Docket Item #4

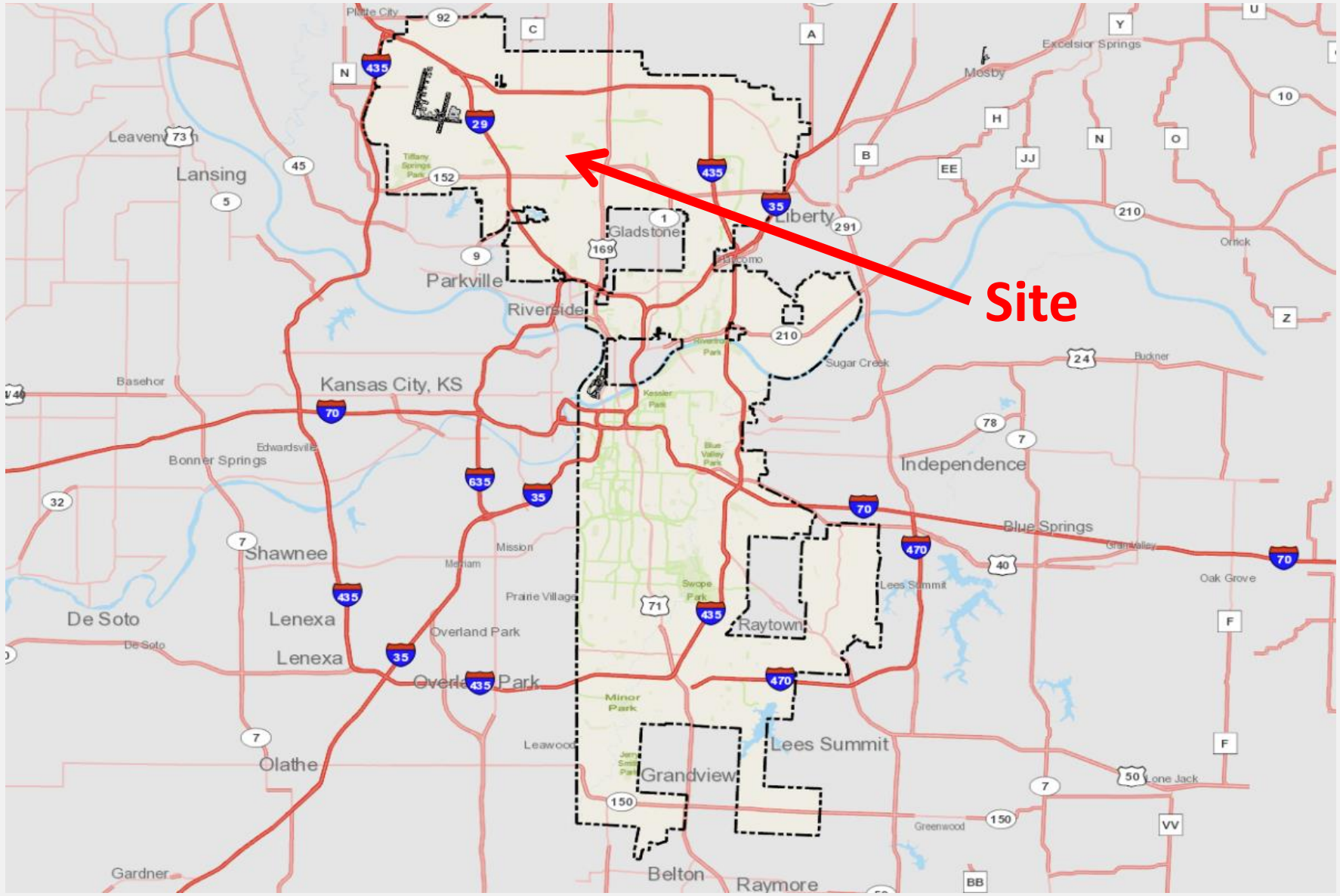
Development Plan, Rezoning, and Area Plan Amendment

