Resolution No. 250857

Area Plan Amendment

Ordinance No. 250834

Rezoning

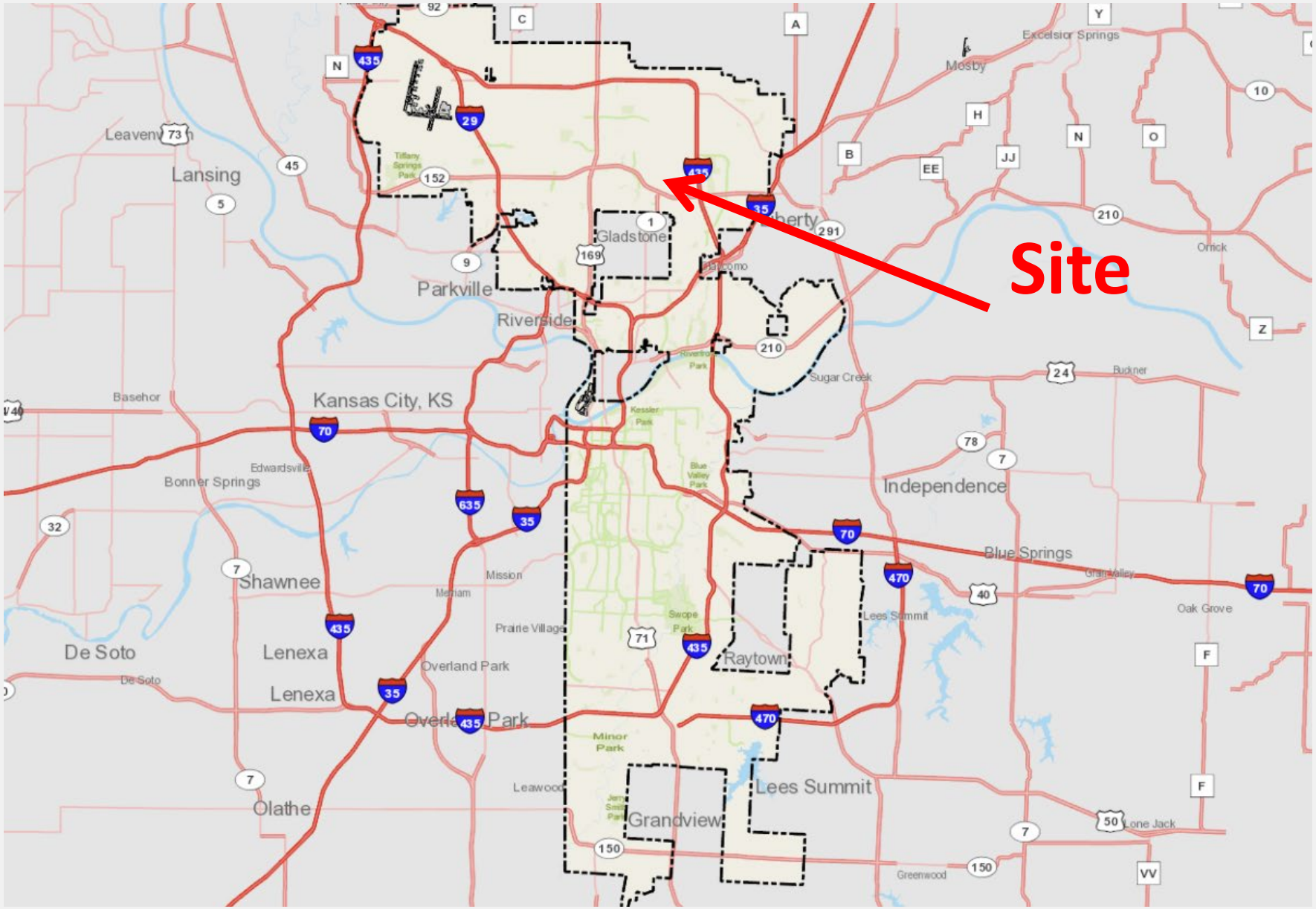
Development Plan (Residential)

