Legislation Details (With Text)

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File created:	6/2/2026			**In control:**	Council
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Title: Sponsor: Director of City Planning and Development Department
COMMITTEE SUBSTITUTE

Rezoning an area of about 87 acres generally located at the southeast corner of North Staley Road and Northeast Shoal Creek Parkway from District R-80 to District R-7.5 (Open Space) and approving a development plan, also serving as a preliminary plat, to allow for the creation of 200 residential lots. (CD-CPC-2026-00037 & 38)

NEIGHBORHOOD COMMITTEE recommends “Advance and Do Pass as a Committee Substitute, Debate”

Sponsors: Director of City Planning & Development Department

Indexes:

Code sections:

Attachments: 1. Docket Memo_CD-CPC-2026-00037 & 38_Pure Staley, 2. CPC Approved Plans_CD-CPC-2026-00037 & 38_Pure Staley, 3. Dispo CPC_CD-CPC-2026-00037_Pure Staley Development Plan_5-20-26, 4. CPC Presentation_CD-CPC-2026-00037 & 38 Pure Staley, 5. Exhibit A Section Map_CD-CPC-2026-00037 & 38_Pure Staley, 6. Design Guidelines_CD-CPC-2026-00037 & 38_Pure Staley, 7. Dispo CPC_CD-CPC-2026-00038_Pure Staley Rezoning_5-20-26, 8. Property Legal Description_CD-CPC-2026-00037 & 38_Pure Staley, 9. CPC Staff Report_CD-CPC-2026-00037 & 38_Pure Staley, 10. Authenticated Ordinance 260563 cs

Date	Ver.	Action By	Action	Result
10/8/2026	1	Council	Passed as Substituted	Pass
10/6/2026	1	Neighborhood Planning and Development Committee		
9/29/2026	1	Neighborhood Planning and Development Committee	Hold on Agenda	Pass
9/22/2026	1	Neighborhood Planning and Development Committee	Hold on Agenda	Pass
8/11/2026	1	Neighborhood Planning and Development Committee	Hold on Agenda	
7/14/2026	1	Neighborhood Planning and Development Committee	Hold on Agenda	
7/7/2026	1	Neighborhood Planning and Development Committee		
6/30/2026	1	Neighborhood Planning and Development Committee	Hold on Agenda	
6/11/2026	1	Council	referred	

[COMMITTEE SUBSTITUTE FOR] ORDINANCE NO. 260563

Sponsor: Director of City Planning and Development Department
COMMITTEE SUBSTITUTE

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NEIGHBORHOOD COMMITTEE recommends "Advance and Do Pass as a Committee Substitute, Debate"

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1544, rezoning an area of about 87 acres generally located at the southeast corner of North Staley Road and Northeast Shoal Creek Parkway from District R-80 (Residential) to District R-7.5 (Open Space) and approving a development plan, also serving as a preliminary plat, to allow for the creation of 200 residential lots, said section to read as follows:

Section 88-20A-1544. That an area legally described as:

