

September 8, 2025

**Protest Petition Against the Proposed Development:
The Collection at Staley Hills**

To:

Interim Director Kyle Elliott
City Planning and Development Department
City Hall, 15th Floor
414 E. 12th Street, Kansas City, MO 64106

From:

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Subject: Formal protest petition regarding the proposed "The Collection at Staley Hills," northeast corner of Shoal Creek and Maplewoods Parkway

CD-CPC-2025-00076

Dear Interim Director Elliott,

Statement of Protest

We are writing this protest petition to formally oppose the proposed development known as "The Collection at Staley Hills," a high-density build-to-rent neighborhood consisting of 177 rental homes (cottage-style) on 28 acres at the northeast corner of NE Shoal Creek Parkway and Maplewoods Parkway. As residents of the affected area, we urge the City Council to reject this rezoning and development proposal due to its significant negative impacts on our community. Even if some concerns have been addressed on paper, the fundamental issue remains: this high-density project is simply not practical here, as it introduces far too many people into a small space that currently does not have the infrastructure in place to support it.

Our opposition is based on several critical concerns that threaten the safety, infrastructure, character, and quality of life in our family-centered neighborhood. Below, we outline the key reasons for protesting this development, with a strong emphasis on the problems stemming from its high-density nature:

Reasoning and Stance

1. Traffic Congestion and Safety Risks

The existing roads, including Shoal Creek Parkway and Maplewoods Parkway, are not designed to handle the influx of hundreds of additional vehicles from nearly 1,000 new residents (estimated based on 2 people per bedroom across the unit breakdown: 78 two-bedroom, 73 three-bedroom, and 26 four-bedroom units). This high-density setup would cram too many people into a confined area, exacerbating already present traffic issues. School zones are already congested during drop-off and pick-up times, and roundabouts and intersections pose safety hazards without necessary upgrades. Children, walkers, and bikers would face increased danger from higher traffic volumes. Furthermore, the recently approved bus depot at Staley High School will

require all district buses to park there, sending even more traffic up Shoal Creek Parkway and compounding the chaos in this area.

The traffic study conducted for this project was inadequate, as it was not performed during normal school days/hours. Developers claim professionals "projected" the traffic impacts, but projections are not accurate, we need concrete numbers since they cannot predict the real-world chaos until it's experienced.

2. Strain on Schools

Local schools, such as Staley High School and Bell Prairie Elementary in the North Kansas City School District, are approaching capacity and could be overwhelmed by new students from this dense development. Redrawing school boundaries would disrupt families yet again. It is unclear whether the school district was consulted on this project or how expansions would be funded.

3. Impact on Neighborhood Character

This high-density rental community does not align with the surrounding single-family homes. Management changes could also result in poor upkeep despite current promises. If this development fits so well in the community, why are buffers being pushed as a solution? We are not against something being built or this new notion of "New Urbanism"; which is a combination of different densities and commercial zonings in neighborhoods, but currently the infrastructure is not in place for this type of high-density project.

4. Infrastructure Deficiencies

Again, current infrastructure is ill-equipped for this scale of high-density development. Roads are narrow without shoulders, parkways were not designed for dense driveways, and there is no nearby public transit. Sewer, water, and stormwater systems suffer from low pressure and maintenance issues, which could fail under added strain. Upgrades to intersections like Shoal Creek and Maplewoods Parkway are urgently needed with the current influx. Buffers promised to match the neighborhood aesthetic may not suffice, especially given the mismatch in density.

5. Alternatives & Precedent

Residents aren't against development, just this one at this magnitude. Some would support single-family homes, villas, or neighborhood-friendly businesses that fit the area's scale. This high-density project risks setting a precedent for more inappropriate rezoning, changing the fabric of our stable, family-oriented Northland community.

In summary, the risks of this high-density development far outweigh any potential benefits. It ignores infrastructure gaps, safety concerns, and the community's clear opposition. To further demonstrate this opposition, we organized an informal petition that gathered 522 signatures (in the span of just 3 days) from residents across more than 13 nearby communities. This petition, enclosed with this letter, shows broad community concern beyond those living within 185 feet of the proposed development boundary.

We respectfully urge the Council to consider one of the following courses of action:

1. Deny the development in its current form; or
2. Require revisions to the plan that reduce its density and bring it into better alignment with the character and capacity of the surrounding community.

Thank you for your attention to this matter. We look forward to your response and confirmation of receipt.

Respectfully submitted,

The concerned residents and property owners in and around Staley Hills, KCMO