CD-CPC-2024-00007,8,9

April 2, 2024

City Plan Commission

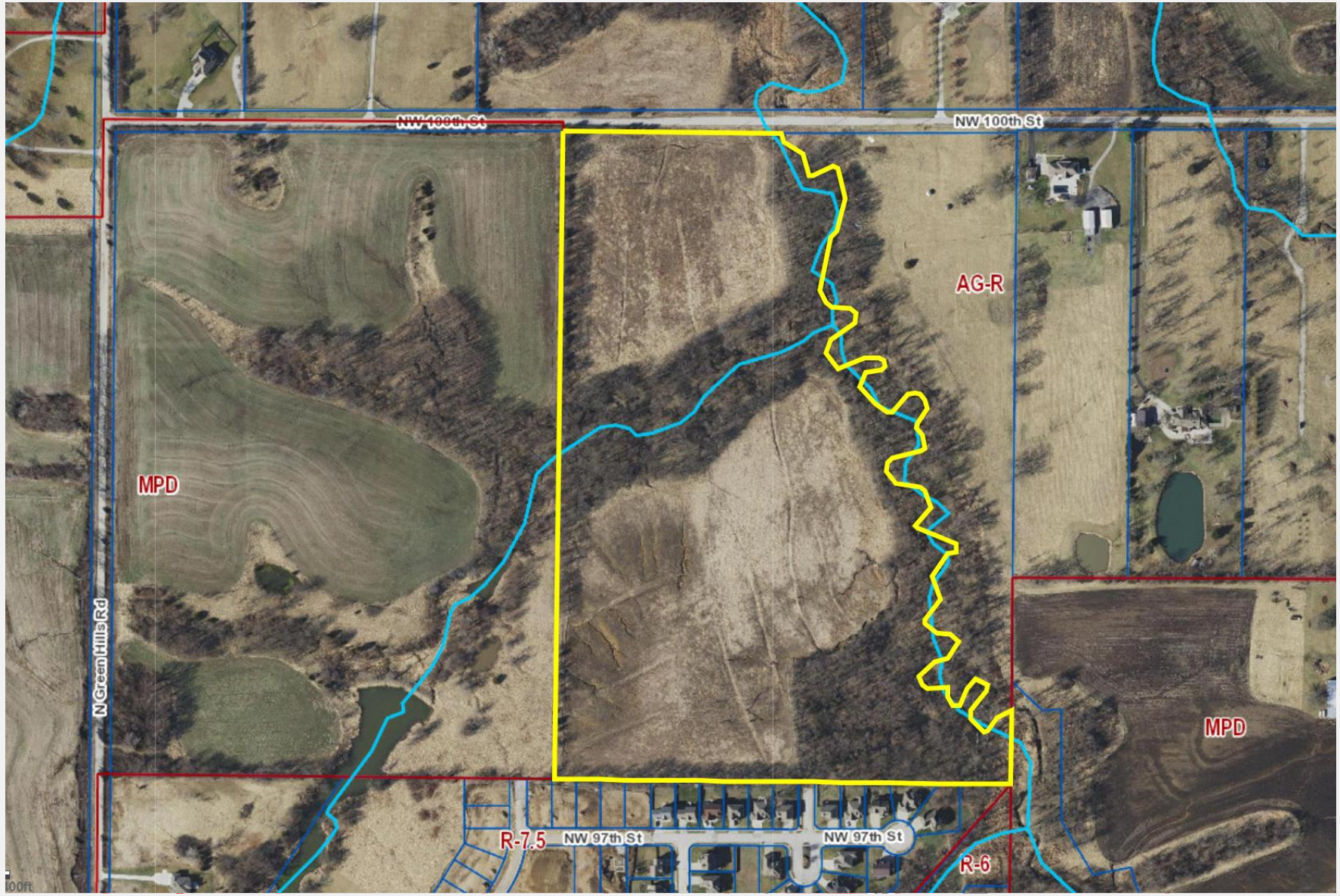
Location


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

Location

NW 100th St
N Green Hills Rd
N Platte Purchase Dr
NW Skyview Ave
N Lucerne Ave
N Revere Ave
NW 96th Ter
NW 96th St
NW 95th Pl
NW 95th St
N Ambassador Dr
N Bradford Ave
NW 94th St
N Dawn Ave
NW 93rd St
NW 92nd Ter
NW Old Tiffany Springs Rd
N Kirkwood Ave
NW 91st Ter
NW 91st St
N Helen Ave
N St Clair Ave
N Hull Ave
N Cosby Ave
N Chatham Ave
N Oregon Ave
N Camden Ave
N Camden Ct
N Anita Ave
NW 88th Ter
NW 88th St
NW Old Stagecoach Rd
N Amoret Ave
N Adrian Ave
NW 94th St
N Lenox Pl
N Lenox Ave
NW 96th Pl
NW 96th Ct
NW 97th St
NW 95th Ter
N Robinhood Ave
N Gower Ave
N Belton Ave
NW 93rd St
NW Tiffany Springs Rd
NW Coventry Ave
N Line Creek Pkwy
NW 94th St
Access Road - School
NW 92nd St
NW 91st Ter
NW 91st St
NW 90th St
NW 90th Ter
NW 89th Ter
Access Road
29
152