A tract of land in the south half of section 30, township 52 north, range 32 west and the northeast quarter of section 31, township 52 north, range 32 west in Kansas City, clay county, Missouri being described as follows: commencing at the northwest corner of the southwest quarter of said section 30; thence S00°21'54"w, along the west line of said southwest quarter, a distance of 580.98 feet to a point on the southerly right of way line of ne. Shoal creek parkway and the point of beginning of the tract of land to be herein described; thence S66°47'08"e, along said right of way line, a distance of 318.69 feet; thence southeasterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 2900.00 feet, an arc distance of 1045.11 feet; thence S87°26'02"e, continuing along said right of way line, a distance of 662.16 feet; thence southeasterly, continuing along said right of way line, along a curve to the right being tangent to the previously described course having a radius of 1500.00 feet, an arc distance of 1647.14 feet; thence S24°31'04"e, continuing along said right of way line, a distance of 708.07 feet; thence southeasterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 1600.00 feet, an arc distance of 182.71 feet to a point on the south line of the southeast quarter of said section 30; thence S89°42'02"e, along the south line of said southeast quarter, a distance of 177.90 feet to the southeast corner of the west half of the southeast quarter of said section 30; thence S00°19'13"w, along the east line of the west half of the northeast quarter of said section 31, a distance of 218.35 feet to a point on the northerly right of way line of ne. Staley road; thence northwesterly, along the northerly right of way line of said ne. Staley road, along a curve to the left, having an initial tangent bearing of N45°57'24"w, a radius of 330.00 feet, an arc distance of 148.61 feet; thence N71°45'22"w, continuing along said right of way line, a distance of 395.40 feet; thence northwesterly, continuing along said right of way line, along a curve to the right being tangent to the previously described course having a radius of 1477.54 feet, an arc distance of 186.10 feet; thence N64°32'33"w, continuing along said right of way line, a distance of 173.14 feet; thence northwesterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 1072.61 feet, an arc distance of 173.79 feet; thence northwesterly, continuing along said right of way line, along a reverse curve to the right having a radius of 936.70 feet, an arc distance of 255.86 feet; thence

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N58°10’33”w, continuing along said right of way line, a distance of 342.63 feet; thence northwesterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 330.00 feet, an arc distance of 181.19 feet; thence N89°38’03”w, continuing along said right of way line, a distance of 1975.51 feet; thence northwesterly, continuing along said right of way line, along a curve to the right being tangent to the previously described course having a radius of 120.00 feet, an arc distance of 188.49 feet to a point on the easterly right of way line of said ne. Staley road; thence N00°21’44”e, along the easterly right of way line of said ne. Staley road, a distance of 1227.04 feet; thence northwesterly, continuing along said right of way line, along a curve to the left being tangent to the previously described course having a radius of 180.00 feet, an arc distance of 131.95 feet to a point on the west line of the southwest quarter of said section 30; thence N00°21’54”E, along the west line of the southwest quarter of said section 30, a distance of 67.78 feet to the point of beginning. This description was prepared by Robert G. Young, pls-2007000089 on August 22, 2025.

is hereby rezoned from District R-80 (Residential) to District R-6 (Residential), all as shown outlined on a map marked Section 88-20A-1544, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. Prior to submittal of a final plat for the initial phase of the development, the applicant must submit a street name plan for the entire development and obtain approval from the Street Name Committee. Any subsequent amendments to the approved plan may, at the discretion of the Director of City Planning and Development, require submission and approval of a revised street name plan.

2. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to a certificate of occupancy.

3. The first 30 feet of the landscape buffer tract, adjacent to the parkway right-of-way, shall be a parkway landscape easement.

4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.

5. Prior to issuance of the certificate of occupancy for each 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.

6. 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.

7. The developer shall record a covenant to maintain the "no build" landscape buffer tract, describing maintenance responsibilities. No buildings, structures, or fences may be erected within this landscaped buffer tract. Any fencing shall be located at the rear of the platted residential lot; shall be of consistent type, material, and height along the rear of the subdivision; and shall be shown on the landscape plan.

8. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

9. Prior to issuance of the certificate of occupancy for the first house built the developer must post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."

10. Prior to recording of the final plat, the developer shall secure approval of a project plan from the City Plan Commission for each private open space tract.

11. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)

12. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)

13. The developer shall provide an approved turnaround feature (i.e cul-de-sac, hammerhead) for all dead-end streets in excess of 150 feet in length. (IFC-2018: § 503.2.5)

14. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

15. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads. (IFC-2018: § D107.1)

16. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)

17. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

18. Fire hydrant distribution shall follow IFC-2018 Table C102.1.

19. Required Fire Department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

20. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire

sprinkler system(s). (IFC-2018: § 507.5.1)

21. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)

22. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

23. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of $20,065.67 per acre. This requirement shall be satisfied prior to the recording of the plat.

24. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

25. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

26. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the developer shall be responsible for all costs associated with subordination activities now and in the future.

