

Resolution No. 250857

Area Plan Amendment

Ordinance No. 250834

Rezoning

Development Plan (Residential)

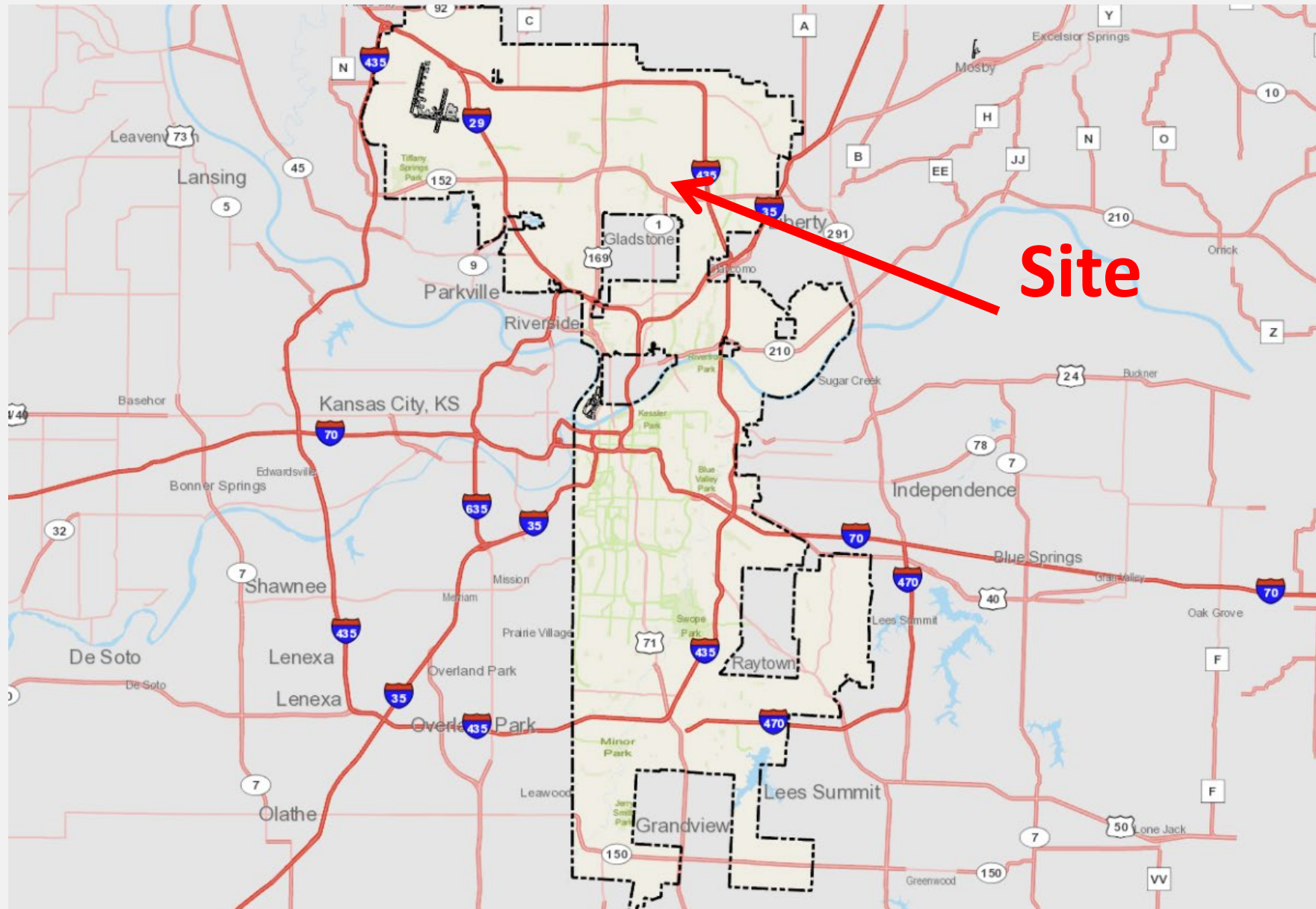
Bungalows at Maple Woods – 8490 & 8600 N Prospect Ave