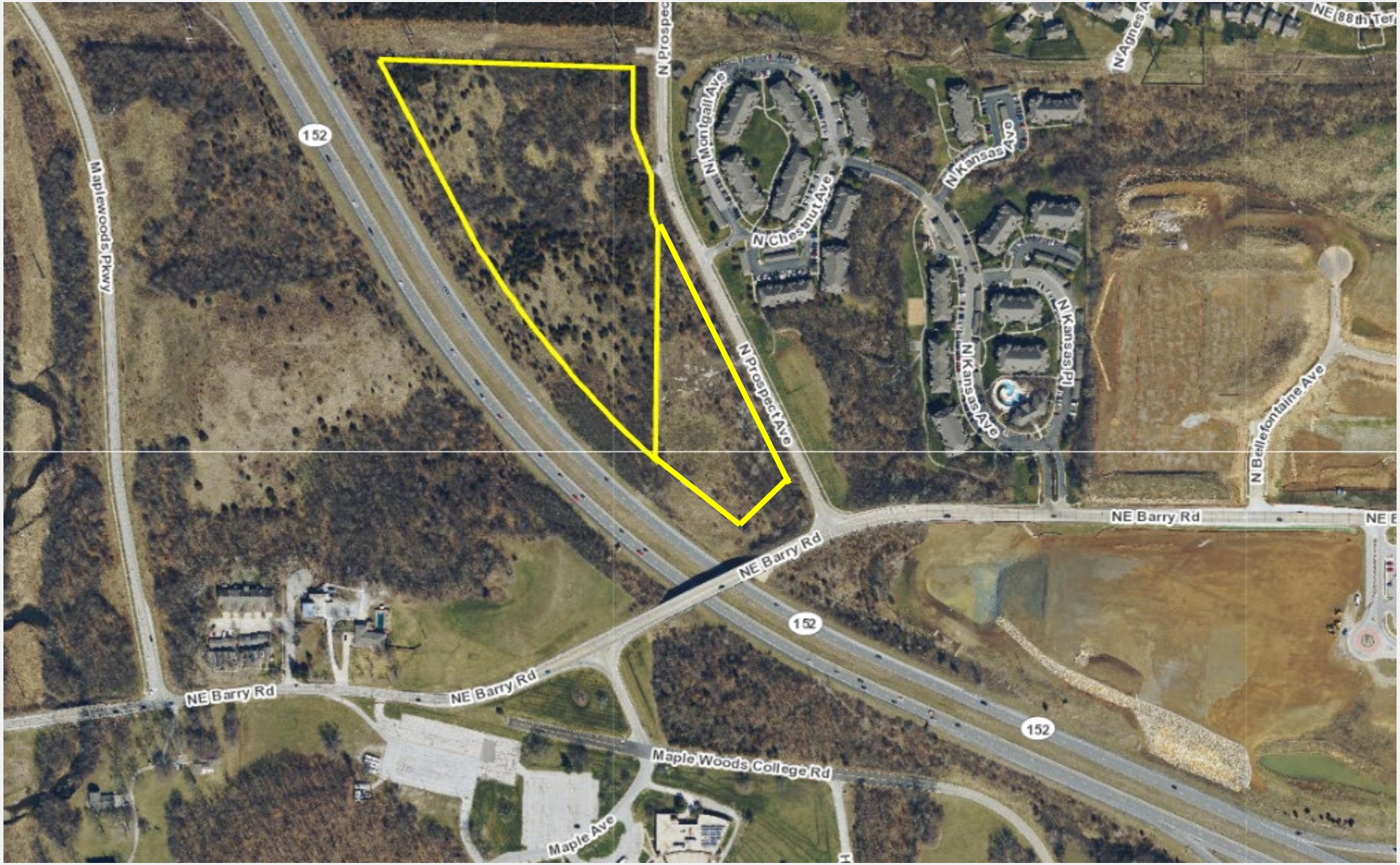
Bungalows at Maple Woods – 8490 & 8600 N Prospect Ave

