

Docket #6.1 & #6.2

CD-CPC-2024-00169

Rezoning

CD-CPC-2024-00164

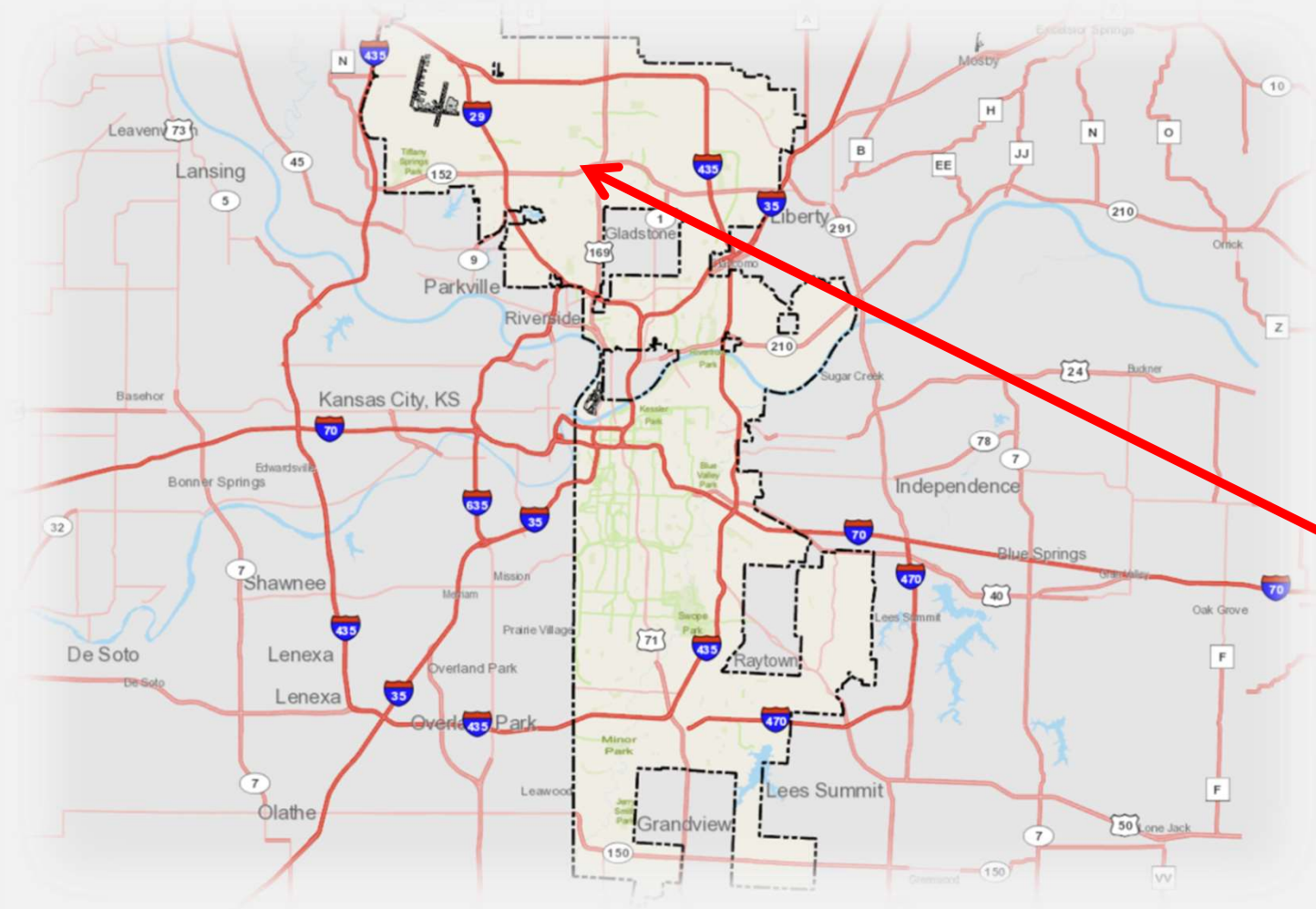
Development Plan - Residential