Location


NW 100th St
NW 100th St
AG-R
MPD
N Green Hills Rd
MPD
R-7.5
NW 97th St
NW 97th St
R-6

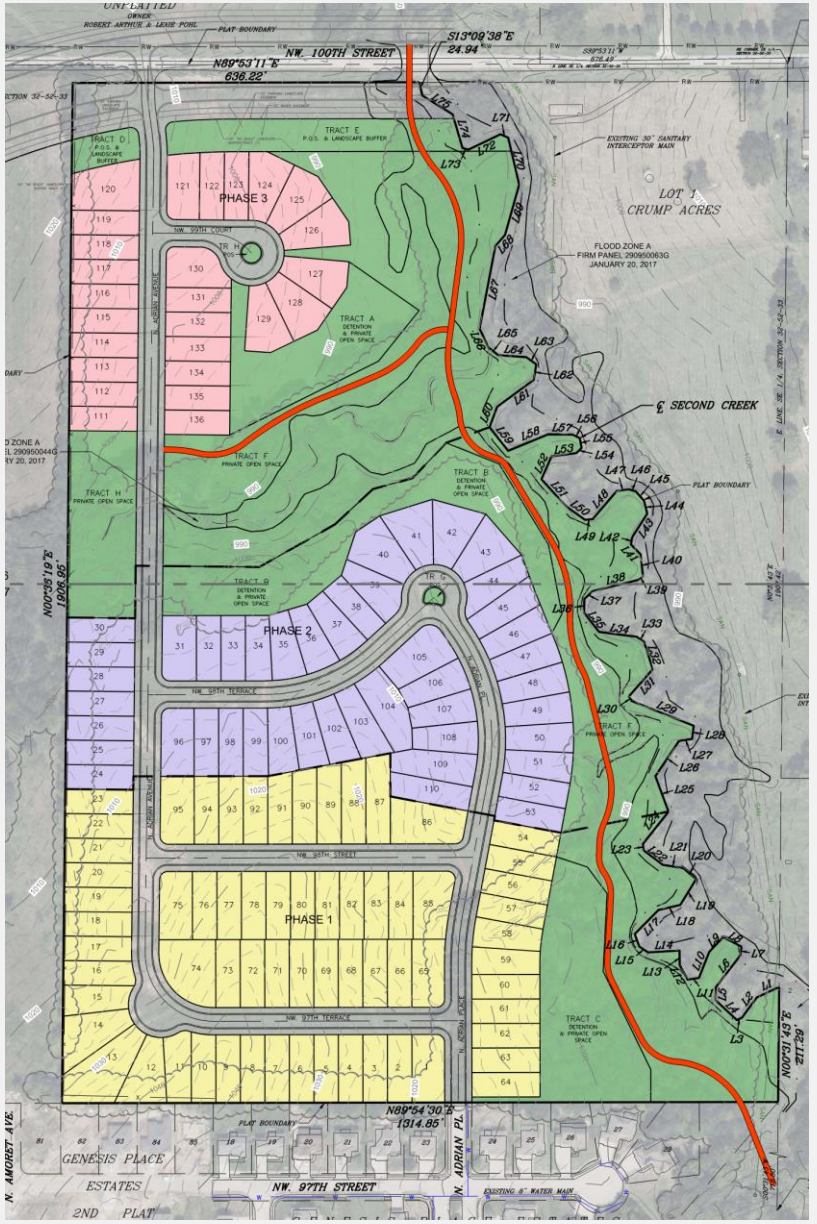
Looking South from 100th St

Rezoning and Area Plan Amendment

- Applicant is proposing a rezoning to **R-6 Open Space**
  - Currently Zoned AG-R (Agriculture)
- KCIA Area Plan corresponding Land Use is **Residential Medium Density.**
  - Current designation is Residential Low Density.