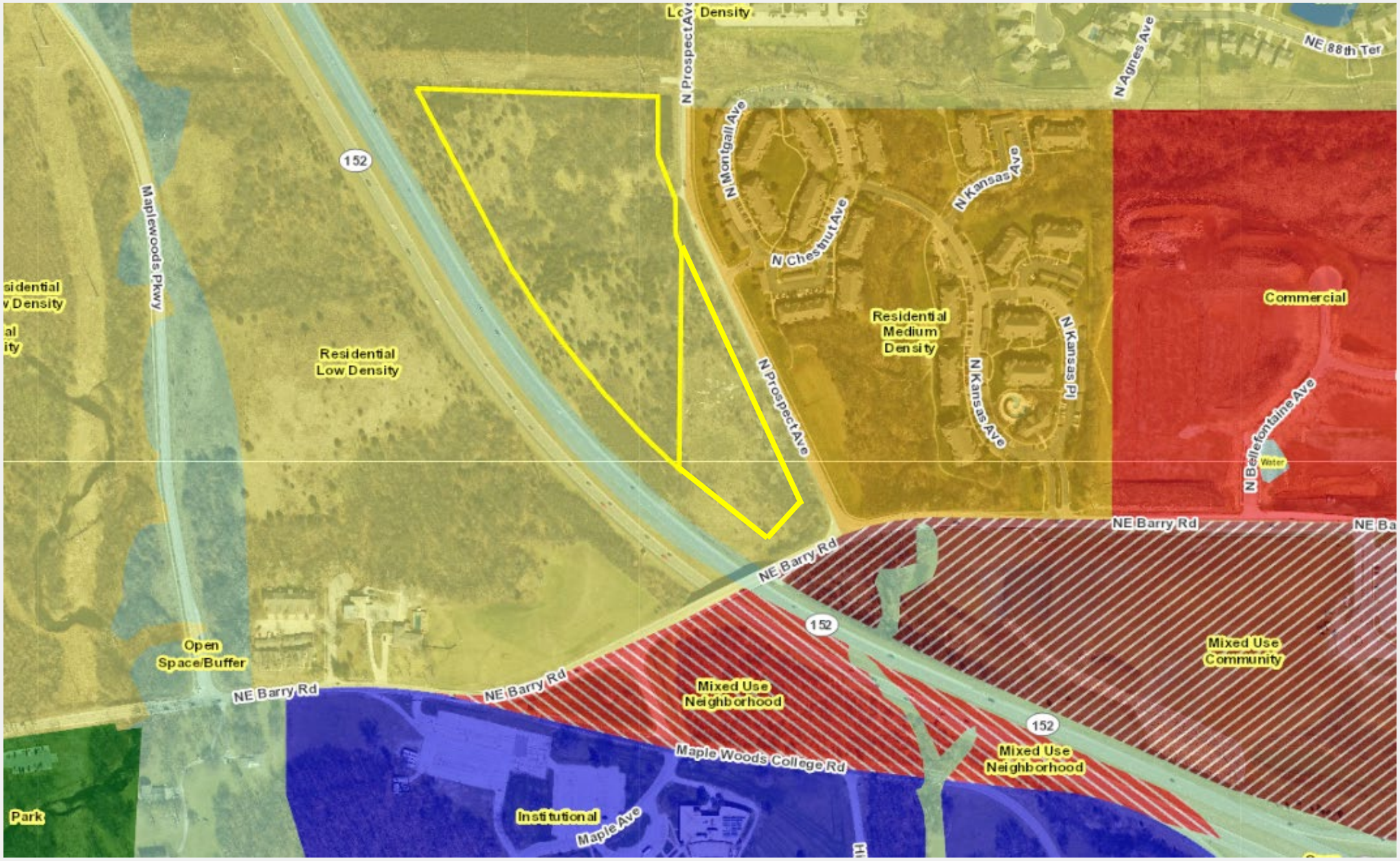
October 14, 2025

Prepared for

Neighborhood Planning and Development Committee


Site
Kansas City, KS
Independence
Blue Springs
Lees Summit
Grandview
Raytown
Overland Park
Olathe
Lenexa
Shawnee
De Soto
Parkville
Riverside
Gladstone
Liberty
Lansing
Leavenworth
Basehor
Bonner Springs
Edwardsville
Mission
Prairie Village
Leawood
Sugar Creek
Buckner
Oak Grove
Lone Jack
Excelsior Springs
Mosby
Orrick
Greenwood

