



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

July 16, 2025

Project Name

The Collection at Staley Hills

Docket # 4.1, 2 & 3

Request

CD-CPC-2025-00076, Development Plan

CD-CPC-2025-00077, Rezoning

CD-CPC-2025-00079, Area Plan
Amendment

Applicant

Jacob Hodson
Olsson

Owner

Hunt Midwest Real Estate Dev., Inc.

Location	11029 N. Euclid Avenue
Area	About 30 Acres
Zoning	B3-2 & R-2.5
Council District	1 st
County	Clay
School District	North Kansas City

Surrounding Land Uses

North: Assisted living & single family homes, zoned B3-2 & R-2.5

South: Townhomes, zoned R-6

East: Single family homes, zoned R-2.5 & R-6

West: undeveloped, zoned R-7.5

KC Spirit Playbook Alignment

MEDIUM.

Land Use Plan

The Shoal Creek Valley Area Plan recommends Mixed use Community land use for this location.

Major Street Plan

Maplewoods Parkway and NE Shoal Creek Parkway are identified on the City's Major Street Plan as Parkways under the jurisdiction of the Parks and Recreation Department. This is designated a development node subject to 88-323.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of an area plan amendment, a rezoning and approval of a development plan which also serves as a preliminary plat, allowing for a 177-unit cottage house development on one lot.

PROJECT TIMELINE

The application for the subject request was filed on 05/25/2025. No scheduling deviations from 2025 Cycle 7.2 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Staley Hills Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted meetings on 6/18/25 and 7/9/25. A summary of the 7/9/25 meeting is attached to the staff report. (see Attachment #3.)

EXISTING CONDITIONS

The project site is a 30-acre undeveloped parcel generally located at the northeast corner of Maplewoods Parkway and NE Shoal Creek Parkway. The site gently slopes from the northwest to the southeast towards the creek (regulated stream).

CONTROLLING CASES

NONE

PRIOR + RELATED CASES

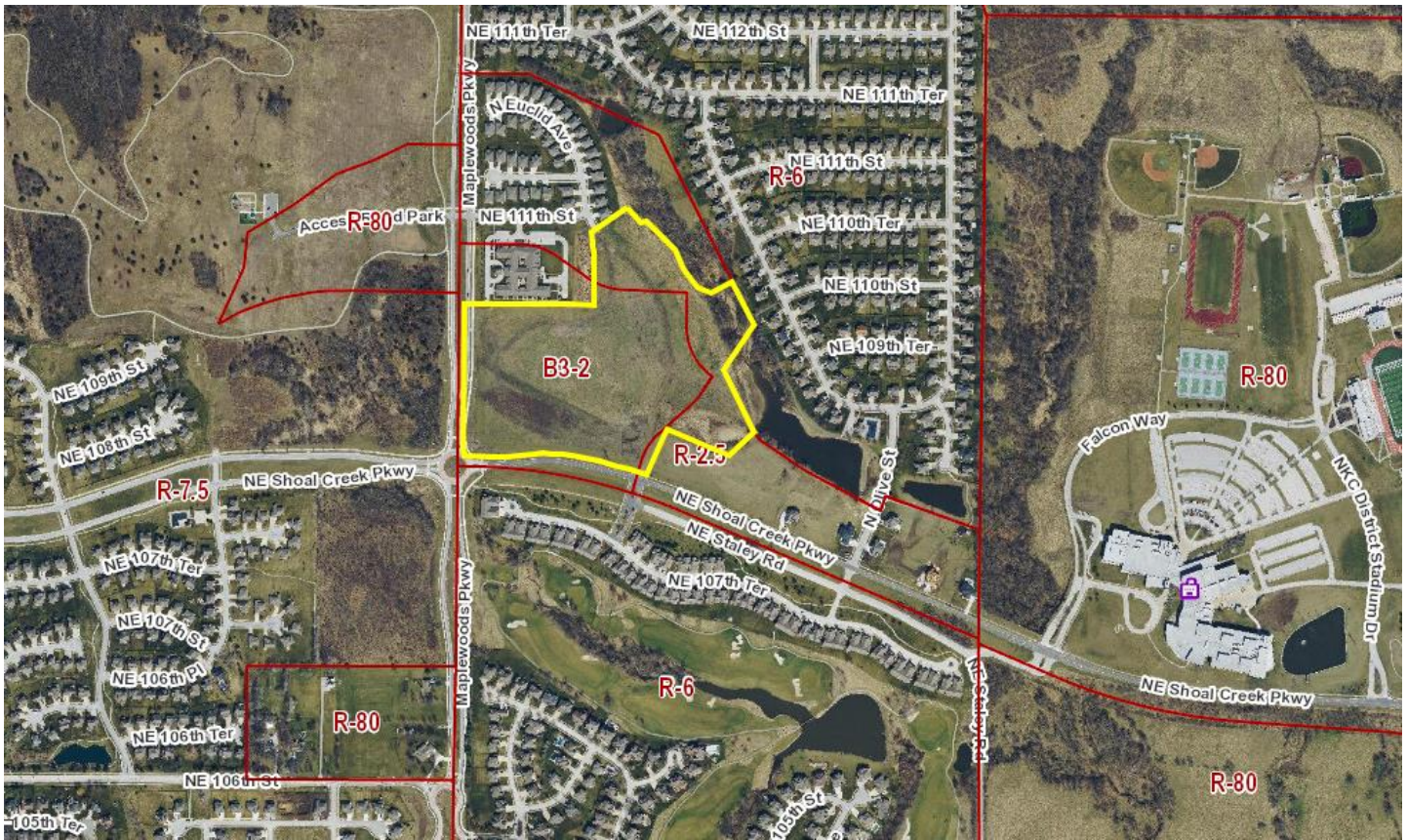
Case No. 11659-P-14 - Ordinance No. 160037 passed by City Council on January 28, 2016, terminated and deleted two previously approved Chapter 80 preliminary development plans in Districts B3-2 (PD/C2) and R-2.5 (R2b).

PROFESSIONAL STAFF RECOMMENDATION

Docket #4.1 - CD-CPC-2025-0076 - **Approval with Conditions**

#4.2 - CD-CPC-2025-0077 - **Approval**

#4.3 - CD-CPC-2025-0079 - **Approval**

Vicinity Map**PLAN REVIEW**

These three companion cases are necessary as the applicant is seeking approval of an area plan amendment, a rezoning from Districts B3-2 and R-2.5 to District R-2.5, and approval of a development plan which also serves as a preliminary plat to allow for the creation of a 177-unit cottage house development on one lot.

Case No. CD-CPC-2025-00079 is a request to amend the Shoal Creek Valley Area Plan by changing the recommended land use from Mixed Use Community, Residential Low Density, and Residential Medium Density to Residential High Density on about 30 acres.

Case No. CD-CPC-2025-00077 is a request to rezone the 30-acre parcel from Districts B3-2 and R-2.5 to District R-2.5. This rezoning is necessary to ensure that the proposed development is contained within a single zoning district. The existing zoning on the site corresponds to the previously approved development on this parcel. In 2016, the plan was amended to allow for the construction of the Benton House. The underlying zoning was not changed at that time thereby leaving multiple zoning districts on this parcel.

Case No. CD-CPC-2025-00076 is a request to approve a development plan which also serves as a preliminary plat to allow for the creation of a 177-unit cottage house development on one lot. The development plan shows three street connections to existing public streets. The plan proposes detached cottage structures with 2 and 3 bedroom units without garages, and 3 and 4 bedroom units with garages. The overall breakdown is 78 two-bedroom cottages, 56 three-bedroom cottages, and 43 three-four bedroom homes. There are 9, 5-stall detached garages within the development. There are private open space tracts that will house a pool and clubhouse, the plans also include a walking trail. The proposed plan shows a material palette for future buildings, but does not provide an accompanying legend. Staff recommends submittal of a detailed building pallet prior to ordinance request.

The main access is shown off NE Shoal Creek Parkway with a second access off Maplewood Parkway. The third access is proposed via the extension of N. Euclid Avenue southwards into this development. All internal streets within this development are proposed to be private. The developer has worked with staff to ensure that there is adequate access and connectivity to the development utilizing the existing public streets. See additional comments regarding street connections in the analysis below.

