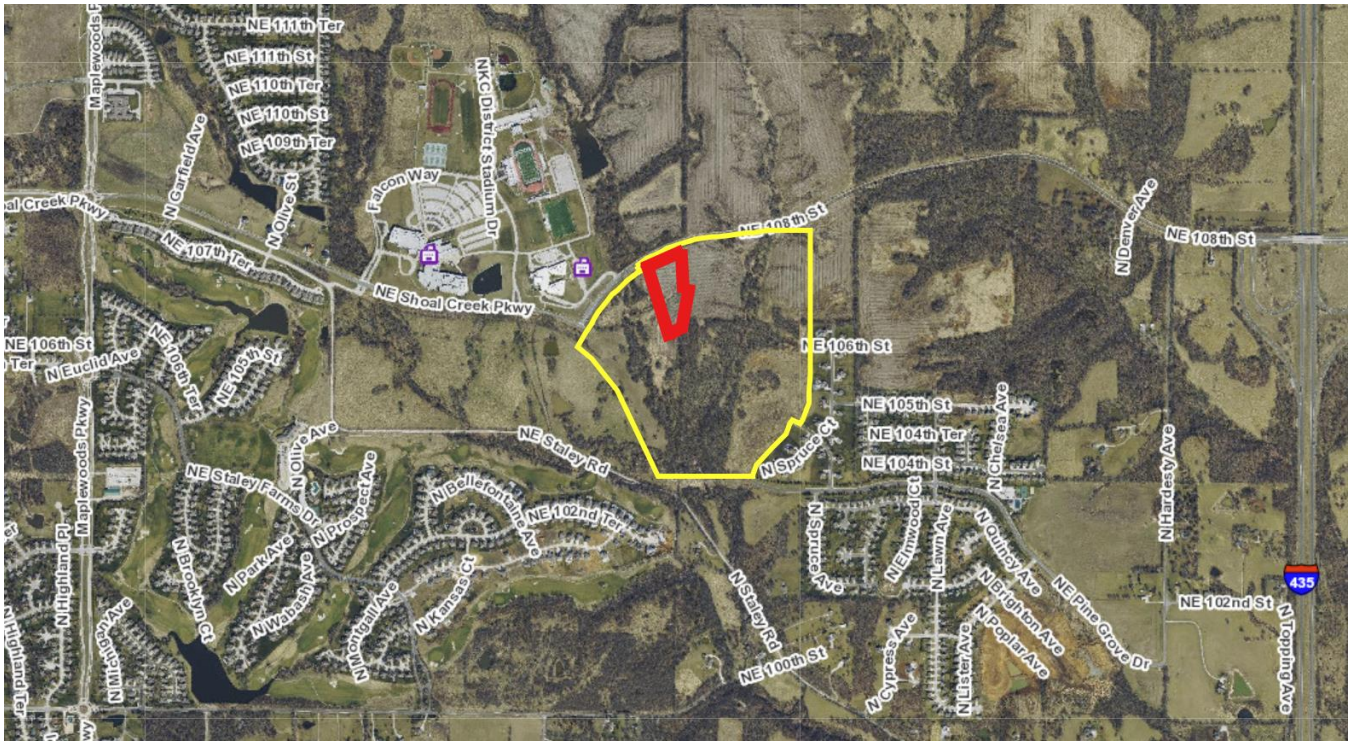
Controlling Case
There is no controlling case for the subject site.

Project Timeline
The application was filed on June 27, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation
Docket #9 Approval

VICINITY MAP

Proposed area to be rezoned shown in **RED**. Entire Parcel shown outlined in **YELLOW**.



RELATED CASES

CD-CPC-2025-00096 – On June 26, 2025, an application for a Project Plan which serves as a Preliminary Plat in current District R-7.5 (residential) and proposed district R-80 (Residential) on about 116 acres generally located at the southeast corner of Northeast 108th Street and Northeast Shoal Creek Parkway, allowing for the creation of 41 residential lots.

CD-CPC-2025-00096 – On July 30, 2025, an application for a Special Use Permits in proposed District R-80 (residential) on about 20 acres generally located on the south side of Northeast 108th Street appropriately 1000 feet east of Northeast Shoal Creek Parkway allowing for creation of a sports field.