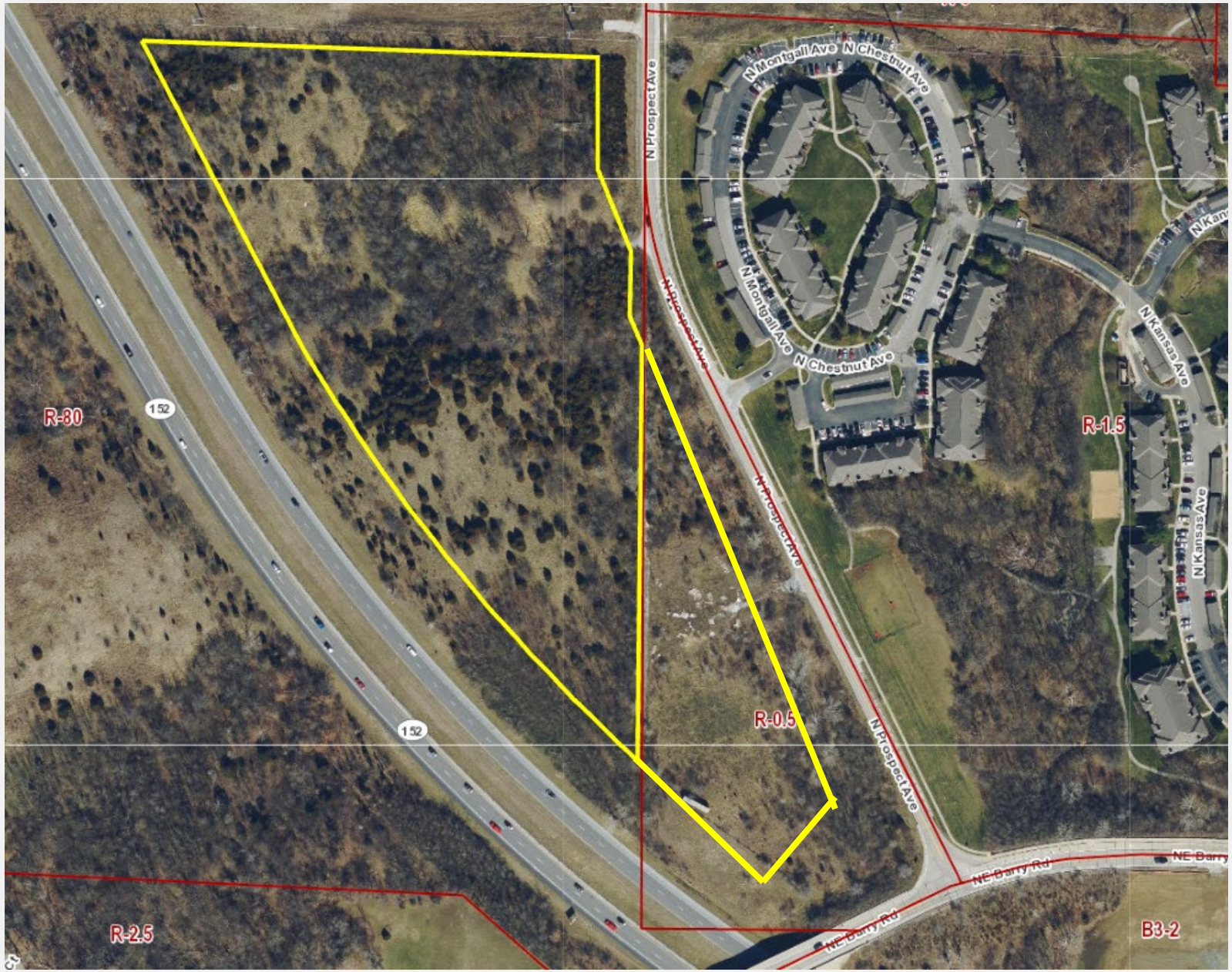

152
Maplewoods Pkwy
N Prospect
N Montgall Ave
N Chestnut Ave
N Kansas Ave
N Kansas Pl
N Prospect Ave
N Agnes Ave
NE 88th Ter
N Bellefontaine Ave
NE Barry Rd
NE Barry Rd
NE Barry Rd
NE Barry Rd
152
152
Maple Woods College Rd
Maple Ave


Density
N Prospect Ave
N Agnes Ave
NE 88th Ter
N Montgall Ave
N Chestnut Ave
N Kansas Ave
Residential Medium Density
N Kansas Pl
N Kansas Ave
Commercial
N Bellefontaine Ave