PLAN ANALYSIS

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110-06)	Yes	Yes, subject to rezoning.	
Boulevard and Parkway Standards (88-323)	Yes	No, subject to condition to obtain setback variance or revise plans.	This shall be granted by the BZA prior to issuance of building permit.
Parkland Dedication (88-408)	Yes	Yes, providing amenities in leu of parkland.	
Parking and Loading Standards (88-420)	Yes	Yes	Staff is asking for a reduction in parking.
Landscape and Screening Standards (88-425)	Yes	No, subject to conditions.	Additional screening prior to Ordinance Request.
Outdoor Lighting Standards (88-430)	Yes	No	Submit for review prior to ordinance request.
Sign Standards (88-445)	Yes	No	Must meet 88-445.
Pedestrian Standards (88-450)	Yes	Yes, subject to conditions.	

CONNECTION TO ADJACENT PROPERTIES

The plan proposes to connect the existing stub of N. Euclid Avenue from Staley Hills Villas to the north. The stub was required and provided as part of the Staley Hills development as required by Chapter 88-405-10-B of the Zoning and Development code. The connection is also needed as a secondary access to the Staley Hills Villas to the north should there be a blockage at NE 111st Street. Northeast 111st Street is the only access to Staley Hills Villas which has 38 existing homes. Chapter 88-405-10-C states that "Cul-de-sacs streets may not exceed 600 feet in length unless otherwise expressly approved by the city planning and development director or city plan commission. In no event may a cul-de-sac street be approved that exceeds 1,320 feet in length or that serves more than 20 dwelling units." Staff recommend that the proposed emergency gate be removed from the face of the plan. The developer is encouraged to pursue other traffic calming design to discourage the use of N. Euclid as a major access point.

Landscaping and Screening:

The development plan includes a preliminary landscape plan that shows overall compliance with 88-425 of the Zoning and Development Code. Staff recommend submittal of a revised landscape plan per staff approval

prior to ordinance request that addresses transitional screening from the built environment. A Project Plan for each Private Open Space Tract shall also be submitted to the City Plan Commission for approval.

Parkland Dedication:

According to Chapter 88-408 of the Zoning and Development Code, the developer can either, dedicate land for public park, provide open space for park purposes or provide money in lieu of parkland dedication. The preliminary plat is proposing trails, a pool/ clubhouse and outdoor amenities within Tracts A & B as part of payment in lieu of parkland dedication.

SPECIFIC REVIEW CRITERIA**Zoning and Development Code Map Amendments, Rezonings (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 Creek Valley Area Plan recommends Mixed Use Community, Residential Low Density, and Residential Medium Density land use designation land use for this location. The proposed use will be consistent with the approval of the accompanying area plan amendment.

The district planner stated, "This project supports several goals outlined in the KC Spirit Playbook and the Shoal Creek Area Plan by utilizing existing infrastructure. To better align with the "Strong and Accessible Neighborhoods" and "Healthy Environment" goals of the KC Spirit Playbook, the applicant is encouraged to enhance the tree canopy across the site and consider replacing some of the excess parking with usable green space." Alexis Berra, 1st District Planner

B. Zoning and use of nearby property;

Nearby properties include an assisted living facility, single-family homes and town homes. With proper design addressing the transition with the built environment, this proposal will be compatible.

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

With proper design addressing the transition with the built environment, this proposal will be compatible. OA.

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

Utilities and infrastructure will be brought to City Standards, subject to the conditions in the attached report.

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 B3-2 and R-2.5, the development can be carried out under the existing zoning as long as the buildings do not cross over the zoning boundary.

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

The subject property has never been developed.

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

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 would not allow the development to occur thereby limiting the ability of the developer to complete this project.

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

- A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**
The development plan complies with the applicable sections of the Zoning and Development Code and the recommended land use of the Shoal Creek Valley Area Plan subject to the accompanying area plan amendment.
- B. The proposed use must be allowed in the district in which it is located;**
The proposed detached structures are permitted in the B3-2 and R-2.5 zoning districts.
- C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;**
The proposed plan meets the requirements for vehicular access and circulation subject to conditions.
- D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**
The proposed preliminary plan does provide connectivity within the subdivision and to adjoining public streets.
- E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**
Utilities and infrastructure will be brought to City Standards, subject to the conditions in the attached report.
- F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**
The proposed plan includes a material palette, but does not provide an accompanying legend calling out the various materials. The Development Plan is proposing detached structures which may be compatible with the surrounding townhomes subject to confirmation of the materials.
- G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**
The preliminary plan did not include a landscape plan that addresses the transition between the existing homes. Staff recommends submittal of a revised landscape plan per staff approval prior to ordinance request and a Project Plan for each Private Open Space Tract.
- H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.**
The proposed site plan provides an efficient layout for the proposed uses and does not create unnecessary impervious surfaces. Staff has asked the applicant to consider reducing the overall parking count.
- I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**
The plan does not include a tree preservation and mitigation plan as the site is void of any vegetation.

ATTACHMENTS

1. Conditions Report
2. Long Range Planning Report
3. Applicants Submittal
4. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends the following as stated in the conditions report:

- 4.1- CD-CPC-2025-00076 – **Approval with Conditions**
- 4.2- CD-CPC-2025-00077- **Approval**
- 4.3- CD-CPC-2025-00079- **Approval**

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Olofu Agbaji', written in a cursive style.

Olofu Agbaji
Planner



Plan Conditions

Report Date: July 10, 2025

Case Number: CD-CPC-2025-00076

Project: The Collection at Staley Hills

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. 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 Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
2. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. Prior to submittal of a Final Plat for the initial phase of the development, the applicant must submit a Street Name Plan for the entire development and obtain approval from the Street Name Committee. Any subsequent amendments to the approved plan may, at the discretion of the Director of City Planning and Development, require submission and approval of a revised Street Name Plan.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
5. The developer shall secure approval of a Project Plan from the City Plan Commission for all private open spaces tracts prior to building permit.
6. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
7. That prior to issuance of the Certificate of Occupancy for each 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
8. That the developer obtain a variance to the setback required by 88-323-03-A or revise the development plan to meet the R-2.5 district setback prior to issuance of building permit.
9. That the plan be revised to provide the following prior to ordinance request:
 - a) Provide labeled building palette for each building type. Call out building materials on the elevation plan sheets.
 - b) Remove the proposed fire access gate on NE 111th Street. This should be replaced with a traffic calming design (constricted transmission).
 - c) Provide additional buffer next to Lot 17, Staley Hills Villas in the form of fencing, earth berm, landscaping (evergreens), etc.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

10. • One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1)
11. • Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. (IFC-2018 503.1.1) (The cottage style homes shall not interfere with the 150 ft reach.)
12. • Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

13. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
 - Fire hydrant distribution shall follow IFC-2018 Table C102.1
14. • Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
15. • Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
16. • Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
17. • Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
18. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
19. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
20. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
21. • Shall provide fire lane signage on fire access drives. With the density of the project Emergency access shall not be impeded by parking on the streets.

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)651-8809 / Jeffrey.Krebs@kcmo.org with questions.

22. Dumpster screening plans need to be submitted and reviewed prior to final plan approval - The dumpster screening should have one side elevated 6"-1' off the ground, or a convex mirror should be added to the area to remove the areas of concealment created by the screenings - this will increase safety to the area.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

23. The developer shall submit a letter to the Parks and Recreation Department from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
24. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to release of final plat.
25. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.
26. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks & Recreation Department Standards

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

27. NE Shoal Creek Parkway and Maple Woods Parkway are both classified as a Parkways creating a development node; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A, shall comply with the Parkway and Boulevard Standards with regards to development nodes or obtain a variance from the Board of Zoning Adjustments prior to obtaining a building permit.
28. Trails to be credited towards satisfying the parkland dedication requirements shall be a minimum width of 7', constructed of concrete, and meet the construction standards of the Parks and Recreation Department.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

29. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
30. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
31. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
32. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
33. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

34. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>
35. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis (816) 513-0423
North of River contact - David Gilyard (816) 513-4772

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

36. The developer shall submit water main extension plans for a new public fire hydrant along Shoal Creek Pkwy. The plans shall be reviewed and under contract (permit) prior to building permit issuance and prior to final plat recording.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

37. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
38. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
39. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
40. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
41. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

42. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
43. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
44. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
45. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
46. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
47. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
48. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.
49. The developer shall provide Covenants to Maintain Private Sanitary Sewer Mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.
50. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy.