REZONING REVIEW

The applicant is requesting to rezone approximately 21 acres from District R-7.5 to District R-80. The subject site is a single unplatted, vacant parcel totaling 115 acres. This rezoning request does not require an accompanying development plan. Approval of the rezoning would allow the applicant to pursue a Special Use Permit for the development of a sports field classified under the "Sports and Recreation – Participant" use category. Rezoning approval alone will not authorize construction of the sports field; the proposed field will require a separate application for a Special Use Permit which will require staff review, recommendation by the City Plan Commission, and approval by the Board of

Zoning Adjustment. The Special Use Permit was submitted July 30, 2025 and is currently under review under Case Number CD-SUP-2025-00027.

SPECIFIC REVIEW CRITERIA

Rezonings, Zoning and Development Code Map Amendments (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies.

The Shoal Valley Area Plan recommends Residential Low Density land use for this location. This proposal is consistent with the future land use plan. No Area Plan Amendment is required.

The rezoning from R-7.5 to R-80 is consistent with the future land use designation "Residential Low Density" as stated in the Shoal Creek Valley Plan. The "Residential Low Density" designation is primarily intended for single family detached residential development which is consistent with this rezoning.

B. Zoning and use of nearby property.

Nearby properties to the north and west are zoned R-80. Properties to the south and east are residential uses that are lower density. This request is consistent with adjacent properties.

C. Physical character of the area in which the subject property is located.

Adjacent properties consist mainly of undeveloped parcels which are currently used for agricultural uses to the north and west. The property to the east contains single unit residential homes. The proposed rezoning is not expected to change the physical character of the area.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

There is existing public infrastructure serving the site. Utilities and infrastructure will be brought to City Standards when future development is proposed.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations.

The current zoning designation is R-7.5. The proposed rezoning will change the zoning to R-80. The future land use of all surrounding properties is residential low density, which is in line with the proposed zoning. The property is well suited for the use as it is used currently.

F. Length of time the subject property has remained vacant as zoned.

The subject site has never been developed.

G. The extent to which approving the rezoning will detrimentally affect nearby properties.

The rezoning is not expected to detrimentally affect nearby properties.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

A denial of the application will not provide any gain to the public health, safety, and welfare as the property would most likely remain undeveloped. Should someone purchase the property as it's currently zoned they could develop a subdivision like the one to the east of the property increasing traffic volumes, light pollution. An approval of this application would require that any lot created is at least 80,000 square feet.

ATTACHMENTS

1. Applicant's Submittal
2. Public Engagement Materials
3. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends Approval.

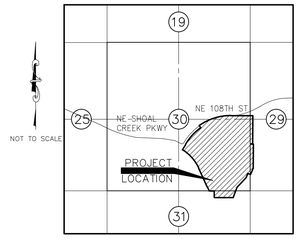
Respectfully Submitted,

Matthew Barnes, AICP
Lead Planner

PRELIMINARY PLAT AND PROJECT PLAN OF

CUDA RIDGE

SE 1/4, S-30, T-52-N, R-32-W
KANSAS CITY, JACKSON COUNTY, MISSOURI



SECTION VICINITY MAP
SEC. 30 - TWP 52N - RNG 32W

CLIENT:
CUDA INVESTMENTS LLC
ATTN: CHARLES CUDA
1804 SWIFT AVE, SUITE 101
NORTH KANSAS CITY, MO 64116
PHONE: (816) 268-4493
EMAIL: cuda@opescre.com

ENGINEER:
KAW VALLEY ENGINEERING
8040 N. OAK TRAFFICWAY
KANSAS CITY, MO. 64118
CONTACT: JACOB EDWARD DOBBS, PE
PHONE: 816-468-5858
EMAIL: JacobD@kveng.com