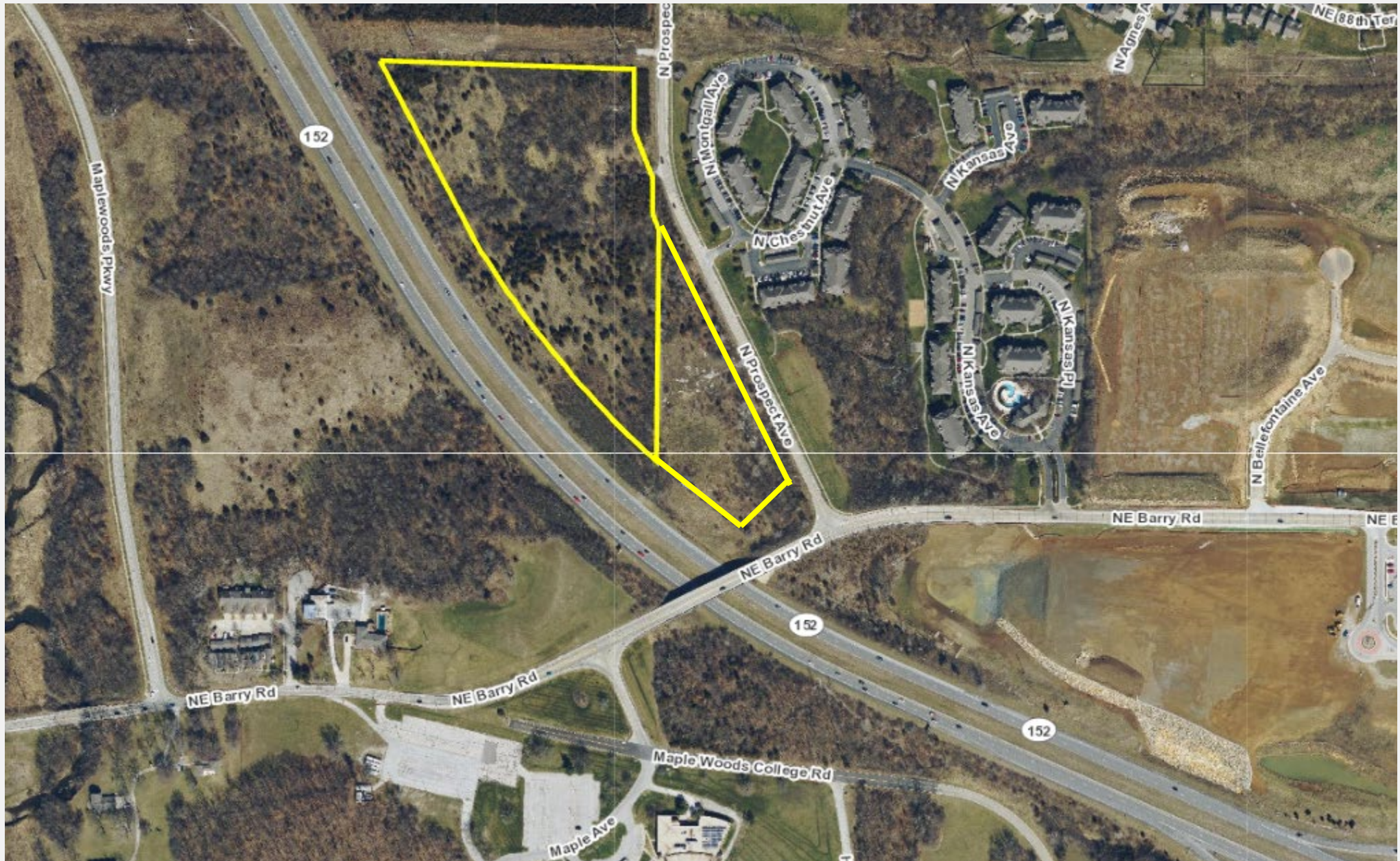
October 14, 2025

Prepared for

Neighborhood Planning and Development Committee







Gashland/Nashua Area Plan

Residential High: Includes small lot single-family development, town homes, duplexes and apartments up to 29 units per acre. This land use classification corresponds with the “R1.5” zoning category.

An aerial photograph of a residential area with a yellow-outlined parcel. The parcel is located between a multi-lane highway (labeled 152) on the left and a residential development on the right. The parcel is bounded by a yellow line that follows the highway on the left, a red line on the right, and a yellow line on the top and bottom. The residential development on the right features a large, curved street labeled 'N Prospect Ave' and several smaller streets including 'N Montgall Ave', 'N Chestnut Ave', and 'N Kansas Ave'. A large, curved residential development is visible in the upper right. The area is divided into several zoning districts, labeled in red text: 'R-80' on the left, 'R-0.5' in the center-right, 'R-1.5' on the right, 'R-2.5' in the bottom left, and 'B3-2' in the bottom right. The parcel is currently undeveloped, showing bare earth and some sparse vegetation. The surrounding area includes a mix of residential housing, including a large, curved residential development, and open land. The highway (152) is a multi-lane road with several vehicles visible. The overall scene is a mix of urban and suburban development.