SUMMARY

Area Plan Alignment:

High, **Medium**, Low

KC Spirit Playbook Alignment:

High, **Medium**, Low, N/A

CC- Connected City

DO - Diversity & Opportunity

HAC- History, Arts & Culture

HE - Healthy Environment

PAA - People of All Ages

POS - Parks & Open Spaces

SAN - Strong & Accessible Neighborhoods

SC - Smart City

SEG - Sustainable & Equitable Growth

WDC - Well Designed City

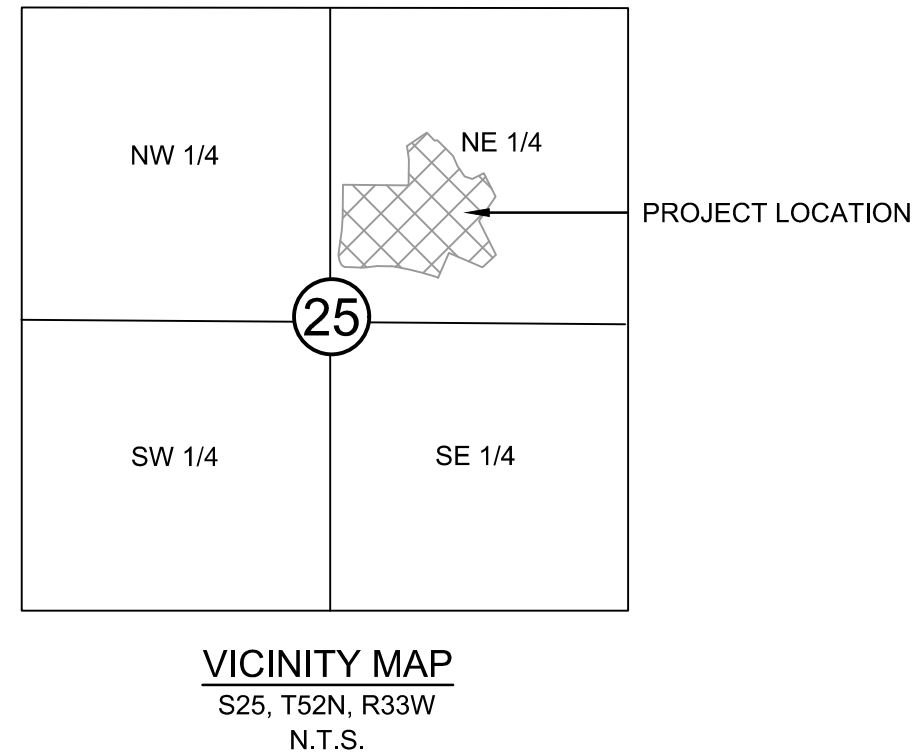
Evaluation	Goal	Notes
High	SEG	SEG: Project utilizes existing infrastructure.
Medium	HE/SAN POS	HE/SAN: Site is significantly over parked POS: Site has a central greenspace and pathways
Low		

Alignment Comments:

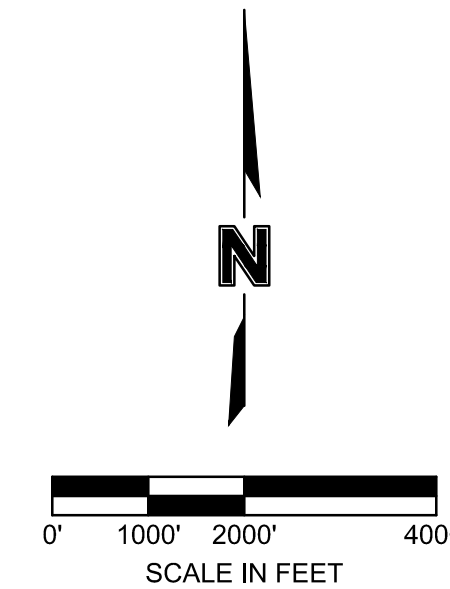
This project supports several goals outlined in the KC Spirit Playbook and the Shoal Creek Area Plan by utilizing existing infrastructure. To better align with the "Strong and Accessible Neighborhoods" and "Healthy Environment" goals of the KC Spirit Playbook, the applicant is encouraged to enhance the tree canopy across the site and consider replacing some of the excess parking with usable green space.

THE COLLECTION AT STALEY HILLS DEVELOPMENT PLAN, PRELIMINARY PLAT, & REZONING

NE SHOAL CREEK PKWY & MAPLEWOODS PKWY
SECTION 25, TOWNSHIP 52N, RANGE 33W
KANSAS CITY, PLATTE COUNTY, MISSOURI



PROJECT TEAM & UTILITY CONTACT LIST	
<u>OWNER</u> HUNT MIDWEST REAL ESTATE DEVELOPMENT INC. CONTACT: BRENNER HOLLAND PHONE: 816.455.2500 EMAIL: BHOLLAND@HUNTMIDWEST.COM	<u>UTILITY SERVICE NUMBERS</u> NAME: KOMO WATER SERVICES PHONE: 816-513-2627 NAME: SPIRE PHONE: 816-513-2171 NAME: GOOGLE FIBER PHONE: 877-454-6959
<u>ENGINEER</u> OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: DAVID EICKMAN PHONE: 816.361.1177 EMAIL: DEICKMAN@OLSSON.COM	NAME: EVERGY PHONE: 816-471-5275 NAME: SPECTRUM PHONE: 816-358-5360
<u>SURVEYOR</u> OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JASON ROUDEBUSH PHONE: 816.361.1177 EMAIL: JROUDEBUSH@OLSSON.COM	



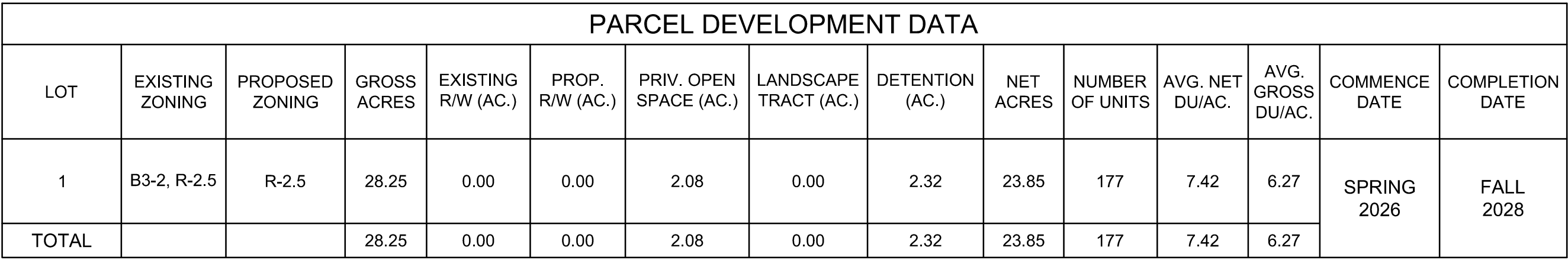
Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C101	EXISTING CONDITIONS
C102	PRELIMINARY PLAT
C103	SITE PLAN
C104	GRADING PLAN
C105	UTILITY PLAN
C106	PRELIMINARY STREAM BUFFER
C107	TREE PRESERVATION
C108	PRIVATE STREET LIGHTING PLAN
L100	OVERALL LANDSCAPE PLAN
A100	BUILDING ELEVATIONS
A101	BUILDING ELEVATIONS
A102	BUILDING ELEVATIONS
A103	BUILDING ELEVATIONS
A104	COLOR ELEVATIONS & MATERIALS
A105	ENTRANCE PERSPECTIVE
C200	COLOR SITE PLAN

