

Ordinance 250908

Development Plan and Rezoning: North Oak Apartments
CD-CPC-2025-00121, CD-CPC-2025-00122

October 28, 2025

Neighborhood Planning & Development



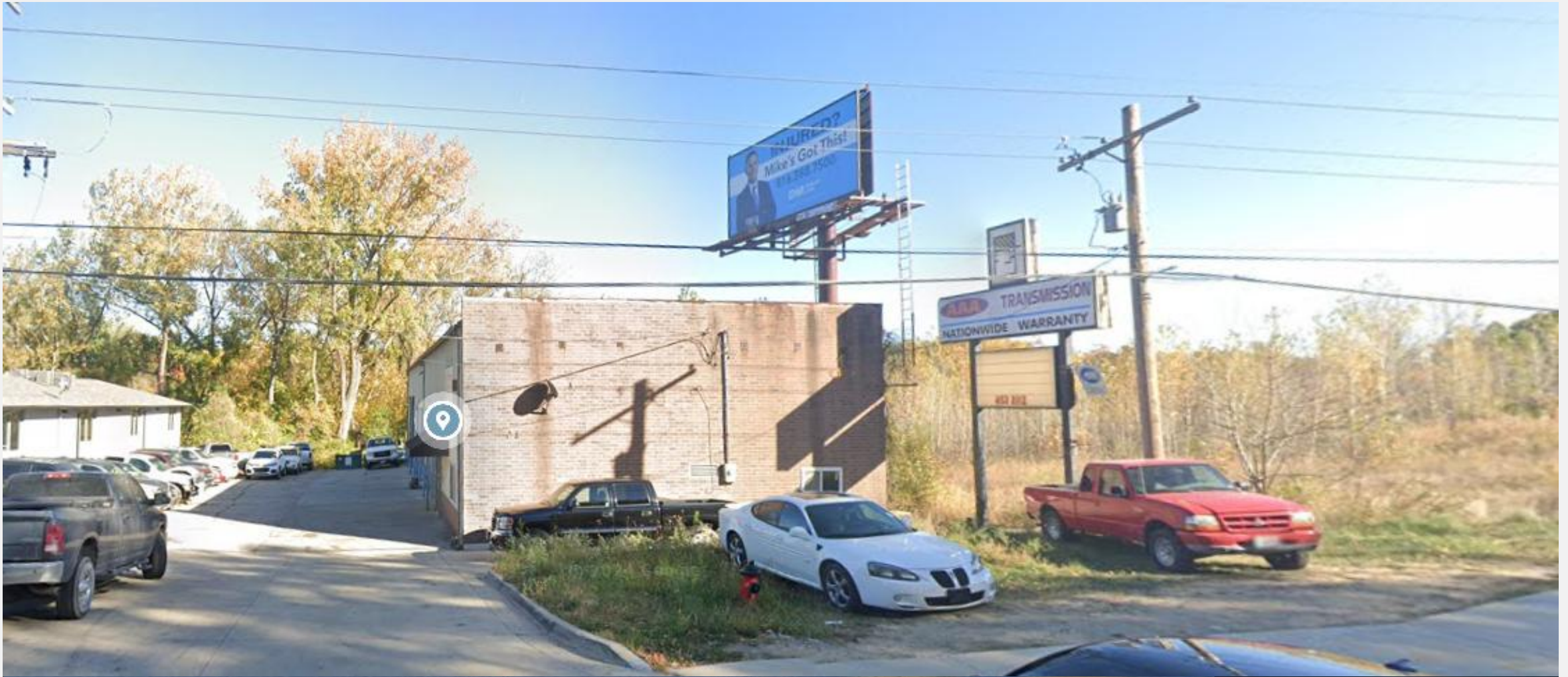
Location