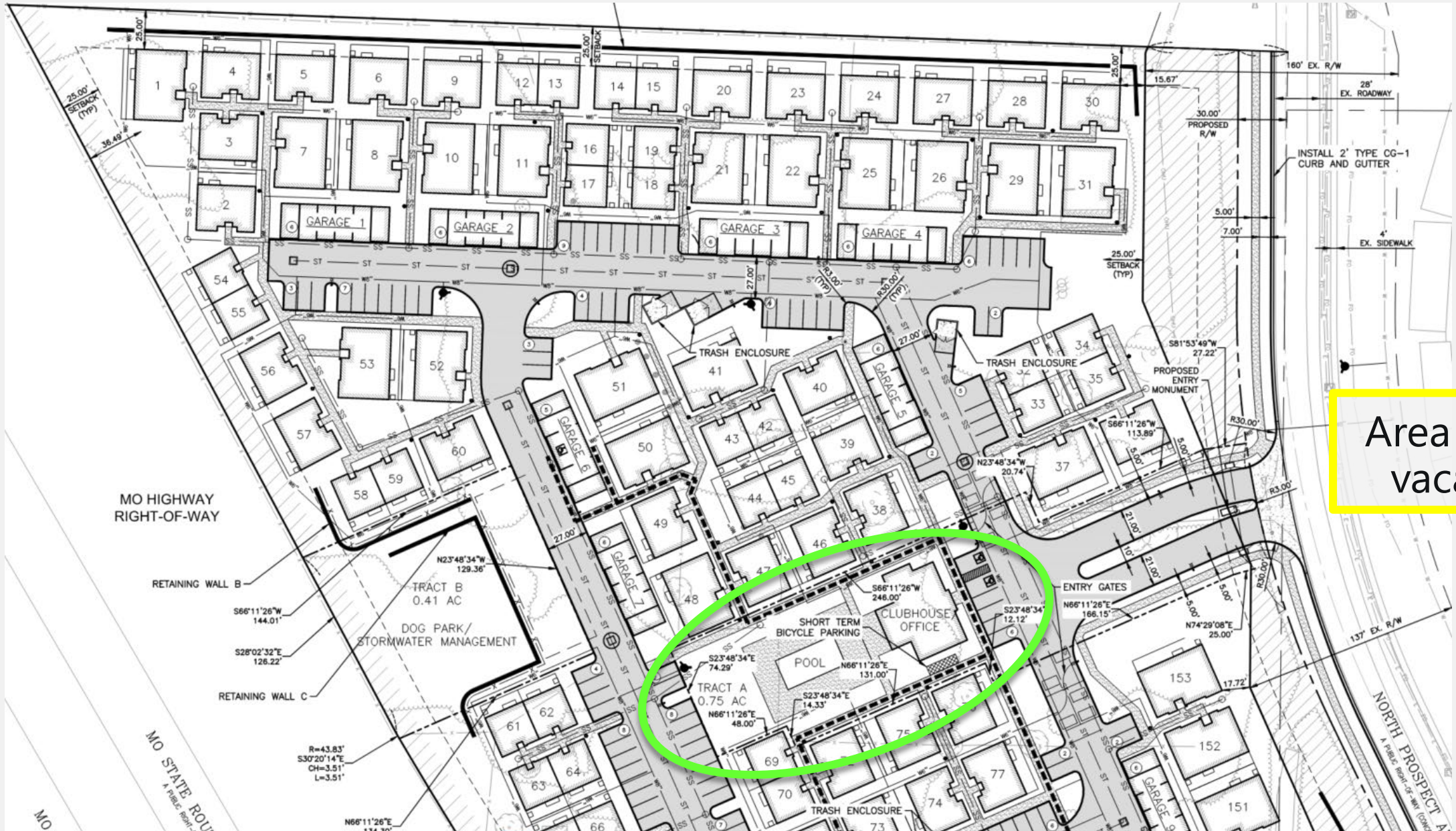
153 single-story units (for rent)