PROPERTY DESCRIPTION

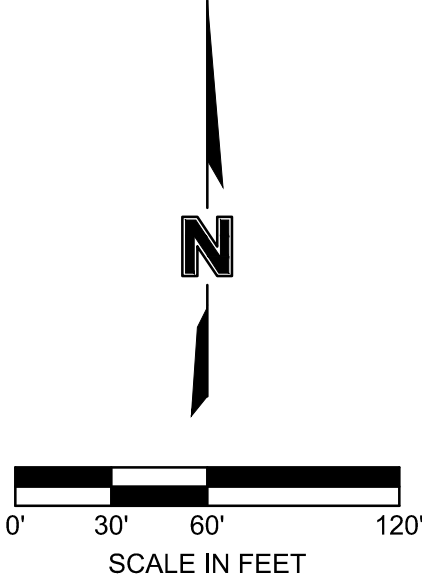
TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUBEUSH, P.L.S. 2002014092 AS FOLLOWS: BEGINNING AT THE SOUTHWEST QUARTER OF LOT 1, BENTON HOUSE OF SALEY HILLS, A SUBDIVISION OF LAND IN SAID KANSAS CITY, RECORDED AS DOCUMENT NO. 2016043280, IN BOOK H, AT PAGE 176; A; THENCE SOUTH 09°25'00" EAST, ON THE SOUTH LINE OF SAID LOT 1 AND TRACT A, SAID BENTON HOUSE OF SALEY HILLS, 608.35 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A, THENCE NORTH 00°35'00" EAST, ON THE EAST LINE OF SAID TRACT A, 240.00 FEET; THENCE NORTH 07°41'20" WEST, ON THE EAST LINE OF SAID TRACT A, 125.46 FEET TO THE NORTHEAST CORNER THEREOF, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N EUCLID AVENUE, AS ESTABLISHED BY SAID BENTON HOUSE OF SALEY HILLS; THENCE NORTH 55°28'56" EAST, ON THE SOUTHERLY LINE OF SAID N EUCLID AVENUE AND THE NORTHERLY LINE OF TRACT D, SAID BENTON HOUSE OF SALEY HILLS, 220.86 FEET; THENCE SOUTH 44°47'03" EAST, ON THE WESTERLY LINE OF SAID TRACT D, 103.19 FEET; THENCE NORTH 83°15'29" EAST, ON THE WESTERLY LINE OF SAID TRACT D, 25.39 FEET; THENCE SOUTH 44°47'03" EAST, ON THE WESTERLY LINE OF SAID TRACT D, 207.31 FEET; THENCE SOUTH 24°29'25" EAST, ON THE WESTERLY LINE OF SAID TRACT D, 101.80 FEET; THENCE SOUTH 34°38'55" EAST, ON THE WESTERLY LINE OF SAID TRACT D, 115.44 FEET; THENCE SOUTH 71°02'35" EAST, ON THE WESTERLY LINE OF SAID TRACT D, 75.30 FEET; THENCE NORTH 63°23'35" EAST, ON THE SOUTHEASTERLY LINE OF SAID TRACT D, 119.14 FEET TO THE WESTERLY LINE OF TRACT A, SALEY HILLS - FIRST PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY, RECORDED AS DOCUMENT NO. 2005044944, IN BOOK F, AT PAGE 198; THENCE SOUTH 26°36'25" EAST, ON THE WESTERLY LINE OF SAID TRACT A, 242.38 FEET; THENCE SOUTH 34°12'55" WEST, ON THE WESTERLY LINE OF SAID TRACT A, 272.37 FEET; THENCE SOUTH 26°36'25" EAST, ON THE WESTERLY LINE OF SAID TRACT A, 350.92 FEET TO AN ANGLE POINT ON THE NORTHERLY LINE OF TRACT A, SALEY HILLS - NINTH PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY, RECORDED AS DOCUMENT NO. 2019031803, IN BOOK I, AT PAGE 80.3; THENCE SOUTH 46°34'42" WEST, ON THE NORTHERLY LINE OF SAID TRACT A, 171.74 FEET; THENCE NORTH 66°47'08" WEST, ON THE NORTHERLY LINE OF SAID TRACT A, 34.28 FEET; THENCE SOUTH 23°12'52" WEST, ON THE WESTERLY LINE OF SAID TRACT A, AND WESTERLY LINE OF LOT 18, SAID SALEY HILLS - NINTH PLAT, 250.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NE SHOAL CREEK PARKWAY AS ESTABLISH BY DOCUMENT NO. 2008018527, IN BOOK 5980, AT PAGE 34; THENCE WESTERLY ON SAID NORTHERLY RIGHT OF WAY LINE ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 71°39'02" WEST WITH A RADIUS OF 2,812.00 FEET, A CENTRAL ANGLE OF 09°08'18" AND AN ARC DISTANCE OF 448.50 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID NE SHOAL CREEK PARKWAY AS ESTABLISHED BY THE MISSOURI SPECIAL WARRANTY DEED, RECORDED AS DOCUMENT NO. 2022009482, IN BOOK 9327, AT PAGE 144; THENCE ON SAID NORTHERLY LINE, ON A LINE NON-TANGENT TO SAID CURVE, NORTH 89°38'19" WEST, A DISTANCE OF 128.34 FEET; THENCE WESTERLY, ON SAID NORTHERLY LINE, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 84°59'16" WEST WITH A RADIUS OF 1,857.92 FEET, A CENTRAL ANGLE OF 03°06'34" AND AN ARC DISTANCE OF 100.83 FEET; THENCE ON SAID NORTHERLY LINE, ON A LINE NON-TANGENT TO SAID CURVE, SOUTH 85°17'16" WEST, A DISTANCE OF 32.51 FEET; THENCE NORTH 87°39'13" WEST, ON SAID NORTHERLY LINE, 164.97 FEET; THENCE NORTH 83°34'51" WEST, ON SAID NORTHERLY LINE, 6.42 FEET; THENCE NORTHWESTERLY ON SAID NORTHERLY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 43°28'52" AND AN ARC DISTANCE OF 27.32 FEET; THENCE ON SAID NORTHERLY LINE, ON A LINE NON-TANGENT TO SAID CURVE, NORTH 40°05'58" WEST, A DISTANCE OF 10.60 FEET; THENCE NORTHWESTERLY ON SAID NORTHERLY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 30°45'32" AND AN ARC DISTANCE OF 40.80 FEET; THENCE CONTINUING ON SAID DOCUMENT NO. 2022009482, NOW BEING THE EASTERLY RIGHT OF WAY LINE OF MAPLEWOODS PARKWAY (N WOODLAND AVENUE), ON A LINE NON-TANGENT TO SAID CURVE, NORTH 09°20'30" WEST, A DISTANCE OF 48.55 FEET; THENCE NORTHERLY ON SAID EASTERLY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 68.00 FEET, A CENTRAL ANGLE OF 13°49'37" AND AN ARC DISTANCE OF 16.41 FEET; THENCE ON SAID EASTERLY LINE, ON A LINE NON-TANGENT TO SAID CURVE, NORTH 04°29'04" EAST, A DISTANCE OF 13.72 FEET; THENCE NORTH 06°15'39" EAST, ON SAID EASTERLY LINE, 29.51 FEET; THENCE NORTH 08°02'13" EAST, ON SAID EASTERLY LINE, 168.78 FEET; THENCE NORTHERLY ON SAID EASTERLY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 1,037.33 FEET, A CENTRAL ANGLE OF 07°27'13" AND AN ARC DISTANCE OF 134.95 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID MAPLEWOODS PARKWAY (N WOODLAND AVENUE) AS ESTABLISHED BY AFORESAID DOCUMENT NO. 2008018527, IN BOOK 5980, AT PAGE 34; THENCE NORTH 00°35'00" EAST, ON SAID EASTERLY RIGHT OF WAY LINE AS ESTABLISHED BY SAID DOCUMENT NO. 2008018527 AND BY DOCUMENT NO. 2022009477, IN BOOK 9327 AT PAGE 139, 295.35 FEET TO THE POINT OF BEGINNING, CONTAINING 1,230.708 SQUARE FEET OR 28.265 ACRES, MORE OR LESS.