Water
Maplewoods Pkwy
152
Residential Low Density
N Prospect Ave
NE Barry Rd
NE Barry Rd
NE Barry Rd
NE Ba
152
Mixed Use Community
Open Space/Buffer
NE Barry Rd
Mixed Use Neighborhood
Maple Woods College Rd
152
Mixed Use Neighborhood
Park
Institutional
Maple Ave

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.

Request to rezone from R-80 and R-0.5 to R-1.5



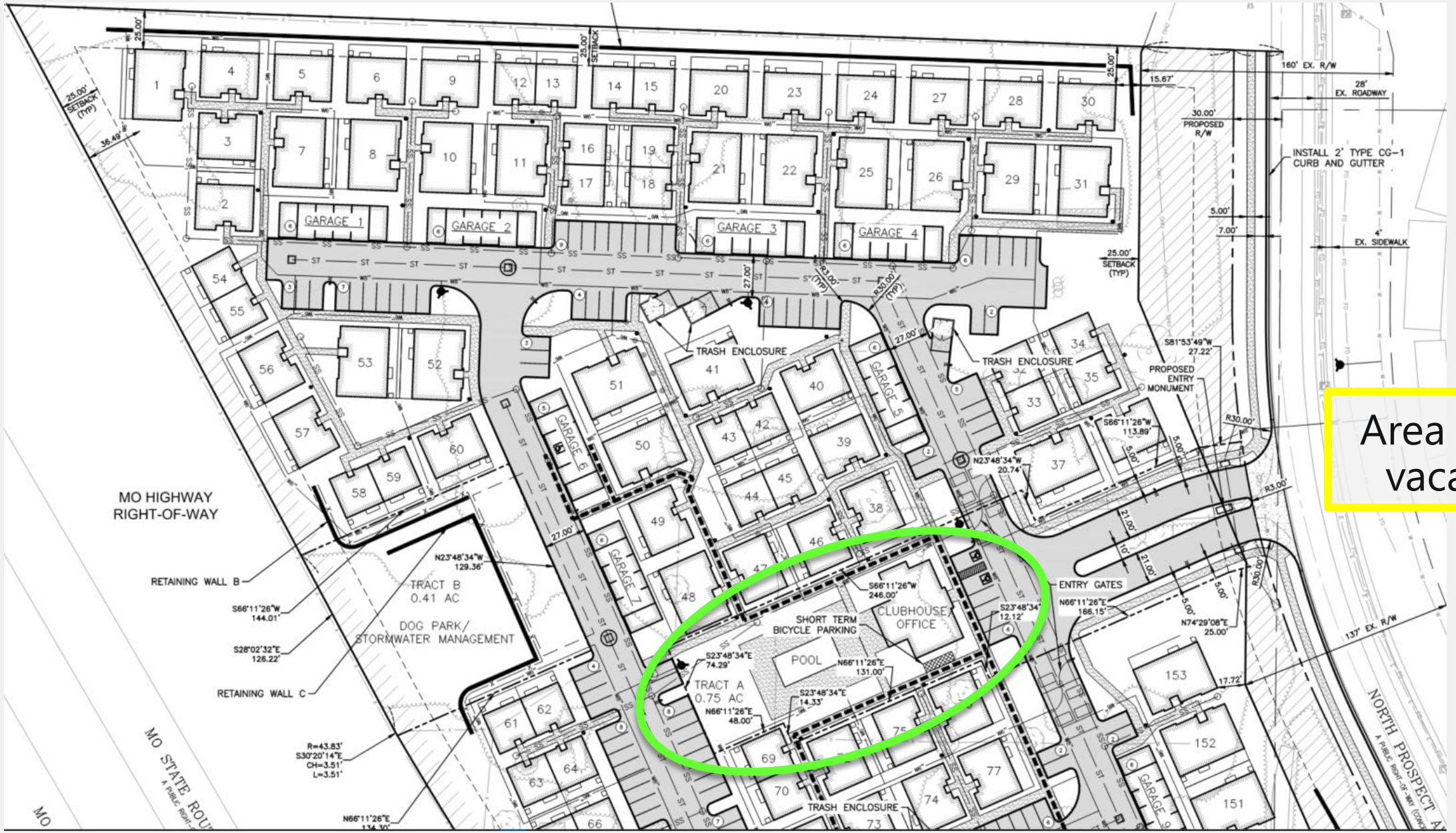
153 single-story units (for rent)

