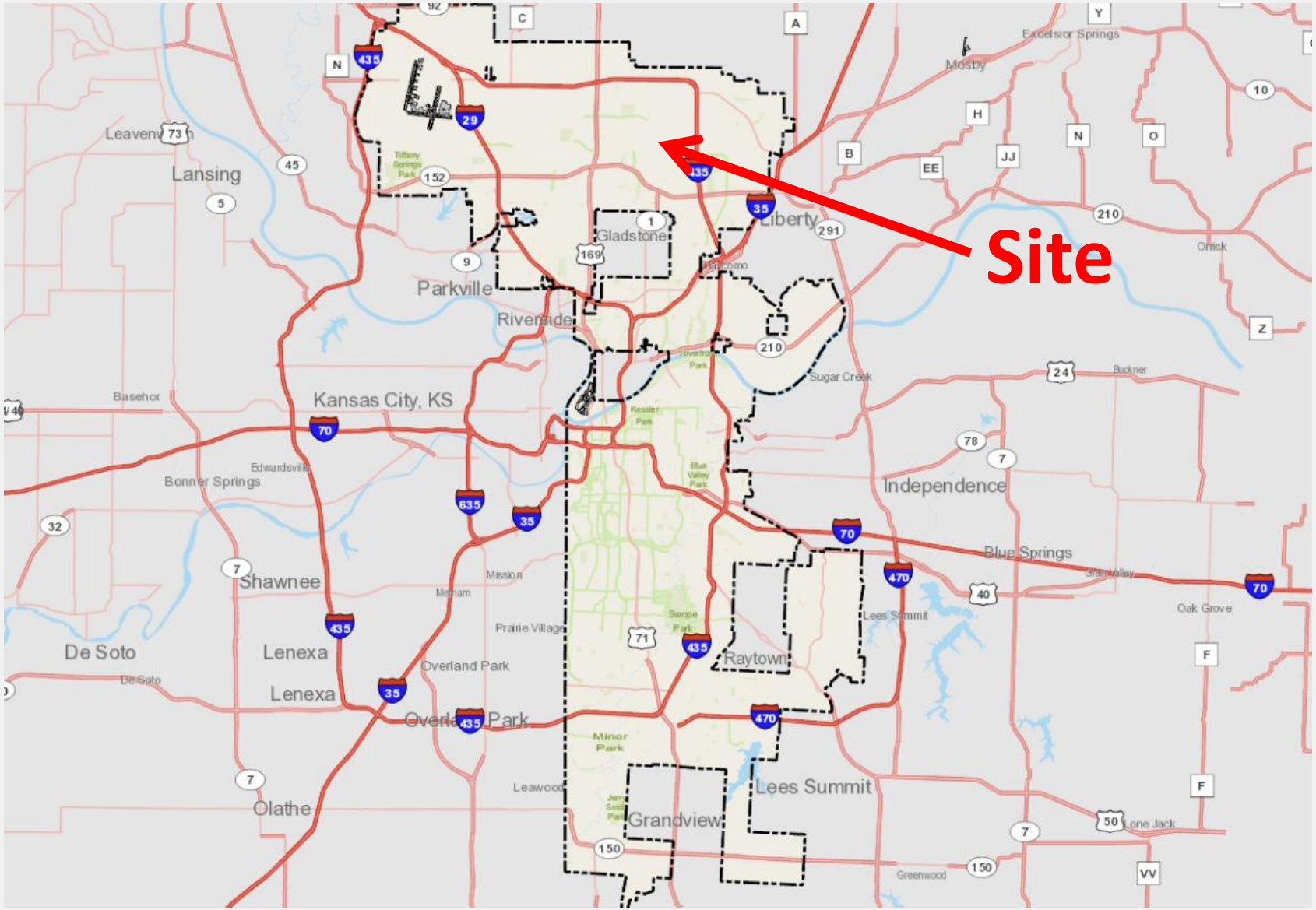
Docket Item #2.1 & 2.2
Pure Staley

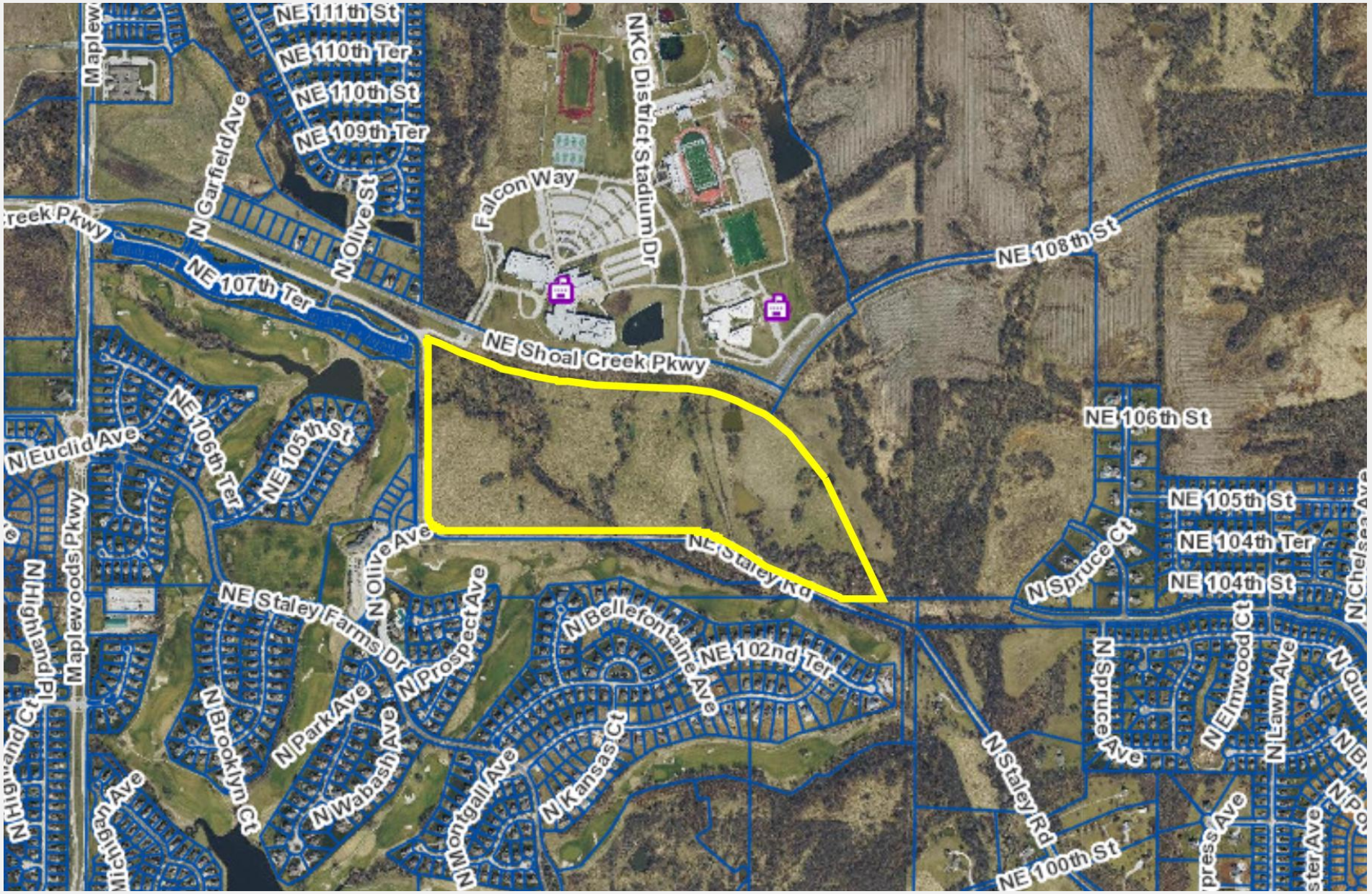
CD-CPC-2026-00037 & 38

10501 NE Staley Road

May 20, 2026

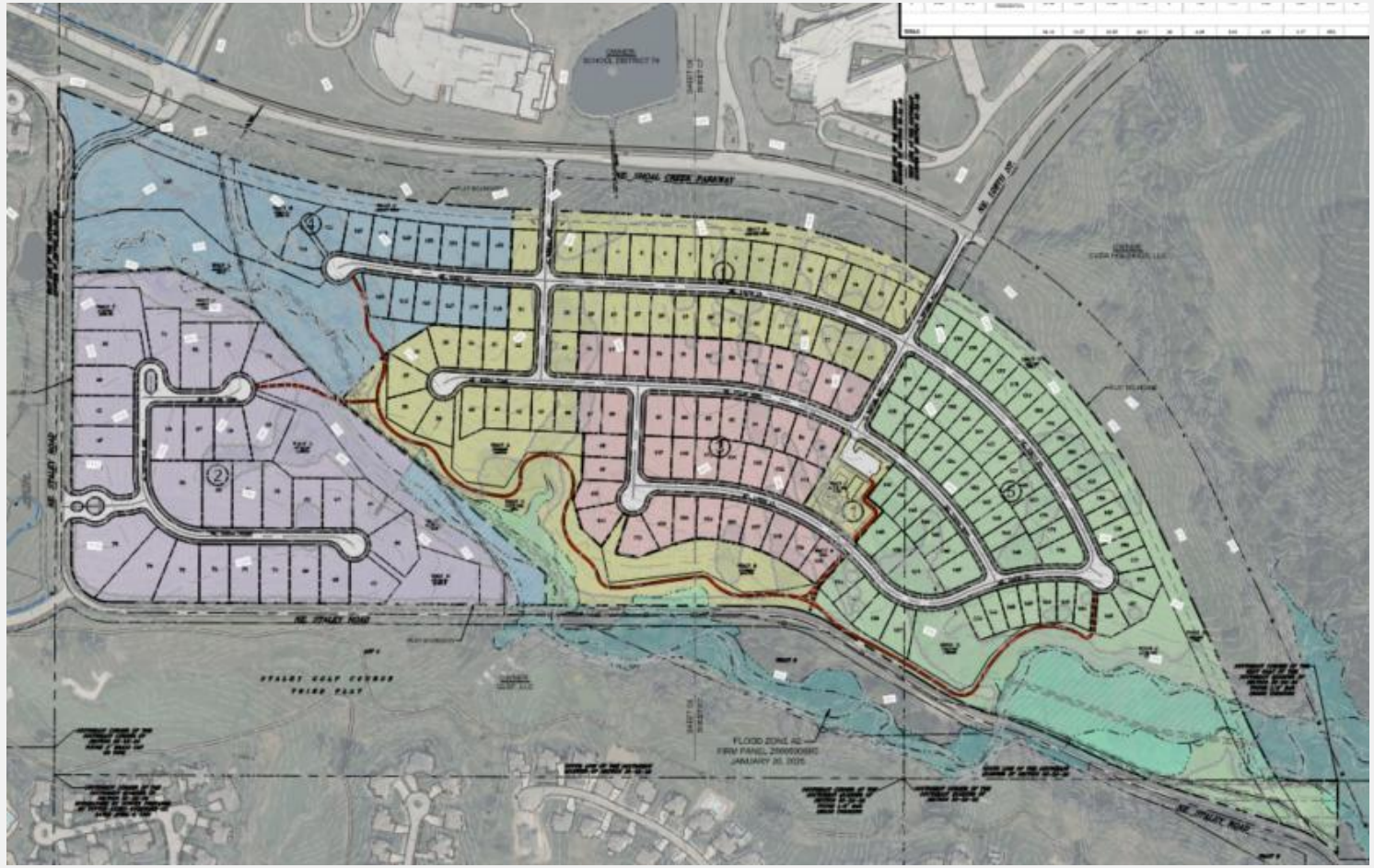
City Plan Commission


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


NE 111th St
NE 110th Ter
NE 110th St
NE 109th Ter
N Garfield Ave
N Olive St
Falcon Way
NKC District Stadium Dr
NE 108th St
NE 107th Ter
NE Shoal Creek Pkwy
NE 106th St
N Euclid Ave
NE 106th Ter
NE 105th St
N Olive Ave
NE Staley Rd
NE 105th St
NE 104th Ter
NE 104th St
N Spruce Ct
NE Staley Farms Dr
N Prospect Ave
N Bellefontaine Ave
NE 102nd Ter
N Spruce Ave
N Elmwood Ct
N Lawn Ave
N Maplewoods Pkwy
N Brooklyn Ct
N Park Ave
N Wabash Ave
N Montgall Ave
N Kansas Ct
N Staley Rd
NE 100th St