Line Creek Homes
9600 NW Old Stagecoach Road

January 15, 2025

City Plan Commission





Site



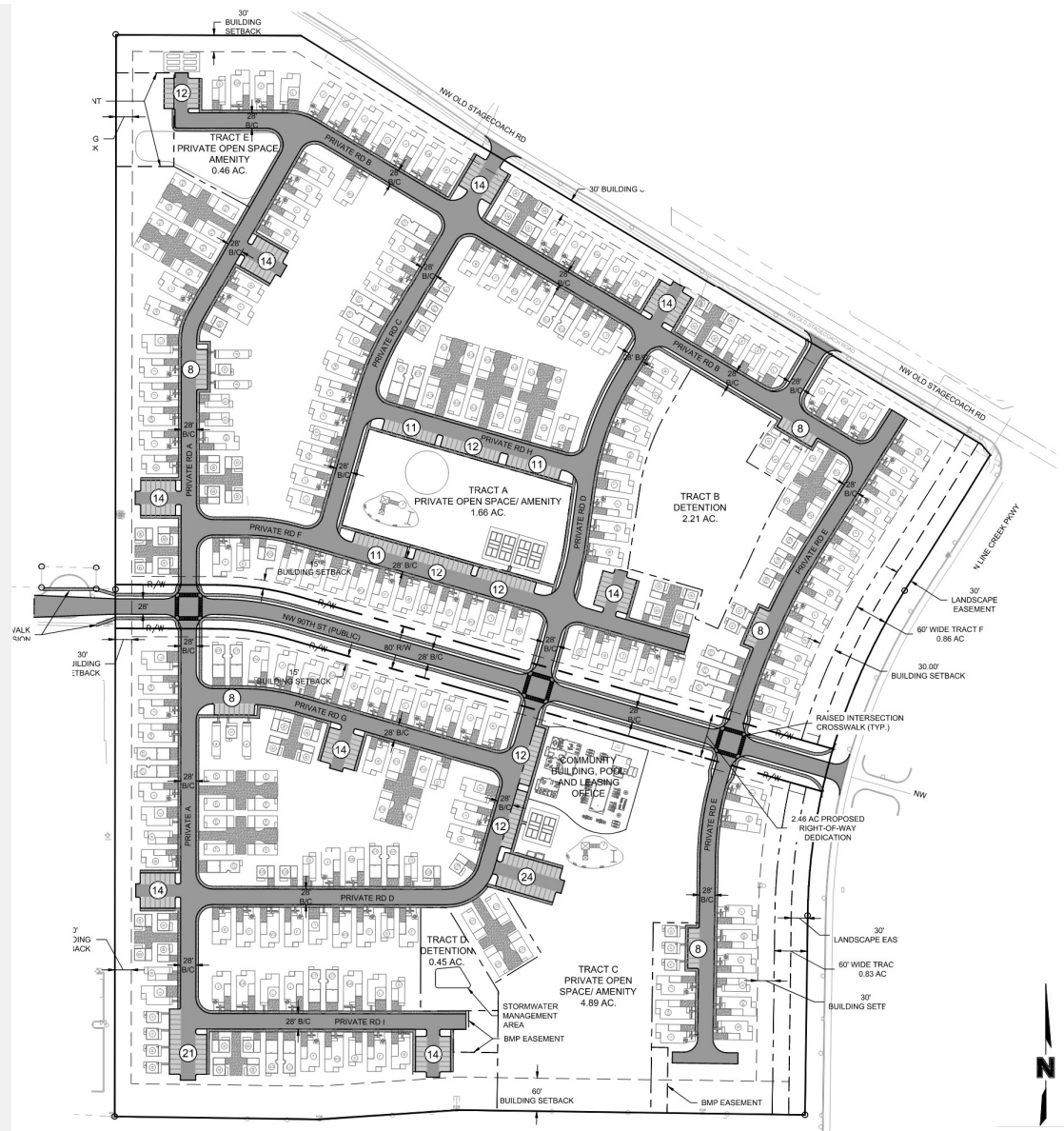
