

Docket Item #2.1 & 2.2

Pure Staley

CD-CPC-2026-00037 & 38
10501 NE Staley Road

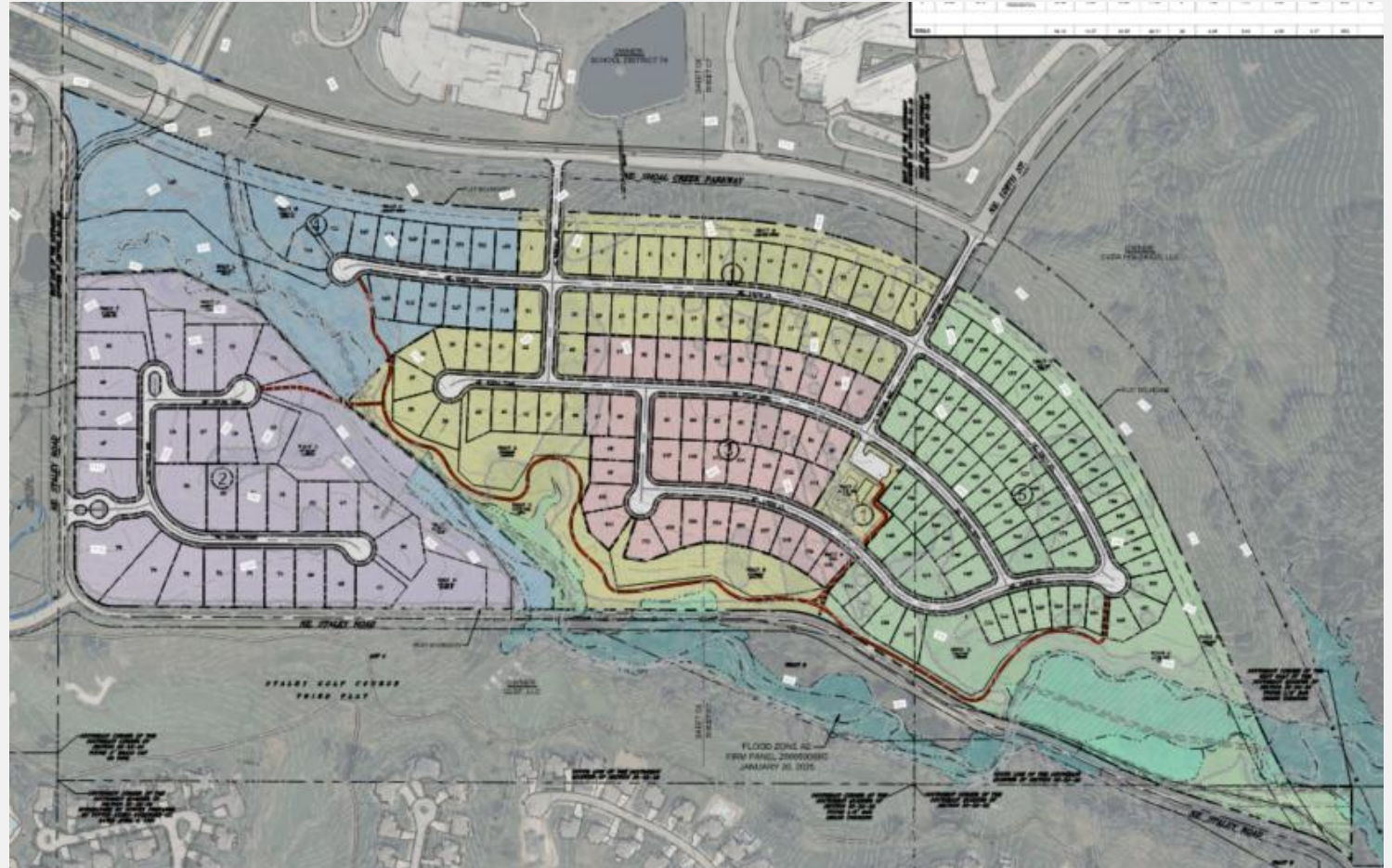
May 20, 2026

City Plan Commission



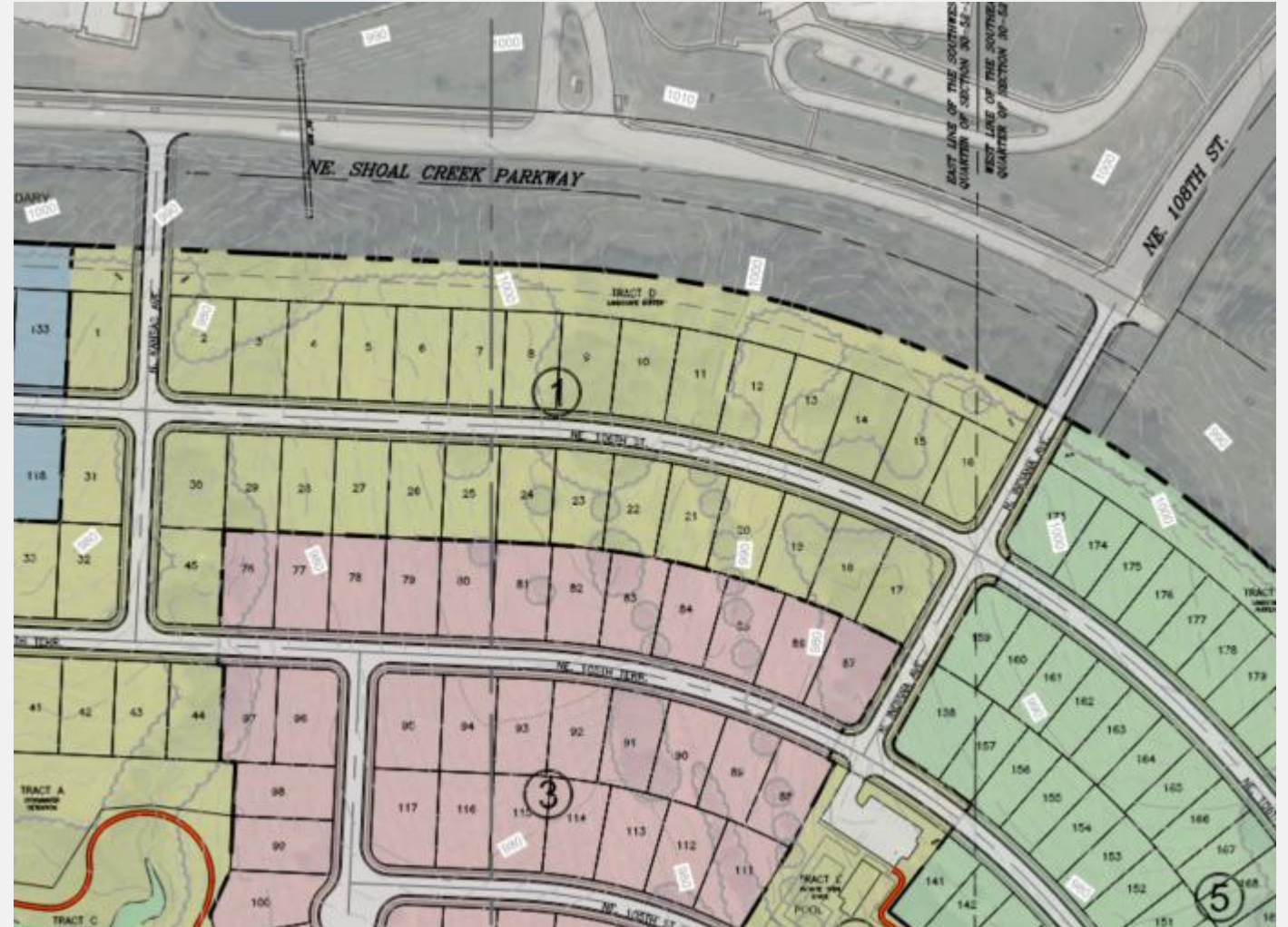
Proposal

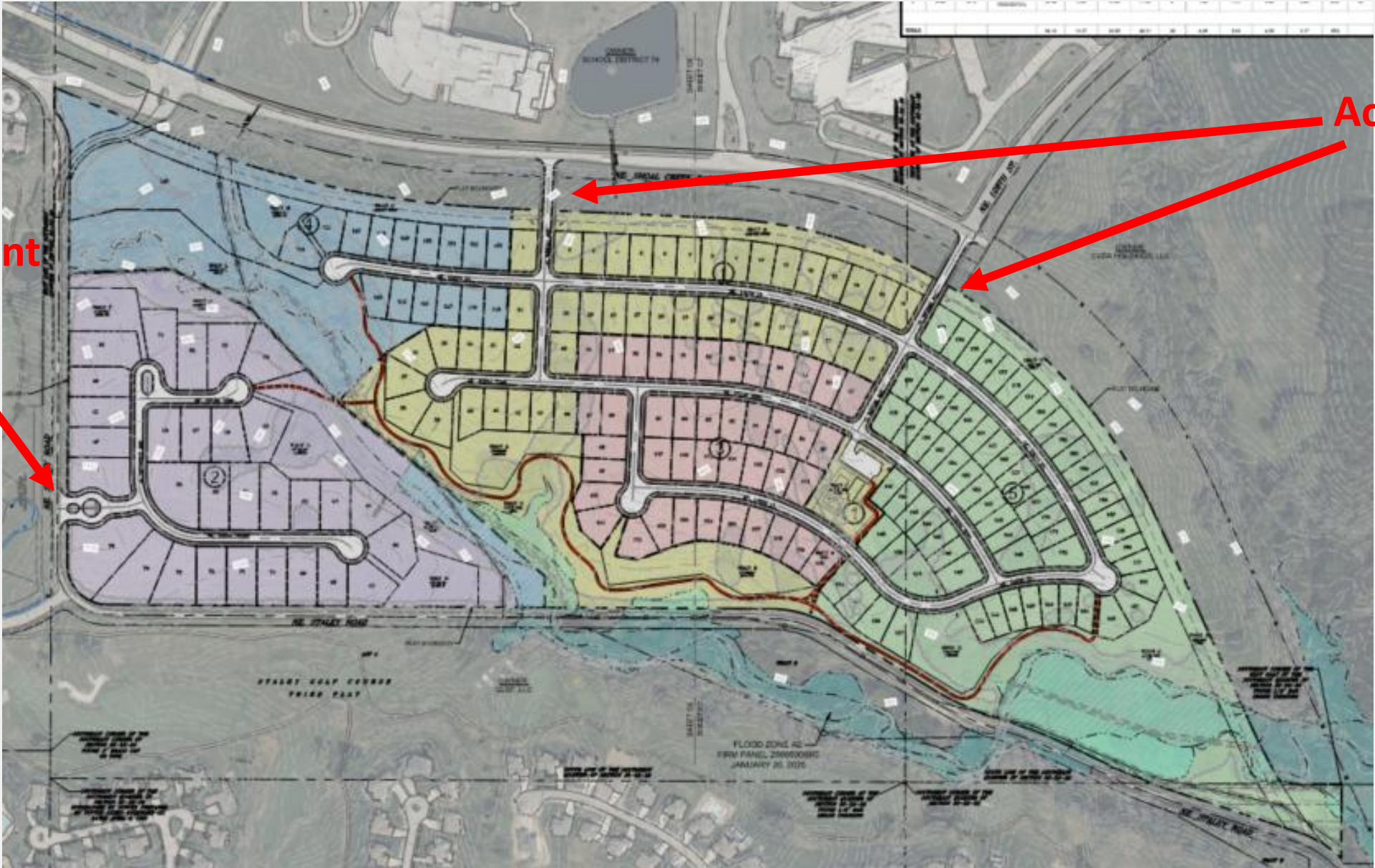
- Rezoning from R-80 to R-7.5
- 200 single-family residential lots
 - Across 5 phases
 - Plan doesn't specify building footprint or locations
- 17 tracts for stormwater mgmt. and parkland dedication



Northeast Shoal Creek Parkway

- Lots abutting NE Shoal Creek Pkwy will have to follow 88-323
 - 60 ft. “No Build” landscape buffer added due to structures backing onto parkway





Access Point

Access Point

Condition

- Public Works Added the following conditions:
 - “Per TDC decision of February 23rd, 2026 – the developer shall make financial contribution and right-of-way dedications in lieu of half street improvement requirements on Staley Road in an amount to be negotiated with the City of Kansas City, Missouri, not to exceed \$500,000.00. These financial and ROW contributions shall be used towards engineering, ROW, and construction of improvements to Shoal Creek Pkwy.”









Staff Recommendation

Case # CD-CPC-2026-00037

Approval Subject to Conditions

Case # CD-CPC-2026-00038

Approval