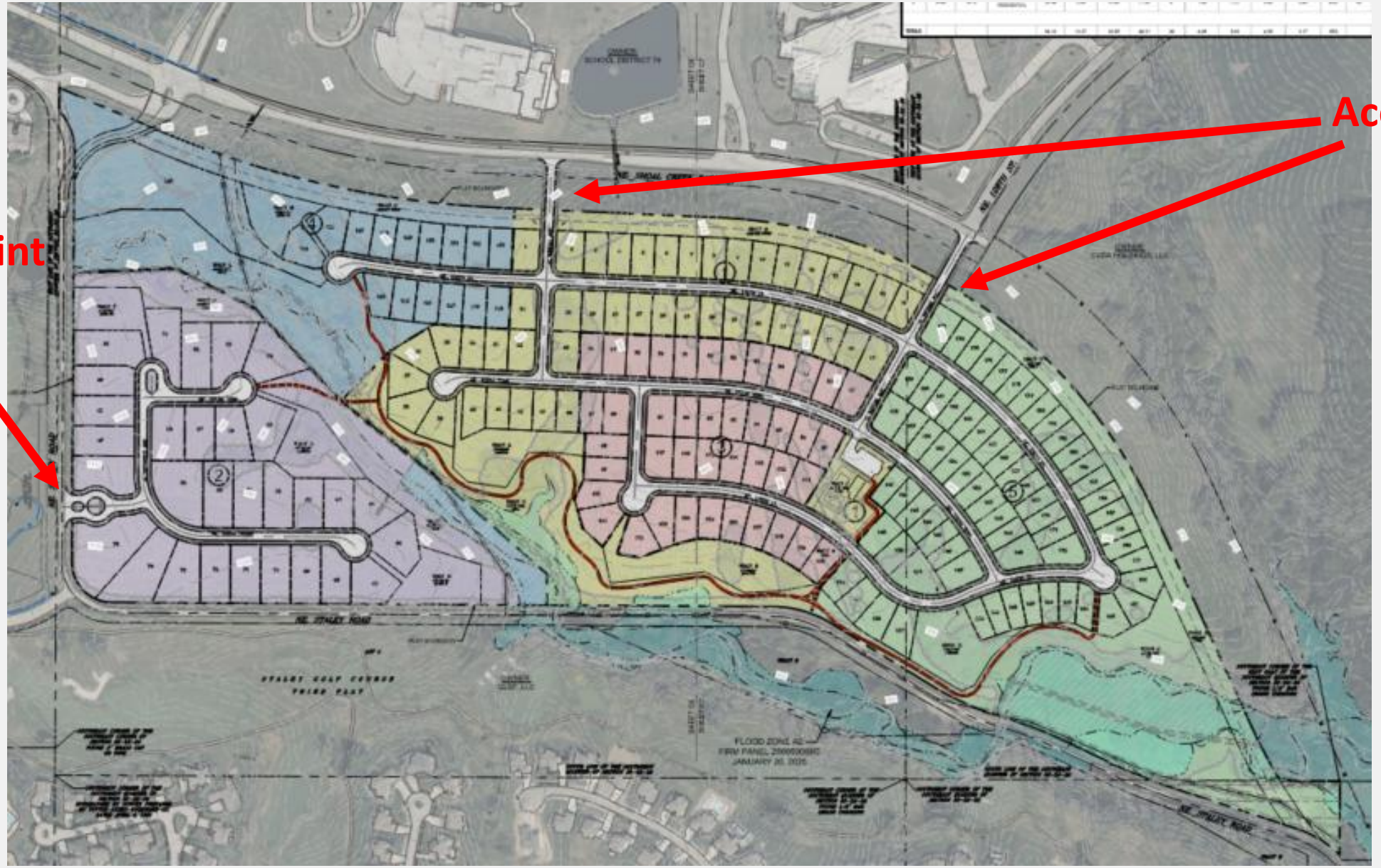
Proposal

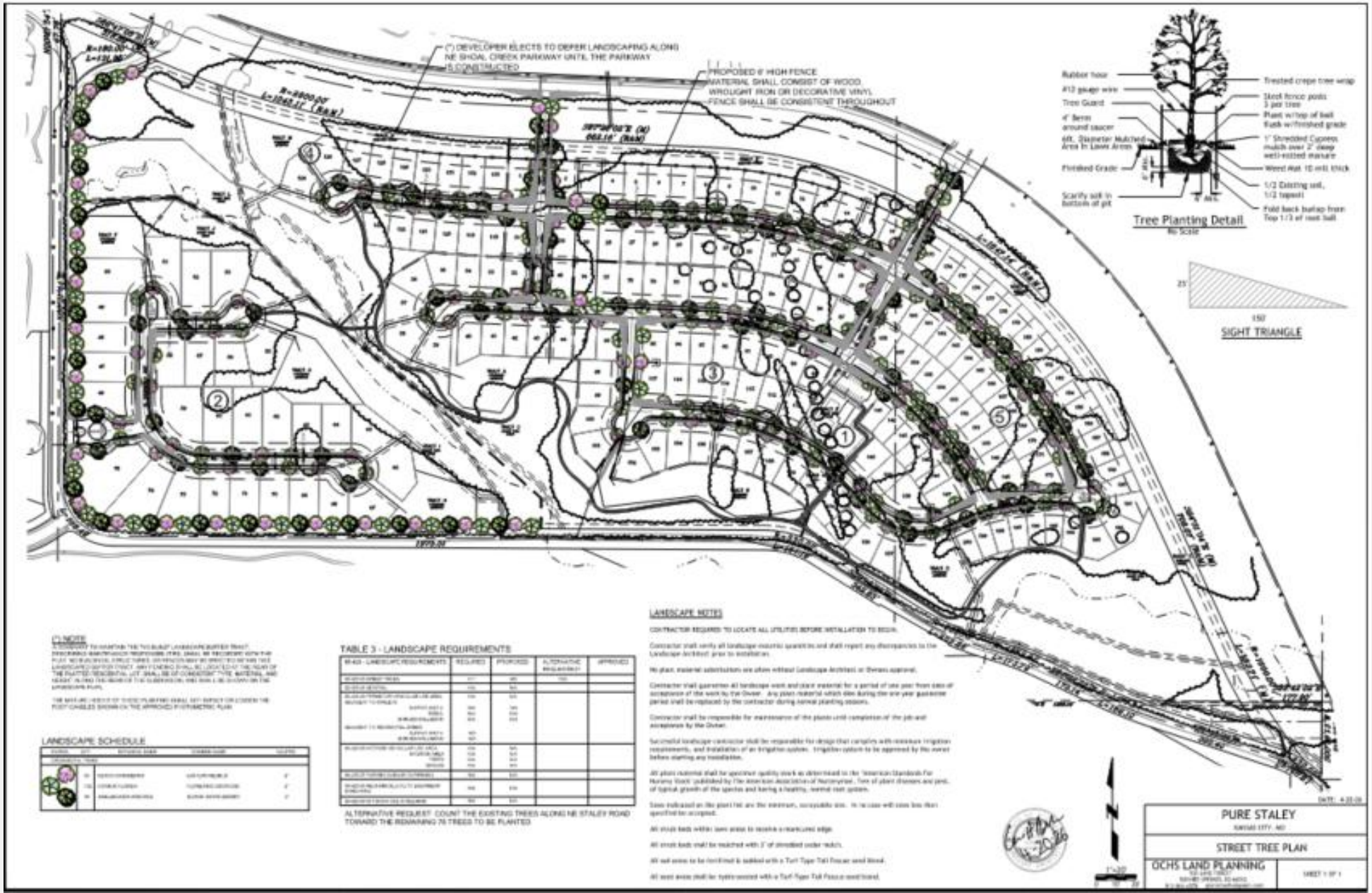
- Rezoning from R-80 to R-7.5
- 200 single-family residential lots
  - Across 5 phases
  - Plan doesn't specify building footprint or locations
  - 17 tracts for stormwater mgmt. and parkland dedication



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


(*) DEVELOPER ELECTS TO DEFER LANDSCAPING ALONG NE SHOAL CREEK PARKWAY UNTIL THE PARKWAY IS CONSTRUCTED
PROPOSED 6' HIGH FENCE MATERIAL SHALL CONSIST OF WOOD, WROUGHT IRON OR DECORATIVE VINYL FENCE SHALL BE CONSISTENT THROUGHOUT
Tree Planting Detail
SIGHT TRIANGLE
LANDSCAPE SCHEDULE
TABLE 3 - LANDSCAPE REQUIREMENTS
ALTERNATIVE REQUEST: COUNT THE EXISTING TREES ALONG NE STALEY ROAD TOWARD THE REMAINING 76 TREES TO BE PLANTED
LANDSCAPE NOTES
PURE STALEY
STREET TREE PLAN
OCHS LAND PLANNING

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.”

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NE Shady Ln

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NE Shoal Creek Pkwy

Staff Recommendation

Case # CD-CPC-2026-00037

Approval Subject to Conditions

Case # CD-CPC-2026-00038

Approval