LEGEND

- ZONE R-7.5
- PROPOSED ZONE R-80

1 SHEET ADDED

REV	DATE	DESCRIPTION	DSN	DWN	CHK
1	7/30/25	PER CITY COMMENTS	MAC	JAD	JED
0	06/27/25	INITIAL SUBMITTAL	MAC	JAD	JED

STATE OF MISSOURI
JACOB EDWARD DOBBS
NUMBER PE-2025019871
07/30/2025
PROFESSIONAL ENGINEER

JACOB EDWARD DOBBS
ENGINEER
MO #2025019871

8040 N. OAK TRAFFICWAY
KANSAS CITY, MISSOURI 64118
PH. (816) 468-5858
kc@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING

CUDA RESIDENTIAL DEVELOPMENT
N 108TH ST
KANSAS CITY, MO

PRELIMINARY PLAT AND PROJECT PLAN
REZONING SHEET

PROJ. NO.	
B24D5092	
DESIGNER	DRAWN BY
MAC	JAD
CFN	
5092PPLAT	
SHEET	REV
6 OF 8	1

\\VMKC-FILE\Projects\B24_5092\C3D24\DSN\PDP\5092PPLAT.dwg, 7/30/2025 5:07:05 PM, SarahS

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 52 NORTH, RANGE 32 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE N 01°36'23" E, A DISTANCE OF 807.30 FEET, TO THE POINT OF BEGINNING;

THENCE N19° 11' 25"W, A DISTANCE OF 1517.91 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NE 108TH STREET, AS NOW EXISTS, AND A POINT OF CURVATURE,

THENCE ALONG A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF S 55°14'19" W, A RADIUS OF 1808.78 FEET, AN ARC LENGTH OF 652.77 FEET, A CHORD DIRECTION OF N65° 34' 33"E, AND A CHORD DISTANCE 649.23 FEET;

THENCE S 2° 57' 31"E, A DISTANCE OF 240.46 FEET;

THENCE S 7° 38' 14" E, A DISTANCE OF 324.02 FEET;

THENCE S 83° 21' 28" E, A DISTANCE OF 117.82 FEET;

THENCE S 15° 45' 55" E, A DISTANCE OF 54.51 FEET;

THENCE S 87° 56' 57" E, A DISTANCE OF 307.36 FEET;

THENCE S 21° 11' 35" W, A DISTANCE OF 1141.65 FEET;

THENCE N 89° 44' 16" W, A DISTANCE OF 173.94 FEET, TO THE POINT OF BEGINNING.

CONTAINS 915,680 SQ. FT. OR 21.02 ACRES.

Meeting Sign-In Sheet

Project Name and Address

Cuda Ridge

Parcel # 220600 and Parcel # 220604

Name	Address	Phone	Email
Steve Bowen	10210 NE Staley Rd	816-225-8855	steve.dhcontainer@gmail.com
Jason Johnston	10406 N Spruce Ct KCMO 64156	816-695-9686	jaboshooter@gmail.com
Christine			
Debbie Gregg		816-686-3880	Debbie.Gregg@t-mobile.com
Heather and Rod Pfender	10600 N Spruce Ave	816-304-4655	hpfender@northpointkc.com

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00095

Meeting Date: August 12, 2025

Meeting Location: Microsoft Teams Meeting (Virtual)

Meeting Time (include start and end time): 5:15pm-6:45pm

Additional Comments (optional):

See next page.

- One neighbor was concerned with the location of the project. We informed them of the location relative to multiple landmarks and nearby developments.
- One neighbor was concerned about preserving the wildlife of the project. We informed them of the tree preservation and stream buffer requirements limiting the impact of the development.
- One neighbor was concerned with the impact to the housing around Staley Rd. We informed them of the dedicated right of way for future expansion of Shoal Creek Pkwy and showed them in the plans that no residential lot was proposed on that side of the creek.
- One neighbor was inquiring about the project timeline and when construction would begin. We informed them to the best of our ability that construction in a best-cast scenario would likely begin next year.
- One neighbor was interested in the layout of the site. Though it was not the intent of the meeting, we obliged the neighbor to show them the plan and answer their questions about connections to the existing public roads
- One neighbor was interested in the rear setback and asked if the property was reserved for a park and trail. We informed them that no mention of a reserved park or trial arose during the pre-application meeting or ensuing correspondence with the city.
- A few neighbors requested an aerial image and plan set for the proposed development. We happily obliged sending them the requested information.