Looking East From North Oak Trafficway

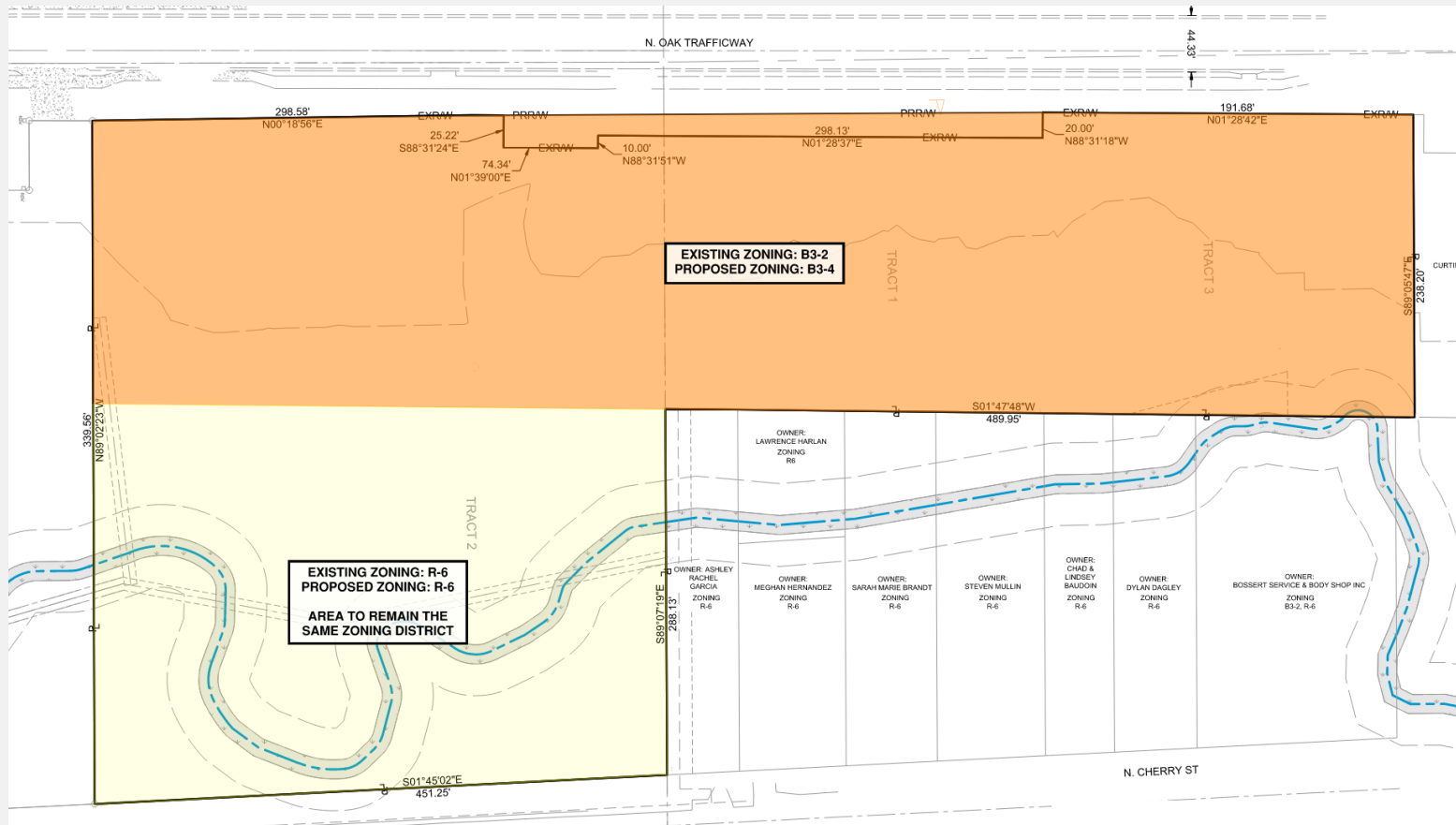


Looking East From North Oak Trafficway- North side of site



Rezoning and Area Plan Amendment

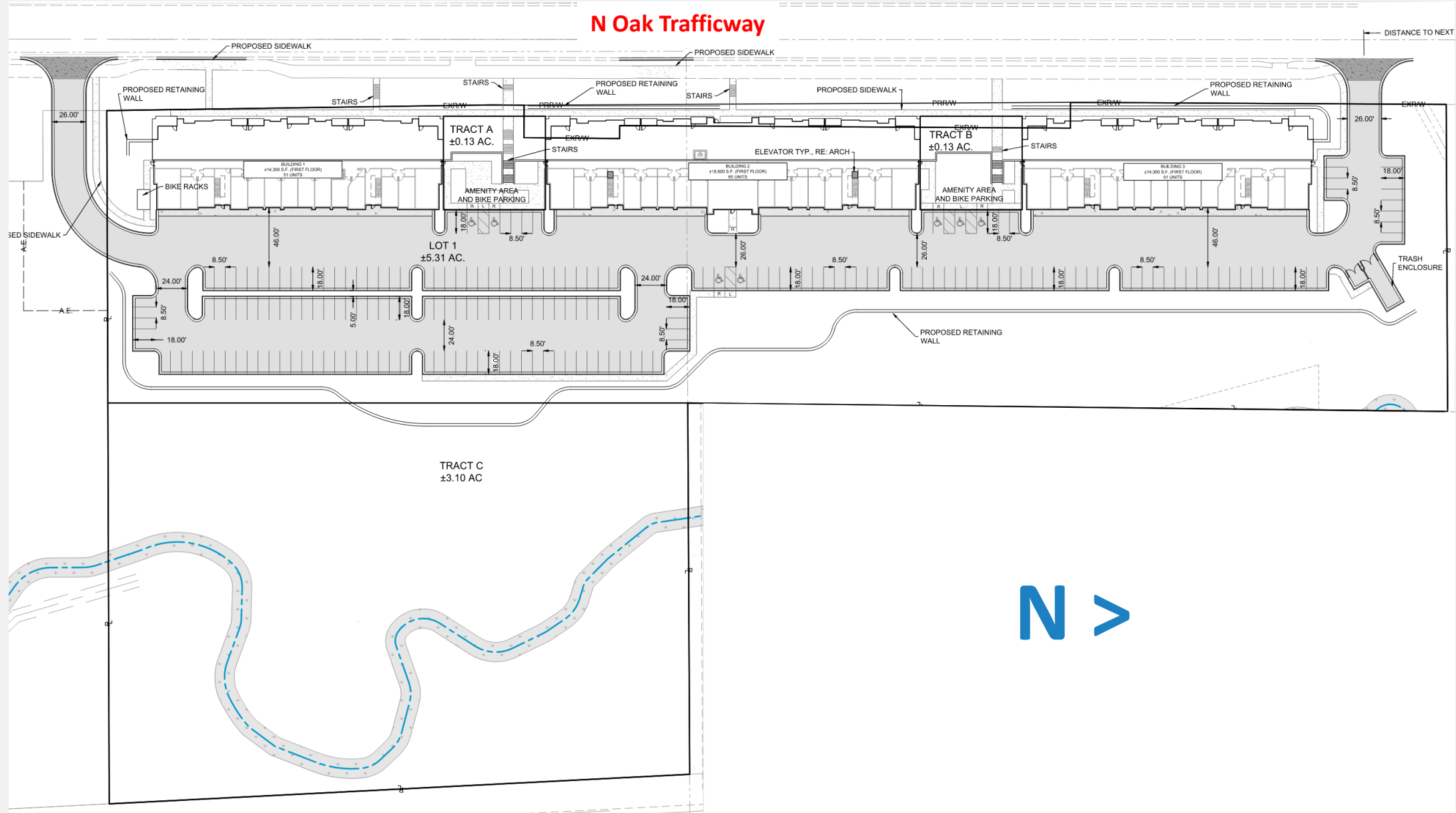
- Project area is currently zoned R-6 and B3-2.
- Applicant is requesting a rezoning from **B3-2 to B3-4** of the area shown in orange to the right.
- Would not rezone area zoned R-6 in tan.
- Rezoning would permit a max height of 65 feet. Current district permits 45 feet.