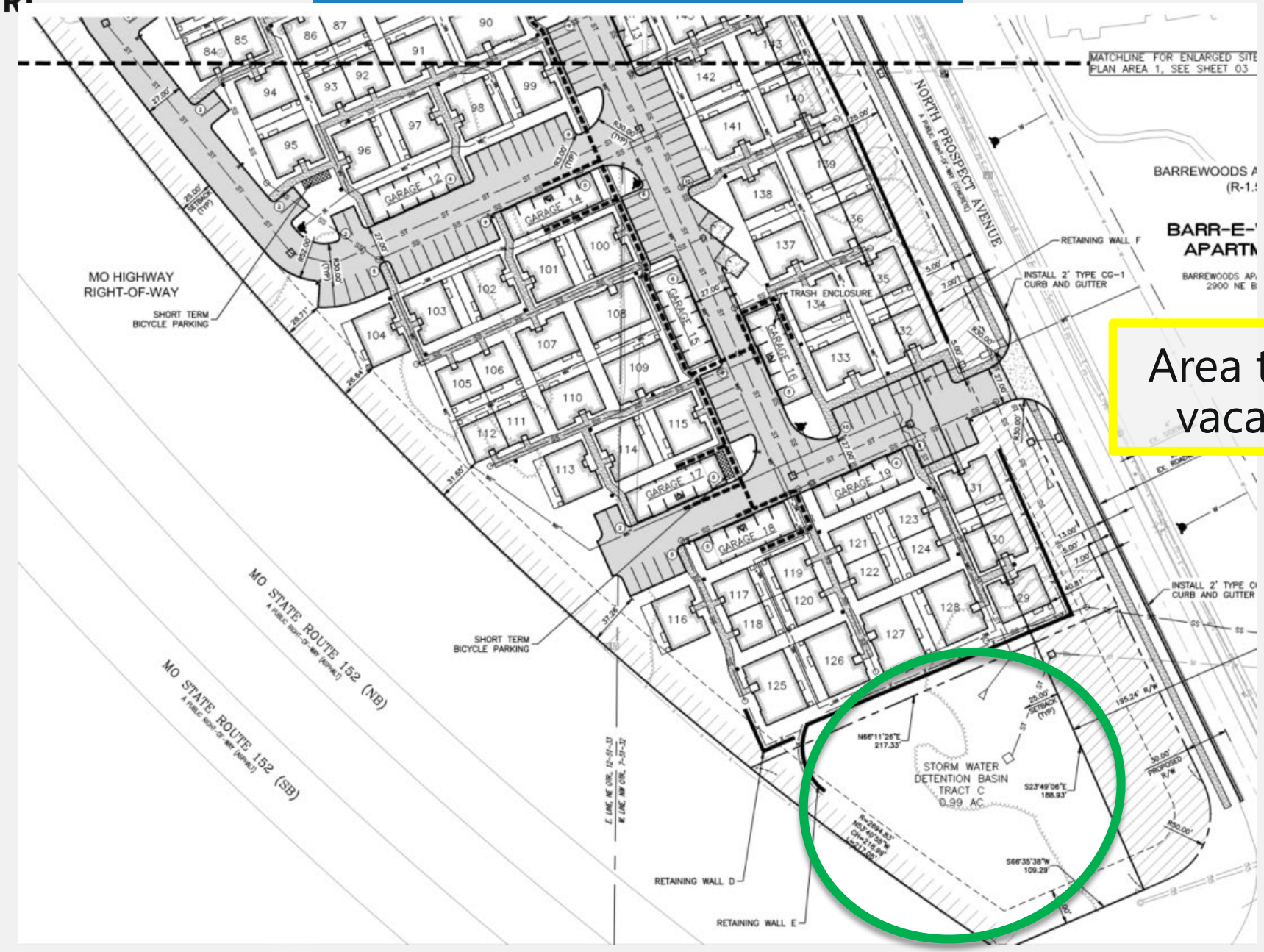
127 buildings

314 parking spaces

1 lot with private internal drives and utilities

Site Plan


Area to be vacated
MO HIGHWAY RIGHT-OF-WAY
TRACT B 0.41 AC
DOG PARK/ STORMWATER MANAGEMENT
TRACT A 0.75 AC
SHORT TERM BICYCLE PARKING
POOL
CLUBHOUSE/ OFFICE
TRASH ENCLOSURE
ENTRY GATES
PROPOSED ENTRY MONUMENT
INSTALL 2' TYPE CG-1 CURB AND GUTTER
RETAINING WALL B
RETAINING WALL C
GARAGE 1
GARAGE 2