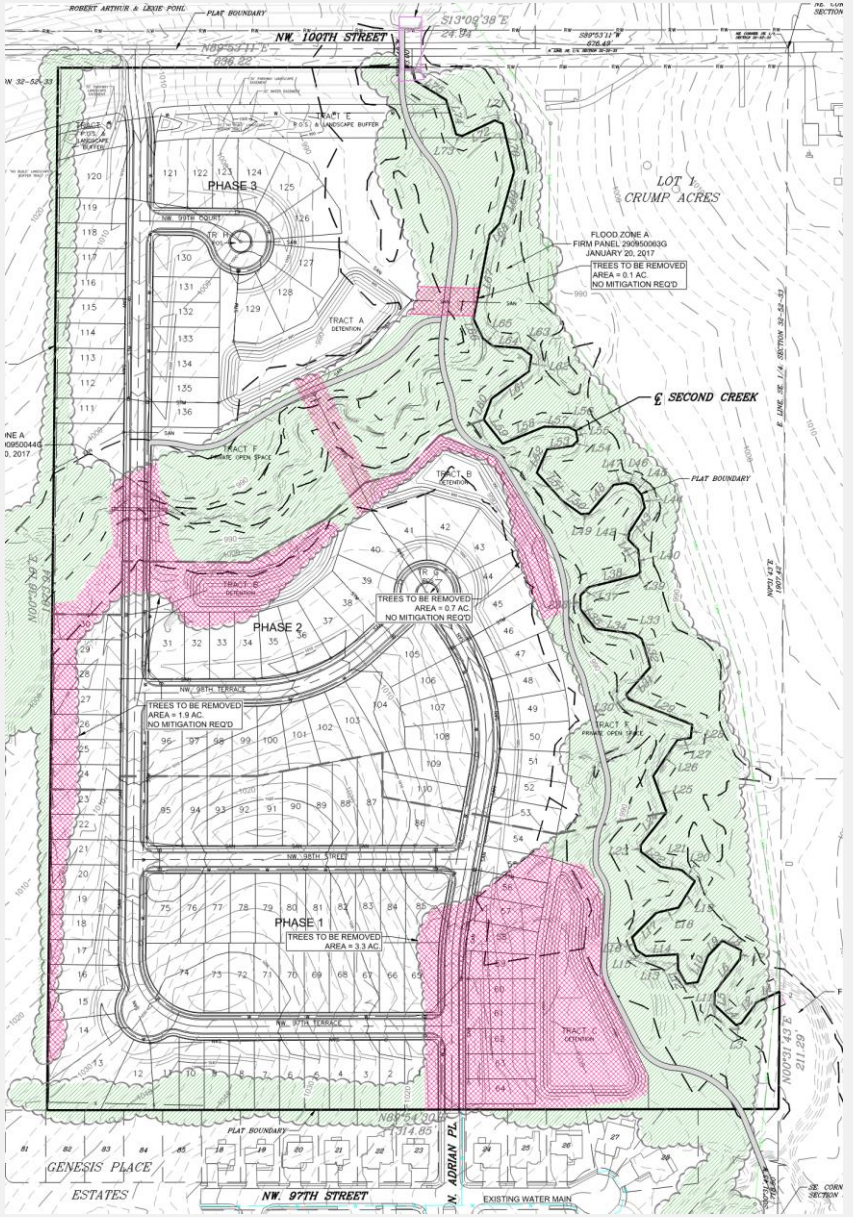
Development Plan

- 136 Lots in 3 Phases
- 38% of development reserved as open space
- NW 100th St is a Parkway- development is following standards of 88-323
- Vehicular connections to the north and south
  - Adjacent development to west is approved and does not permit any access points.
- Pedestrian Connections throughout
  - Project will tie into regional trail system along regulated stream to east
- No Waivers or Deviations Requested to R-6 Open Space Requirements



Tree Preservation Plan

- Preservation plan shows trees to be removed in pink
- Trees to remain are shown in green
- Applicant removed trees prior to approval of Development Plan. New survey of property updated the preservation plan and is still shown within compliance.



Adjacent Neighborhood Condition Request

- Adjacent neighbors requested post submittal of the staff report that a condition be added which states that the construction traffic primarily uses NW 100th Street for access.

Staff Recommendation Docket Item #4

4.1- Area Plan Amendment

Case No. CD-CPC-2024-00007 **Approval**

4.2- Rezoning

Case No. CD-CPC-2024-00008 **Approval**

4.1- Development Plan

Case No. CD-CPC-2024-00009 **Approval with Conditions**

Mandolin Creek