[illegible]

THE COLLECTION @ STALEY HILLS TITLE SHEET	
DEVELOPMENT PLAN & PRELIMINARY PLAT NE SHOAL CREEK PKWY & MAPLEWOODS PKWY	
KANSAS CITY, MISSOURI	2025



	PROJECT PROPERTY BOUNDARY
	EXISTING EASEMENT
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY BOUNDARY
	PROPOSED EASEMENT

[illegible]



B3-2 ZONING DISTRICT	
	EXISTING YIELD
BUILDABLE AREA	781,833.94
NUMBER OF UNITS	1,042
Sq. FT. PER UNIT	750 Sq. FT
R-2.5 ZONING DISTRICT	
	EXISTING YIELD
BUILDABLE AREA	177,557.90
NUMBER OF UNITS	71
Sq. FT. PER UNIT	2,500 Sq. FT
TOTAL # OF UNITS	1,113

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	B3-2, R-2.5	R-2.5	NO	N/A
GROSS LAND AREA				
- IN SQUARE FEET	1,230,707.92	1,230,707.92	NO	N/A
- IN ACRES	28.25	28.25	NO	N/A
NET LAND AREA				
- IN SQUARE FEET	1,230,707.92	1,230,707.92	NO	N/A
- IN ACRES	28.25	28.25	NO	N/A
RIGHT-OF-WAY DEDICATION				
- IN SQUARE FEET	N/A	N/A	NO	N/A
- IN ACRES			NO	N/A
BUILDINGS AREA (SQ. FT.)		249,290	NO	N/A
F.A.R.	0	0.20	NO	N/A
RESIDENTIAL USE INFO	N/A	DETACHED HOUSE	NO	N/A
TOTAL LOTS	1			
- RESIDENTIAL	N/A		NO	N/A
- PUBLIC/CIVIC			NO	N/A
- COMMERCIAL			NO	N/A
- INDUSTRIAL			NO	N/A
- OTHER			NO	N/A

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	0	30'	NO	N/A
FRONT SETBACK	0	10'	NO	N/A
SIDE SETBACK	0	15'	NO	N/A
SIDE SETBACK (ABUTTING STREET)	0	10'	NO	N/A
HEIGHT	N/A	35'	NO	N/A

TABLE 3: PARKING DATA					
88-420 PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVE PROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
1 STALL PER UNIT 1 BICYCLE PER 3 DWELLING UNITS	177	43(2 CAR) UNIT GARAGE 45 GARAGE PARKING 293 PARKING STALLS 424 TOTAL	N/A	N/A	NO

PARKLAND CALCULATIONS:
REQUIRED:
 $177 \text{ D.U.} \times 3.7 \times 0.006 = 3.93 \text{ AC.}$

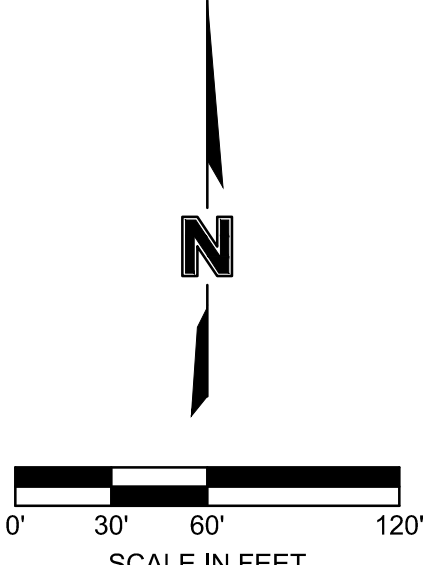
PROVIDED:
TRAIL: 1,523 LF. (1,523 X 50 = 1.75 AC.)
AMENITY AREA: 0.90 AC.
TOTAL = 2.65 AC.

PAYMENT IN LIEU OF PARKLAND DEDICATION SHALL BE AT THE RATE OF \$20,065.67 PER ACRE 3.93AC - 22.65AC = 1.28AC (20,065.67) = \$25,684.06

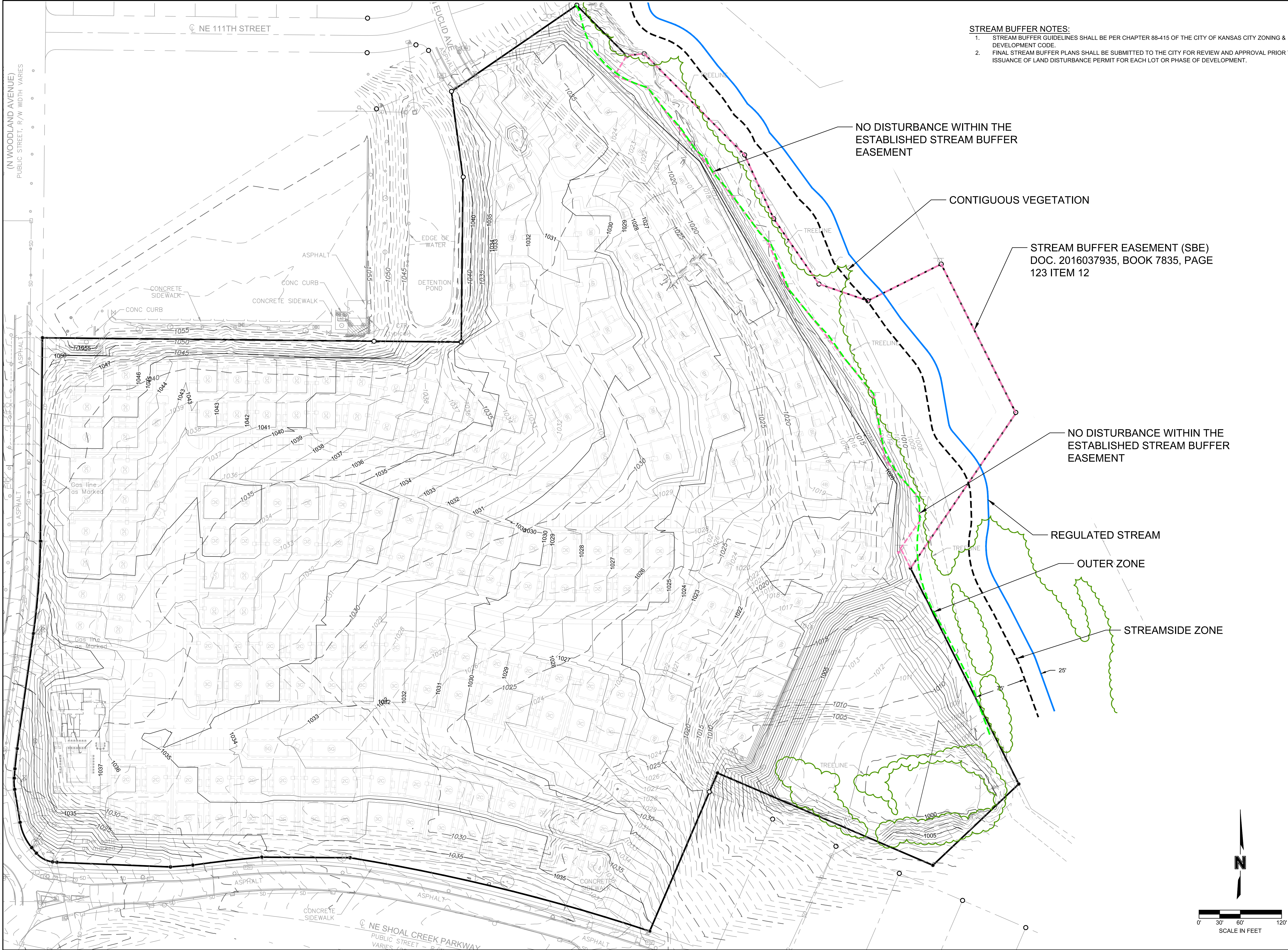
88-323-03 -RESIDENTIAL DEVELOPMENT
BOULEVARD AND PARKWAY STANDARDS
88-323-03-A. ONE AND TWO UNIT RESIDENTIAL
1. ONE AND TWO UNIT RESIDENTIAL STRUCTURES LOCATED ON A BOULEVARD
OR WITHIN A DEVELOPMENT NODE SHALL FRONT ONTO THE BOULEVARD.
FRONT YARD SETBACK SHALL NOT EXCEED THAT REQUIRED BY TABLE 110-2:
LOT AND BUILDING STANDARDS.

A VARIANCE REQUEST FROM THE BOULEVARD AND PARKWAY STANDARD SHALL BE MADE.

LEGEND	
SYMBOL	STRUCTURE TYPE
(2C)	2 BEDROOM COTTAGE
(3C)	3 BEDROOM COTTAGE
(3B)	3 BEDROOM WITH GARAGE
(4B)	4 BEDROOM WITH GARAGE
(5G)	5 STALL GARAGE
T	TRASH ENCLOSURE



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DATE: Jun 27, 2025 10:43am USER: jhodson



- STREAM BUFFER NOTES:**
1. STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
 2. FINAL STREAM BUFFER PLANS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT FOR EACH LOT OR PHASE OF DEVELOPMENT.