GARAGE 3
GARAGE 4
GARAGE 5
GARAGE 6
GARAGE 7
NORTH PROSPECT



Area to be vacated

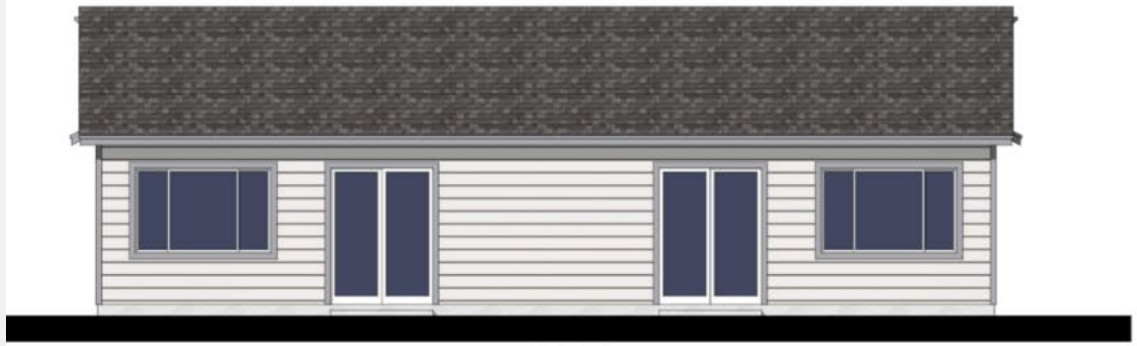
REAR

FRONT

Building Elevations

SMALL AMENITY BUILDING

Building Rendering – Amenity Building



REAR

RIGHT

LEFT

FRONT

PLAN 1 - DUPLEX
Cottage

Building Elevations

Building Elevations

Building Elevations

PLAN 1

PLAN 2

PLAN 3

PERSPECTIVE VIEWS

A-1

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