View looking east from NW 90th Street

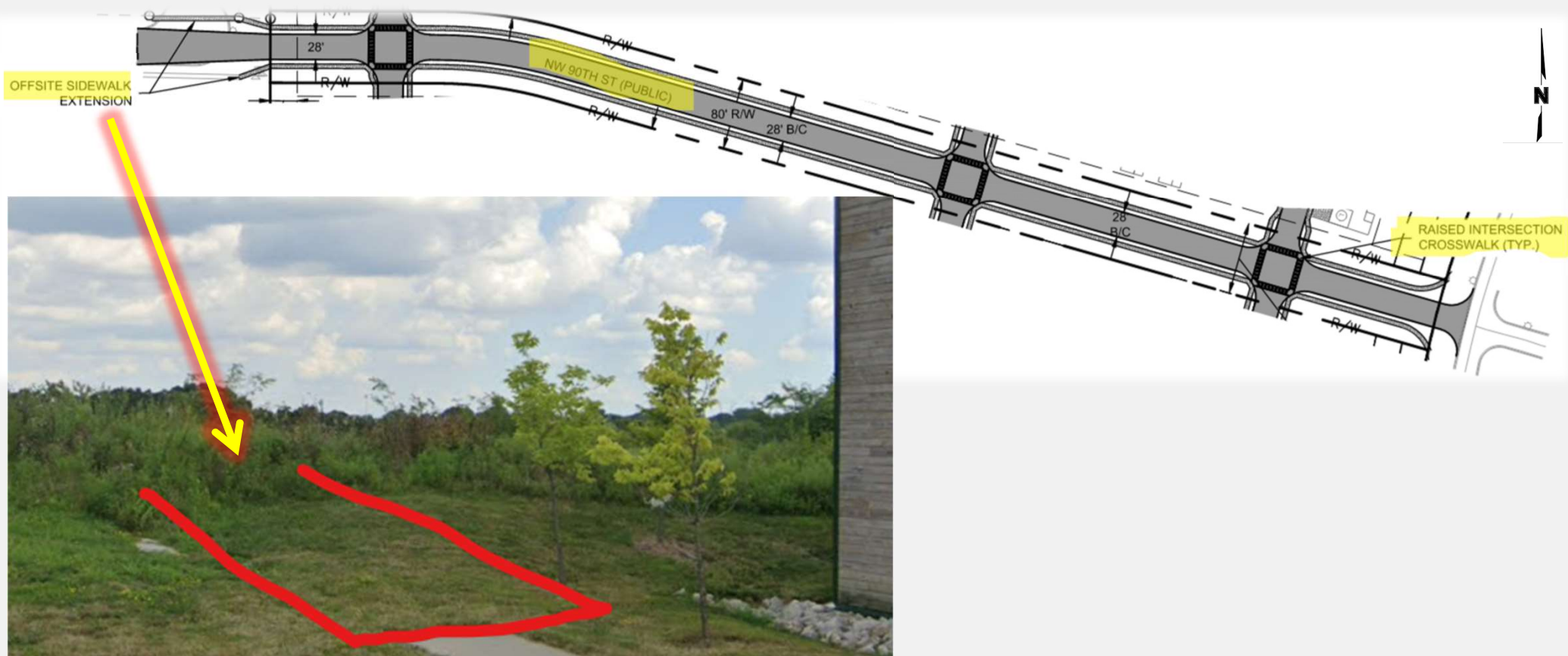


View looking southwest from N. Line Creek Parkway

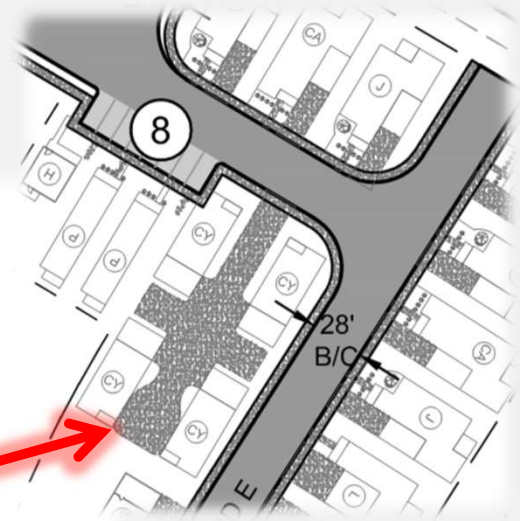