1301 Burlington Street
North Kansas City, MO 64116

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PRELIMINARY STREAM BUFFER

DEVELOPMENT PLAN & PRELIMINARY PLAT

NE SHOAL CREEK PKWY & MAPLEWOODS PKWY

KANSAS CITY, MISSOURI

2025

REV. NO.

DATE

DESCRIPTION

BY

REVISIONS

drawn by: DB

designed by: DE

project no.: 023-04982

date: 06.25.2025

SHEET

C106



LEGEND

EXISTING CONTIGUOUS TREE
CANOPY

TREES TO BE REMOVED

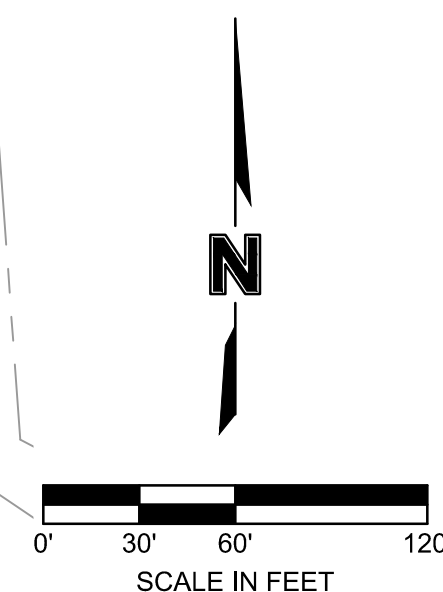
NOTE:

1. NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE.
2. ORDINANCE NO. 220961: PROPERTY IS NOT SUBJECT TO 88 - 424 - TREE PRESERVATION & PROTECTION.

— 1.20 AC.EXISTING CONTIGUOUS
TREE CANOPY TO BE PRESERVED

0.16 AC.
OF CONTIGUOUS TREES
0.12
TO BE REMOVED

0.29 AC.
OF CONTIGUOUS TREES
0.20
TO BE REMOVED

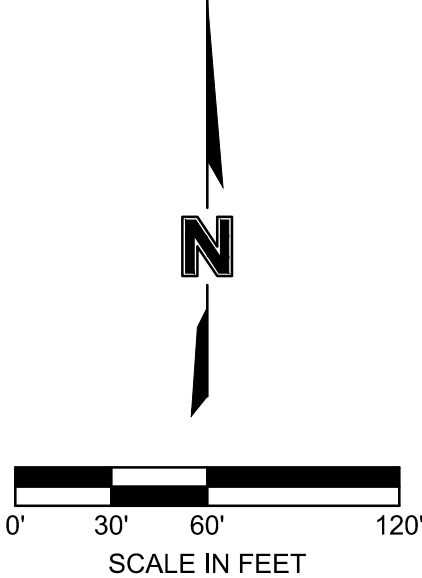


olsson®

drawn by: _____ DB designed by: _____ DE project no.: _____ 023-04982 date: _____ 08.25.2025	TREE PRESERVATION PLAN		REV. NO.	DATE	DESCRIPTION	BY
	DEVELOPMENT PLAN & PRELIMINARY PLAT NE SHOAL CREEK PKWY & MAPLEWOODS PKWY					
	KANSAS CITY, MISSOURI	2025	REVISIONS			
SHEET C107						

NOTES:
STREET LIGHTING DESIGN PER KCMO DESIGN STANDARDS
DIVISION V DESIGN CRITERIA SECTION 5800 STREET LIGHTING.
(APPROVED AND ADOPTED MAY 24TH 2019 BY ORDINANCE 190475)

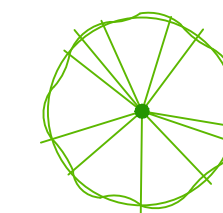
NOTE:
MAX HEIGHT OF ALL TREES ADJACENT TO LIGHT
POLES SHALL BE 25'.



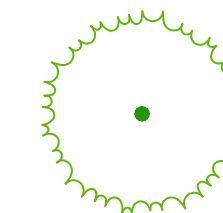
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CONCEPT PLANT SCHEDULE



DECIDUOUS TREES (2.0 CAL.) 172



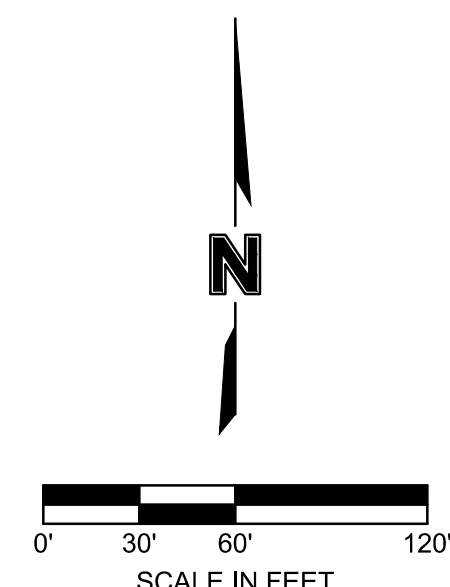
EVERGREEN TREES (2.0 CAL.) 65

TABLE 5 - LANDSCAPE REQUIREMENTS				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	N/A	N/A	NO	N/A
88-425-04 GENERAL	1	30+	NO	
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH	30'	30'	NO	N/A
TREES	29	29	NO	N/A
SHRUBS/WALL/BERM	CONTINUOUS SCREEN	SHRUBS & TREES	NO	N/A
-ADJACENT TO RES. ZONES				
BUFFER WIDTH	N/A	N/A	NO	N/A
SHRUBS/BERM/FENCE/WALL	N/A	N/A	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	10,255 SF	10,255 SF	NO	N/A
TREES	59	59	YES	N/A
SHRUBS	293	293	YES	N/A
88-425-07 PARKING GARAGE SCREENING	YES	YES	NO	N/A
88-425-08 MECHANICAL/ UTILITY EQUIPMENT SCREENING	YES	YES	NO	N/A
88-425-09 OUTDOOR USE SCREENING	N/A	N/A	NO	N/A

NOTE:
CALCULATIONS FOR PRIVATE STREET TREES SHALL BE BASED ON SECTION 88-425-03-C. AT LEAST ONE TREE FOR EACH 30 FEET OF STREET.
4,650 LF ÷ 30 = 155 TREES REQUIRED
175 TREES PROVIDED

LEGEND

- PROJECT PROPERTY BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED POWER



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LANDSCAPE PLAN

DEVELOPMENT PLAN & PRELIMINARY PLAT
NE SHOAL CREEK PKWY & MAPLEWOODS PKWY
KANSAS CITY, MISSOURI

2025

drawn by: DB
designed by: DE
project no.: 023-04982
date: 06.25.2025

SHEET
L100

BY

DESCRIPTION

DATE

REV. NO.

REVISIONS



REAR ELEVATION



SIDE ELEVATION

COTTAGE HOME - 2-BR - TYPE B



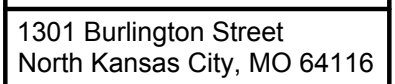
SIDE ELEVATION



REAR ELEVATION

COTTAGE HOME - 2-BR - YARD

[illegible]



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COTTAGE HOME - 2-BR CORNER

COTTAGE HOME - 3-BR - PARKWAY-1



COTTAGE HOME - 3-BR - PARKWAY-2

COTTAGE HOME - 3-BR - PARKWAY-3

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BUILDING ARCHITECTURE
STALEY HILLS BTR