27. The Developer shall design, construct, and pay for the off-site public water main extensions necessary to provide water service to the connection points required to serve the Pure Staley development. Such improvements shall include extensions along North Staley Road and NE Shoal Creek Parkway, as necessary, to reach the required connection points. The Developer shall also dedicate to the City, at no cost to the City, the portion of property necessary for future intersection improvements in the area of North Staley Road, NE Shoal Creek Parkway, and Falcon Drive, as generally reflected on the revised site development plan. The Developer shall not be responsible for extending the public water main beyond the connection points necessary to provide water service to the Pure Staley development.

    Per TDC decision of February 23, 2026, that the developer shall make a financial and right-of-way contributions in lieu of half street improvements required on Staley Road, in an amount to be negotiated not to exceed $500,000.00. This financial contribution shall be used by the City for the design and construction of improvements to Shoal Creek Parkway and other nearby roadways. The financial contribution in lieu of half street improvements required by Chapter 88, shall be made prior to recording the plat or issuance of a temporary or final certificate of occupancy, as applicable. The Agreement shall be as negotiated with the Public Works

Department.

28. The developer shall integrate into the existing streetlight system any relocated streetlights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

29. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right-of-way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

30. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

31. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

32. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

33. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.

34. The developer shall dedicate additional right-of-way and provide easements for N.E. Shoal Creek Parkway in coordination with the Parks Department and as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 100 feet of right-of-way as measured from the centerline, along those areas being platted.

35. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.

36. The developer shall construct temporary off-site cul-de-sacs and grant a City approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

37. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.

38. No water service tap permits will be issued until the public water main is released for taps.

39. The developer shall submit water main extension plans following all the Kansas City Water rules and regulations for water main extensions. The plans shall be developed by a Missouri

professional engineer and shall be under contract (permit) prior to final plat recording or building permit issuance. The plans shall include all interior and perimeter water mains as shown on the revised site development plan entitled "PURE STALEY WATER MAIN IMPROVEMENTS 8-6-26."

40. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

41. All agreement and easement documents shall be submitted using IB159 to the Infrastructure Review Application on CompassKC for review and approval by the Kansas City Water Services Department prior to issuance of any permits.

42. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.

43. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

44. The developer shall submit a macro storm drainage study with the first plat or phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including water quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit a micro storm drainage study with each subsequent plat or phase showing compliance with the approved macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.

45. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.

46. The developer shall submit a preliminary stream buffer plan prior to approval of the special use/development/rezoning plan in accordance with the Section 88-415 requirements.

47. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Kansas City Water Services Department prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.

48. The developer shall show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Kansas City Water Services Department.

49. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

50. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Kansas City Water Services Department, prior to recording the plat or issuance of a building permit whichever occurs first. Easements shall be per the Kansas City Water matrix easement.

51. The developer shall submit a final stream buffer plan to the Kansas City Water Services Department for approval prior to issuance of any building permits and obtain permits for the stream buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.

52. The developer shall grant on City approved forms, a stream buffer easement to the City, as required by Chapter 88 and the Kansas City Water Services Department, prior to issuance of any stream buffer permits.

53. The developer shall obtain a floodplain development permit from Development Services prior to beginning any construction activities within the floodplain.

54. The developer shall submit covenants, conditions and restrictions to the Kansas City Water Services Department for approval by the Law Department and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

55. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Kansas City Water Services Department, prior to recording the plat.

56. For townhouse developments, individual sanitary and water service lines are required to each unit.

57. The developer shall comply with the requirements of Missouri Revised Statutes sections 194.406 - 194.410 related to unmarked burials. Prior to beginning site disturbance or construction activities, the Developer shall retain a qualified professional archaeologist to conduct historical research and appropriate archaeological investigation within the boundaries of the property included in the Pure Staley development for the purpose of identifying any evidence of burial or grave sites associated with enslaved persons historically connected to the property. Upon completion, the Developer shall provide the City with a copy of the archaeologist's findings and any resulting report.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

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Section C. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

_____
Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

_____
Sarah Baxter
Senior Associate City Attorney