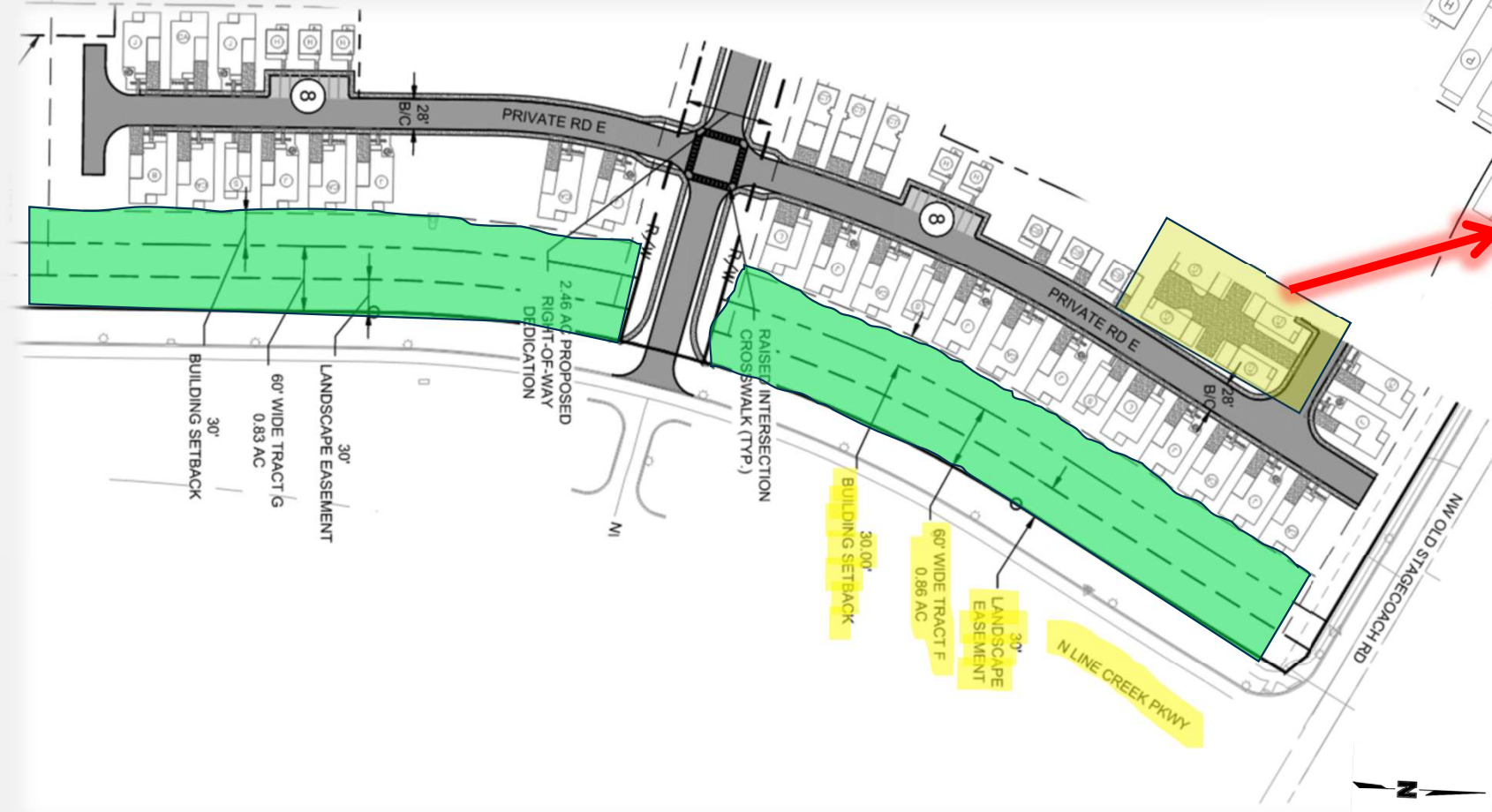


- 56 acres
- 283 units (detached homes)
- Extension of NW 90th Street
- Rezoning from AG-R to R-7.5