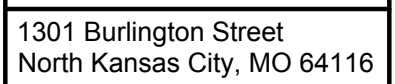
DEVELOPMENT PLAN & PRELIMINARY PLAT
ONE SHOAL CREEK PKWY & MAPLEWOODS PKWY

KANSAS CITY, MISSOURI

2025

drawn by: _____ DB
designed by: _____ DE
project no.: _____ 023-04982
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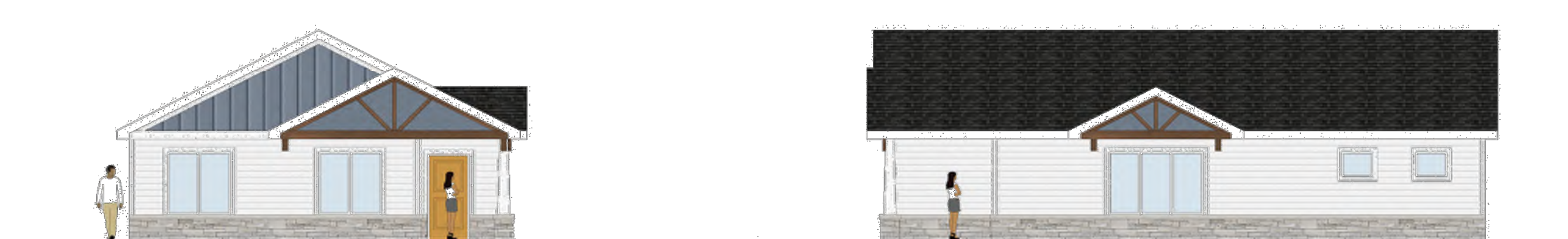


SIDE ELEVATION

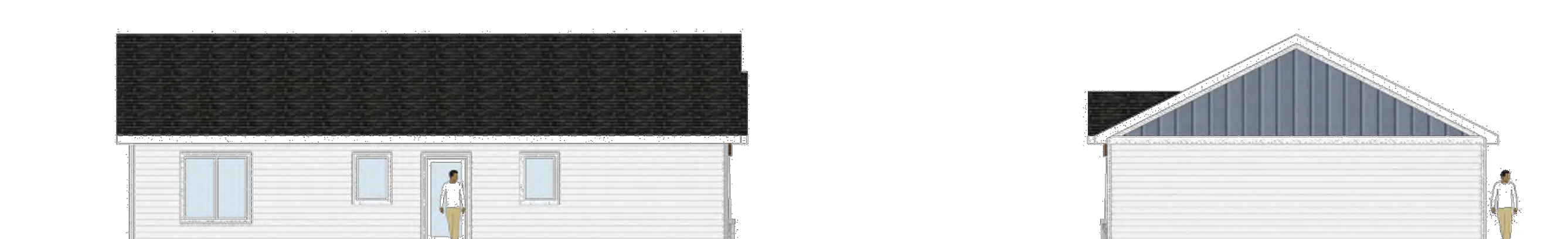


REAR ELEVATION

COTTAGE HOME - 3-BR - NEIGHBORHOOD-2



FRONT STREET ELEVATION



REAR ELEVATION

COTTAGE HOME - 3-BR - NEIGHBORHOOD CORNER

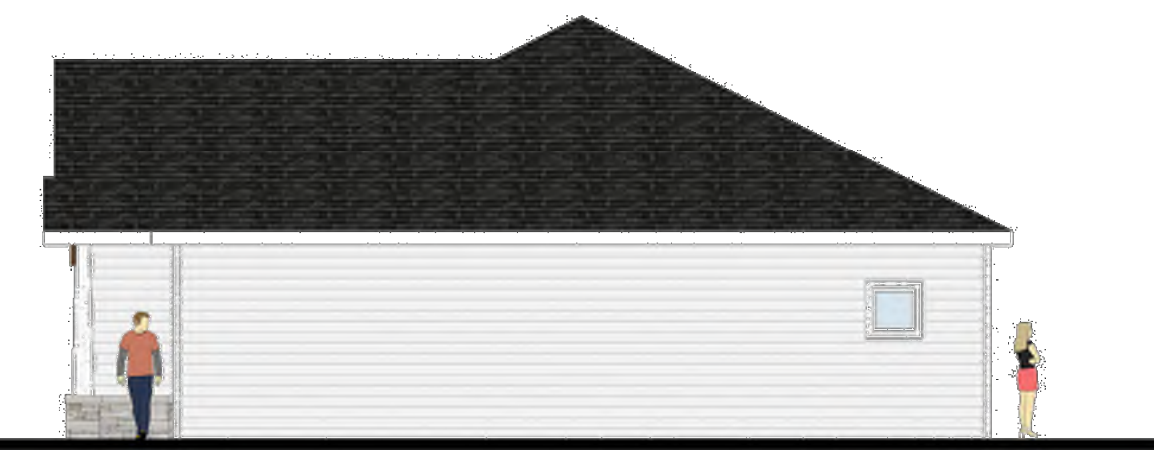
BUILDING ARCHITECTURE STALEY HILLS BTR	
DEVELOPMENT PLAN & PRELIMINARY PLAT NE SHOAL CREEK PKWY & MAPLEWOODS PKWY	
KANSAS CITY, MISSOURI	2025

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designed by: _____ DE
project no.: _____ 023-04982
date: _____ 06.25.2025

SHEET
A102



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

VILLA HOME - 4-BEDROOM 1



REAR ELEVATION

VILLA HOME - 4-BEDROOM 2



SIDE ELEVATION



BACK ELEVATION

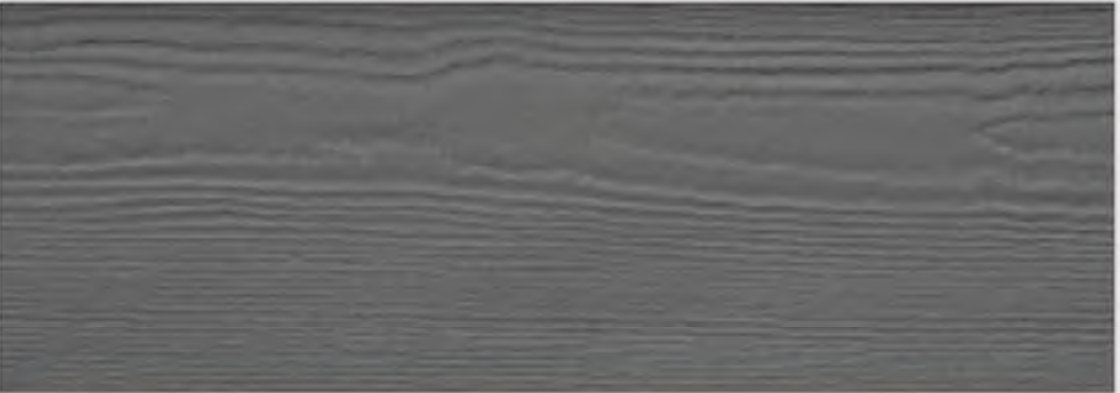
CLUBHOUSE

[illegible]

BUILDING ARCHITECTURE STALEY HILLS BTR	
DEVELOPMENT PLAN & PRELIMINARY PLAT NE SHOAL CREEK PKWY & MAPLEWOODS PKWY	
KANSAS CITY, MISSOURI	2025

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project no.: _____ 023-04982
date: _____ 06.25.2025

Finishes





PERSPECTIVE OF CLUBHOUSE & ENTRANCE



The Collection

at Staley Hills



olsson

NE MAPLEWOOD PKWY & NE SHOAL CREEK PKWY / KANSAS CITY, MO.
2025-04-20 / 024-05009

MEETING MINUTES

The Collection at Staley Hills Public Engagement

Date:	07/09/25
Case #:	CD-CPC-2025-00076 & CD-CPC-2025-00077
Presenters:	Aaron Schmidt, Kayla Beller, & Cassie Ennis
Project #	024-05009

- **Public Engagement Meeting Introduction:** Aaron Schmidt introduced the public engagement meeting for the collection at Staley Hills project, located at the northeast corner of Shoal Creek Parkway and Maple Woods Parkway. He introduced the team members from Hunt Midwest and Matonic Real Estate Solutions.
 - **Meeting Introduction:** Aaron Schmidt introduced the public engagement meeting for the collection at Staley Hills project, located at the northeast corner of Shoal Creek Parkway and Maple Woods Parkway. He provided an overview of the project and its significance.
 - **Team Introductions:** Aaron introduced the team members from Hunt Midwest and Matonic Real Estate Solutions, including John Burkle, Brenner Holland, Kayla Beller, Kassie, Jacob Hodson, and David Matthews, highlighting their roles and contributions to the project.
- **Project Overview and Zoning:** Aaron explained the project's background, including the property's 28-acre size and its current business zoning. The team is applying to rezone the property to residential to create a high-quality, single-family community with 177 homes, a pool, and a clubhouse.
 - **Project Background:** Aaron provided an overview of the project's background, explaining that the property is 28 acres and currently zoned for business. The team has owned the property for 15 years and always planned for a higher-intensity commercial or multifamily use.
 - **Zoning Application:** The team is applying to rezone the property from business to residential, aiming to create a high-quality, single-family community. The proposed project, the collection at Staley Hills, will include 177 homes, a pool, and a clubhouse.
 - **Community Benefits:** Aaron emphasized that the single-family community would be a better fit for the area compared to the previously allowed uses, such as shopping centers, fast food restaurants, and multifamily apartments. The new zoning would align better with the existing neighborhoods.
- **Community and Unit Details:** Kayla and Aaron provided details about the community and the units, including the number of homes, their locations, and the amenities. They emphasized the high-quality finishes and the professional maintenance of the community.
 - **Unit Breakdown:** Kayla detailed the unit breakdown, mentioning that the community will have 177 single-family homes, including 78 two-bedroom cottages, 56 three-bedroom cottages, and 43 three to four-bedroom homes. The homes will be located strategically within the community.