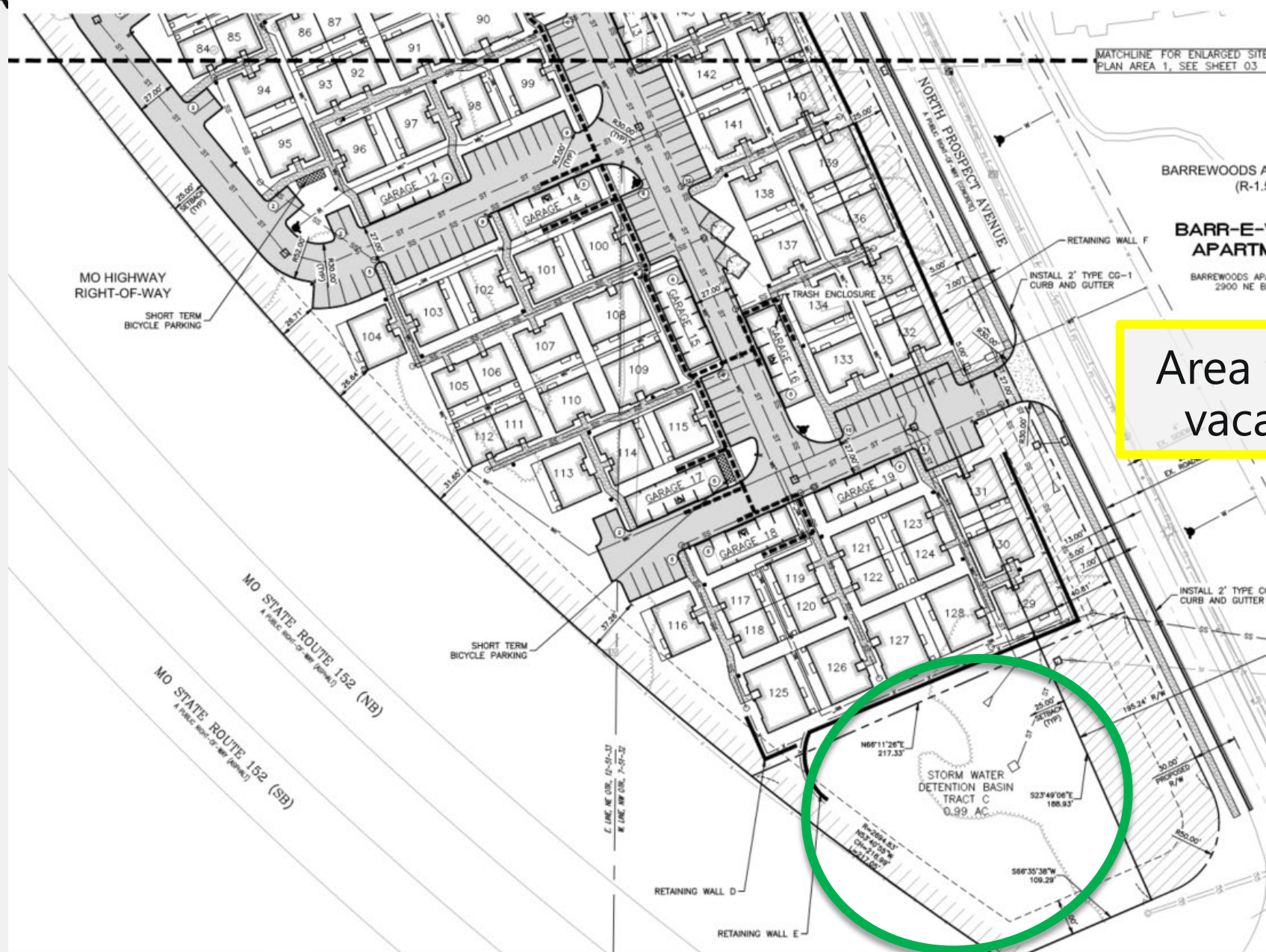
127 buildings

314 parking spaces

1 lot with private internal drives and utilities







Area to be
vacated



REAR



FRONT



FRONT



REAR



REAR



REAR



RIGHT



LEFT

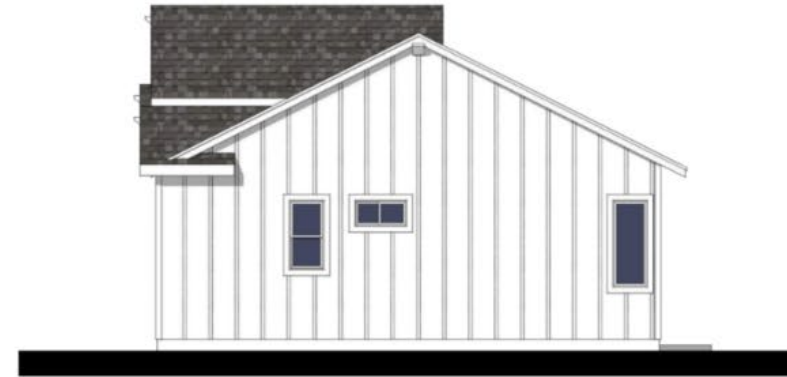


FRONT

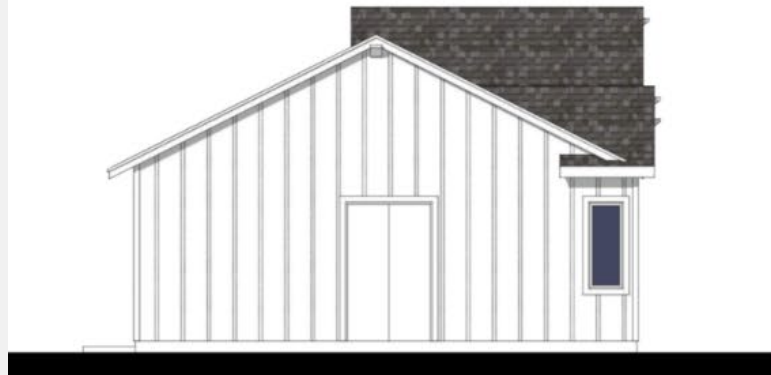
PLAN 1 - DUPLEX
Cottage



REAR



RIGHT

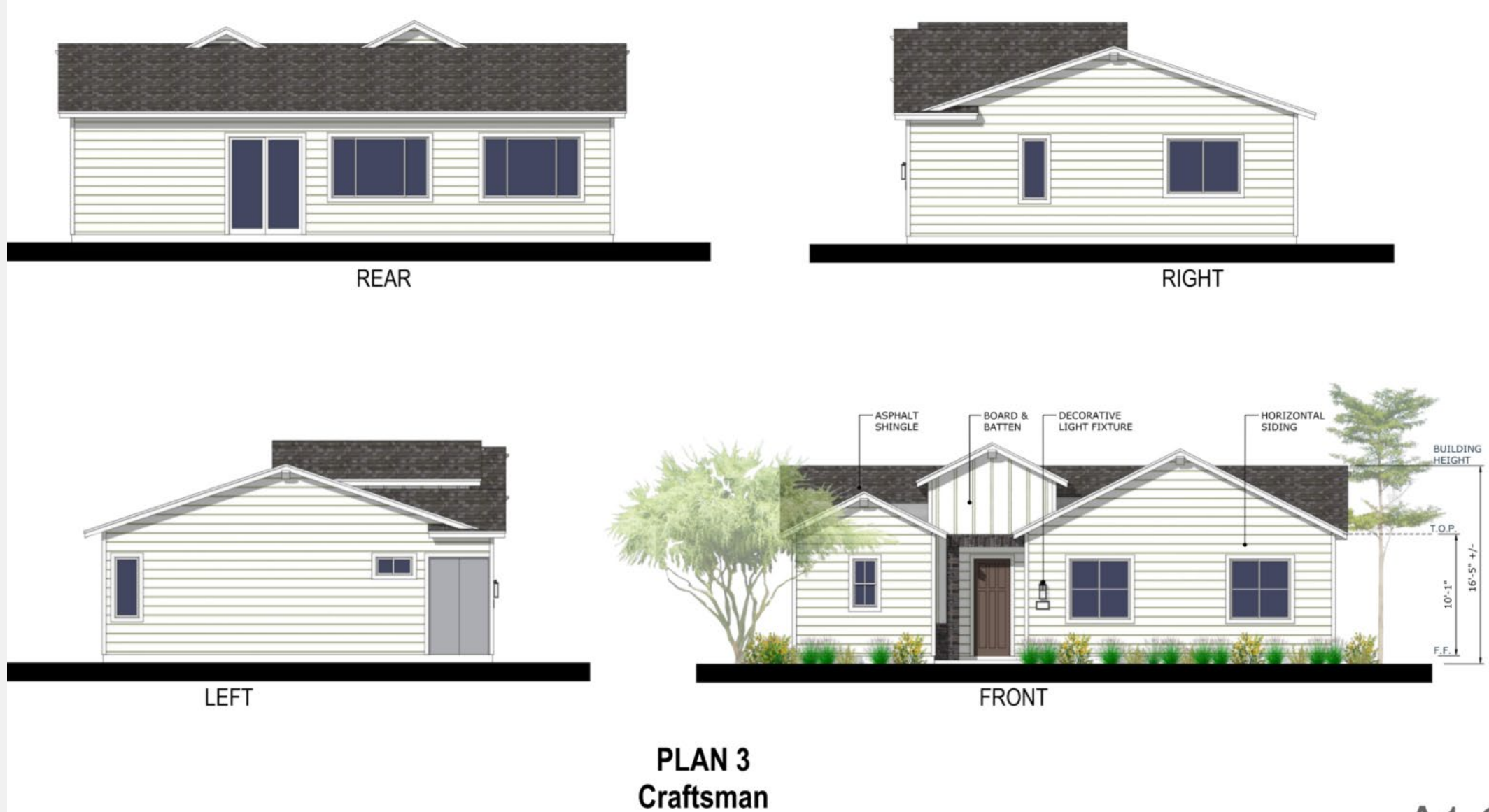


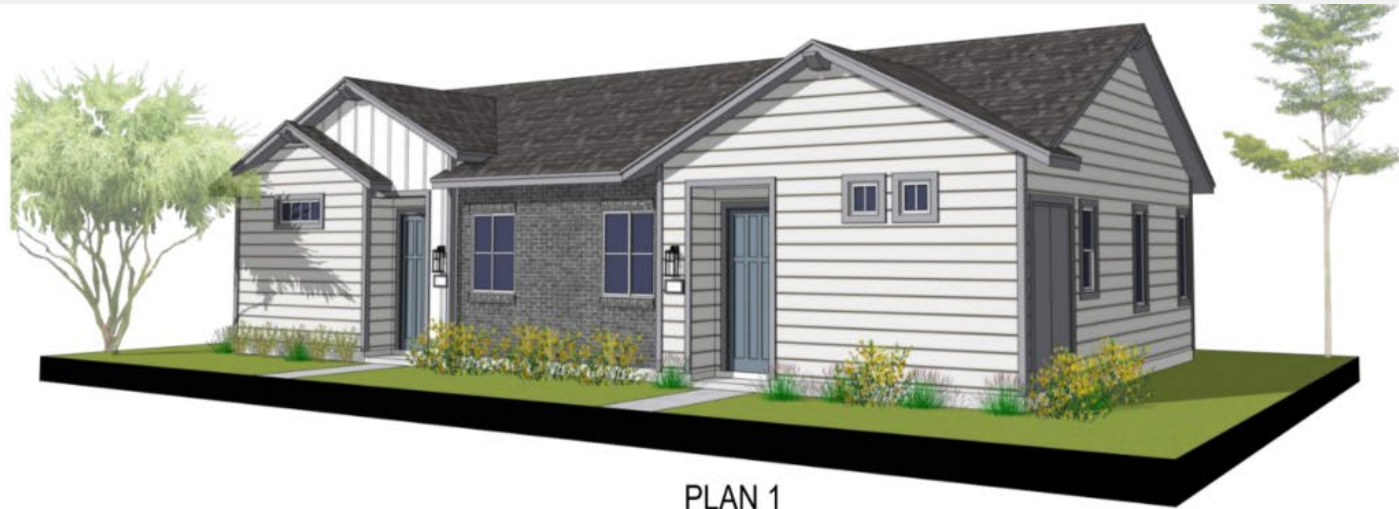
LEFT



FRONT

PLAN 2
Craftsman





PLAN 1



PLAN 2



PLAN 3

PERSPECTIVE VIEWS



Looking north on NE Barry Rd. (Oct 2024)



Looking northwest on N Prospect Ave. (Oct 2024)



Looking south on N Prospect Ave. (Oct 2024)



Looking southeast on HWY 152. (Oct 2024)

Committee Substitute

Condition Modifications

#2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy **within each stage of the development, containing approximately 30 units.**

#3 Prior to issuance of the certificate of occupancy for **each stage of construction containing approximately 30 units,** ~~lot within the plat~~ the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy.

City Plan Commission & Staff Recommendation

Case No. CD-CPC-2025-00081

Approve

Case No. CD-CPC-2025-00080

Approve

Case No. CD-CPC-2025-00082

Approval with Conditions