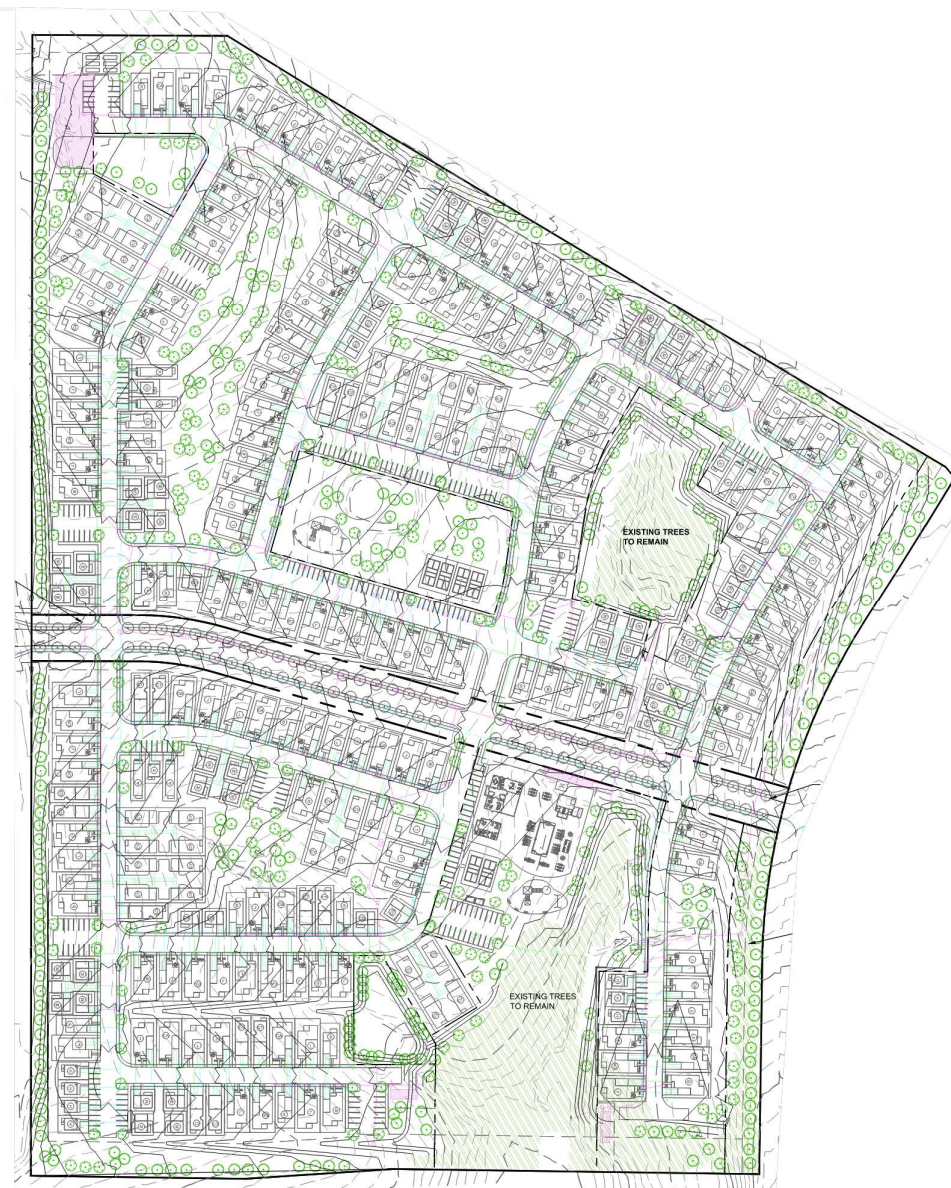




Site Plan Features



Site Plan Features





Unit Mix				
NAME	SYMBOL	TYPE	SQFT	COUNT
CHERRY	(CY)	1 BED/1 STORY	839	41
MAPLE	(M)	1 BED/2 STORY	862	32
HICKORY	(H)	1 BED/2 STORY	970	12
CYPRESS	(CS)	2 BED/2 STORY	1,082	12
JASMINE	(J)	2 BED/1 STORY	1,288	56
PECAN	(P)	2 BED/2 STORY	1,605	6
SYCAMORE	(S)	3 BED/2 STORY	1,409	22
CAMELIA	(CA)	3 BED/1 STORY	1,419	40
LILAC	(L)	3 BED/2 STORY	1,541	22
CHESTNUT	(CT)	3 BED/2 STORY	1,668	21
BIRCH	(B)	4 BED/2 STORY	1,804	19

Unit Types



8. Prior to the approval of a project plan or final plat the applicant shall resolve the Parks Department correction stating:
The Parks Department is not supportive of the southern portion of Tract C used to satisfy the Parkland Dedication requirements of section 88-408. Plans shall be revised to only allow the northern portion of Tract C as Private Open Space counted towards Parkland Dedication.
9. Prior to the approval of a project plan or final plat the applicant shall resolve the correction from KCFD stating:
Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4 (IFC-2018 § D103.4)

Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.

34. A Traffic impact study shall be submitted and approved by the Public Works to review the warrants for a traffic signal installation at the intersection of NW Barry Road and N. Line Creek Pkwy prior to the approval of a project plan.

Conditions

Staff Recommendation

CD-CPC-2024-00169
Rezoning

Approval

CD-CPC-2024-00164
Development Plan - Residential

Approval with Conditions