- **Amenities:** The community will feature a pool, clubhouse, fitness center, and ample parking, including attached garages, detached garages, and surface stalls. The amenities are designed to enhance the living experience for residents.
- **High-Quality Finishes:** Kayla and Aaron emphasized the high-quality finishes in the homes, including LVT flooring, carpet in bedrooms, soft-close cabinets, quartz counters, tile backsplashes, high-end lighting fixtures, stainless steel appliances, and smart home technology.
- **Professional Maintenance:** Aaron highlighted that the entire community will be maintained by a professional operator, ensuring high-quality maintenance of the exterior units and landscaping. This approach aims to maintain the community's aesthetic appeal and functionality.
- **Traffic and School Concerns:** Aaron addressed concerns about traffic and school capacity. He mentioned that the traffic analysis showed dispersed traffic throughout the day and recommended improvements to the roundabout. He also noted that the city has funds available for road improvements in the area.
 - **Traffic Analysis:** Aaron explained that the traffic analysis conducted by Olsen Associates revealed that traffic from the new development would be dispersed throughout the day, rather than concentrated during peak hours. This is due to the changing work patterns post-COVID, with more remote work and flexible hours.
 - **Roundabout Improvements:** The traffic analysis recommended several improvements to the roundabout, including new signage and striping, to enhance its functionality and safety. The team committed to making these improvements as part of the project.
 - **School Capacity:** Concerns were raised about the capacity of local schools to accommodate new students from the development. Aaron mentioned that the North Kansas City School District had not expressed any concerns about overcrowding, and the team believes the impact on school capacity will be minimal.
- **Public Questions and Concerns:** Several participants, including Carolyn, Jane, and Shanya, raised concerns about traffic, school capacity, and the impact on property values. The team addressed these concerns by explaining the project's details, the traffic analysis, and the potential benefits of the development.
- **Construction Traffic and Access:** Aaron confirmed that construction traffic would not use 111th St. and would instead access the site from Maple Woods Parkway and Shoal Creek Parkway. This is to prevent disruption to the Staley Hills Villas community.
- **Planning Commission Meeting Details:** Jacob reminded everyone about the upcoming Planning Commission meeting on July 16th, where the project will be presented. He encouraged participants to attend and voice their concerns.

MEETING CHAT

Saro San (Guest): My name is Saro San, and I live at 10912 N Brooklyn Ave. I have a question regarding property value in our area: What impact will this have on the value of our homes in Staley Hill?

Roberts, Kristine: The mic is grayed out for participants.

Earl: I am unable to unmute. The Mic stayed grayed out

Earl: My question is if there will be capacity limits on these units? Also, what will be the minimum lease duration? **CONCERN:** too many residents in small units. Orville Earl, 2111 NE 107TH TERRACE. Was unable to unmute.

Lynne Mills: I am unable unmute myself. I am still concerned about your one traffic study.

Lynne Mills: Lynne Mills, 2315 NE 107th Terrace, KC MO 64155

Wally franczyk: I'm am unable to unmute my phone

Wally franczyk: the city will use that money however they want

Mark Stone: These units are very small and packed in a small acreage. what is the rental cost per unit and where do you anticipate these renters coming from? There is a senior center beside this. Why not build fewer units and higher end? Kat 2103 VOTG

Wally franczyk: How many 1, 2 and 3 bedroom homes are planned

Joneen Couch: They can't control that.

Joneen Couch: Seems these look and are nice for the first few years then there are management changes and it's a whole new ballgame. That is my biggest concern.

Wally franczyk: how many cars can be accommodated for parking

Bill Wall: My Mic is not clickable In other words not activated

Michael Hemmer: do Missouri laws allow denying sec 8 applicants?

Jane Brown: Missouri law allows landlords to consider source of income.

Bill Wall: Are these cottages similar to the ones at Line Creek Parkway and Old Tiffant Springs Road,

Bill Wall: Can they be 2 or 3 story?

Gary: Aren't these just g

Glorified apartments? You referred to remote workers cutting down on traffic. Companies have gone back to people reporting to the office. How old is that info that you mentioned?

Wally franczyk: Using your data of 2 people /bedroom and the numbers of 2 , 3 and 4 bedroom homes it seems that approx. 780 -800 people will be in that community

Bill Wall: We need more year round screening as these units face the two parkways.

Bill Wall: What are the parks department comments??

Joneen Couch: Correct. Why not more Villas

Joneen Couch: But you're trying to change it now why not change it to villas?

Wally franczyk: when we purchased our villa we were given a plot survey that showed 38 more villas along Euclid to Shoal Creek

Jane Brown: Can you share that?

Shanya: You said there was a cap of the number of people per unit, can we have that number for each unit type?

Kayla Beller: that will be a management decision but they will be similar to single family homes

Bill Wall: With 800 people in a small area with no basements wouldn't it be a good idea to provide a safe room for the residents?

Bill Wall: Will the comments in the chat be recorded in record? Will answers be provided??

Wally franczyk: I have to ask Jacob would this type of project fly in your neighborhood

Joneen Couch: But why can't you try to change it to residential zoning with adding Villas. You would then have Staleys support I imagine .

Joneen Couch: I believe you are wrong on both counts

Michael Hemmer: village on the green across the street is 98 townhomes on 21 acres this

Michael Hemmer: this is 177 units on 28 acres concenened about the density

Bill Wall: Will you answer my question about similar development on line creek?

Bill Wall: NW corner of line creek and old tiffdany springs

Bill Wall: Will these have bettwr screening form the parkways???

Bill Wall: Better than the the other

Shanya: Do you have a picture/example for reference?

Mark Stone: why not ask how many on this call are in favor of this? Kathy

Joneen Couch: There are way more homes in a smaller space than the ones you reference.
Awfully denae

Shanya: Not in favor

Kevin: I agree with Mark/Kathy

Wally franczyk: Not in favor

Lynne Mills: Not in favor. Cannot unmute my line.

Wendy: Not in favor

Mark Stone: NOT in FAVOR.

Kevin: Not in Favor

Carolyn McClure: Not in favor

Bill Wall: Will the \$\$\$ to improve the rounda bout be yours or from the tif

Lynne Mills: Lynne Mills, 2315 NE 107th Terr., KC MO 64155

Saro San (Guest): Not in favor

Michael Hemmer: we are not in favor of this, because of traffic & density

Lynne Mills: Not in favor.

Brian: Not in favor.

Roberts, Kristine: Not in favor due to density issue. Villas would be preferable.

Gary: Can't ask a question. I typed two earlier.



Jane Brown: I am attending the meeting July 16. Leaving at 8 am. Two more seats in my car.
Jane Brown

Shanya: This is the first neighborhood meeting I've even heard of!

Carolyn McClure: When was that city survey done?

J A: Not in favor of

Mark Stone: It will be a nightmare trying to turn out of Garfield St. with this entrance across Shoal Creek.

Kevin: Will each of these rental units have their own fenced yard? Wood/Metal?

Shanya: So our opinion doesn't seem to actually have been taken into consideration!

Bettina OBrien: Not in favor. I would rather see a villa product similar to what you currently have. Do not agree with that many rentals in this area. It took the city 20 years to get Maple Woods Parkway completed. I don't see them turning it to 4 lanes.

Carolyn McClure: Fence will be white vinyl
12' between