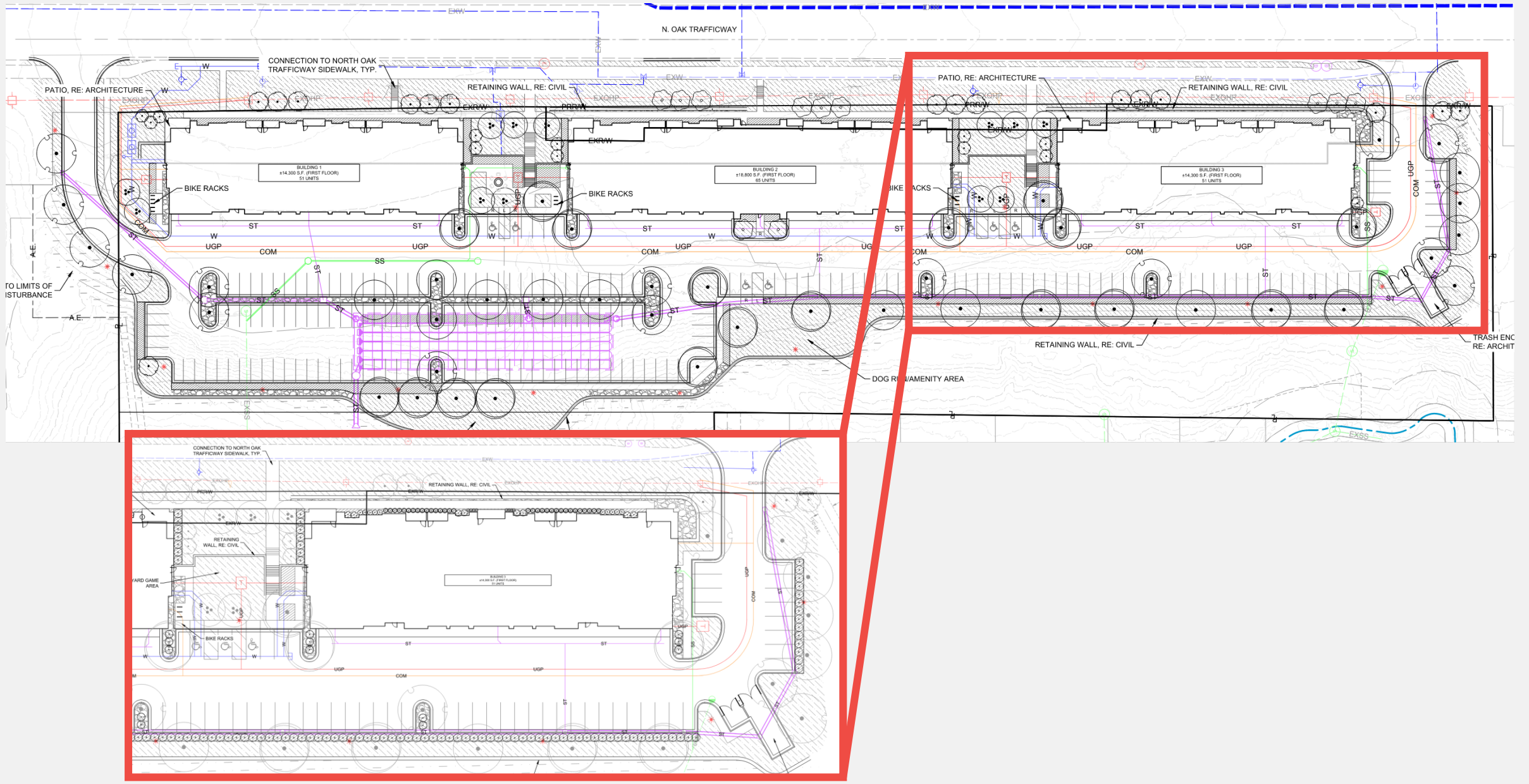


Development Plan

- Applicant is proposing 3 buildings which are 4 stories (60 feet)
- Residential only- no commercial proposed
- 167 total dwelling units- providing 255 parking spaces
- Amenity tracts include a dog park and gathering spaces
- Topographical features prohibit future vehicular connection to the east (40 foot elevation change)
- Proposed project has a **HIGH** alignment with the KC Spirit Playbook

N Oak Trafficway

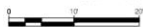






2 BUILDING 2 WEST ELEVATION

Scale: 1" = 10'-0"



Rendering



VIEW 1 - SOUTH END BUILDING 1

Public Engagement

- Applicant hosted meeting on September 9th at 6pm
- Two attendees at this meeting
- Three letters of opposition were submitted to staff prior to CPC- attached to ordinance.

City Plan Commission Recommendation Ordinance 250908

Rezoning

Case No. CD-CPC-2025-00034 **Approval**

Development Plan

Case No. CD-CPC-2025-00033 **Approval with Conditions**

North Oak Apartments Development Plan and Rezoning

