



CENTER PLANNING & DEVELOPMENT COUNCIL

91st & Troost

Rezoning & Development Plans · Cases CD-CPC-2026-00137 and CD-CPC-2026-00138

PROJECT TEAM

Devon Coffey · Milhaus · Developer

Lamin Nyang, PE · Taliaferro & Browne · Civil Engineer

AJ Dolph · Rosemann & Associates · Architect

Michael Turner · Taliaferro & Browne · Landscape Architect

Tuesday, September 29, 2026 · Center Planning & Development Council



WHY WE'RE HERE

An overview for the Council: the plan, what we've heard, our response.

01

The proposal

What we are asking the City to approve

02

What we heard

The concerns neighbors raised directly with us and the City

03

Our answers

One concern at a time, with the plans on screen

04

Next steps

Hearing dates, how to reach us, and your questions



WHO WE ARE · NATIONAL

A national developer that designs and builds its own communities

50,000+

apartment homes under management

10,000+

homes developed

20+

major U.S. markets

1,400

professionals nationwide

Develop

We plan, design and entitle every community ourselves.

Build

Our own construction team builds it.

Offices: Indianapolis (headquarters), Newport Beach, Los Angeles, New York, Orlando, Phoenix and Kansas City.

Markets include Indianapolis, Kansas City, Cincinnati, Columbus, Pittsburgh, Oklahoma City, Carolinas, Florida, Colorado, Arizona, Texas and Southern California.

91st & Troost · Center Planning & Development Council · **Presenter: Devon Coffey, Milhaus**



WHO WE ARE · KANSAS CITY

A Kansas City team, building in Kansas City since 2016

\$562M

invested in Kansas City

~3,000

homes in the KC metro

11

Kansas City communities

Milhaus develops, builds and manages its own communities, with development, construction and property management staff based here in Kansas City.



Marcato, 27th & Troost. The first market-rate development east of Troost in over half a century, planned with the Troost Coalition and city officials.

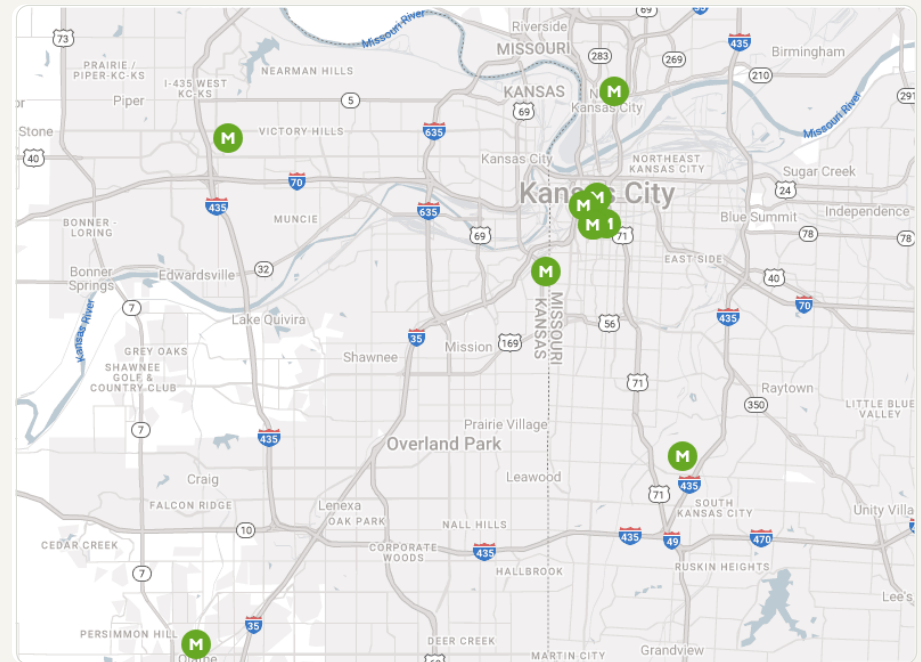
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WHO WE ARE · KANSAS CITY

Where we have built across the metro

Community	Where	Homes	Year
Marcato	27th & Troost, KCMO	185	2019
Gallerie / Icon	Crown Center, KCMO	418	2019
Artistry	East Crossroads, KCMO	341	2020
Arrello	Downtown Olathe, KS	228	2022
Urbane	The Glade, south KCMO	263	2022
Switch	Homefield, KCK	274	2023
Ora	North Kansas City	275	2024
Citizen	39th St / Volker, KCMO	226	2025
Via	Freight House, KCMO	193	2025



Closest to this site: Urbane, 8601 Drury Ave, in south Kansas City.



WHO WE ARE · HOW WE MANAGE

Our residents rate us well above nearby apartments

4.6

Milhaus KC average, 591
Google reviews

3.5

average of 7 nearby apartment
communities

We will hold 91st & Troost to the same standard.

MILHAUS KANSAS CITY COMMUNITIES



NEARBY APARTMENT COMMUNITIES



Google star ratings (out of 5), September 2026



THE SITE

19.34 acres on Troost, between E 89th and E 92nd

Lot	Acres	Zoning
Lot 1 (north)	13.10	B3-2 today, no change
Lot 2 (south)	6.24	R7-5 today, B3-2 requested

Two cases are before the Plan Commission: rezoning Lot 2 to B3-2 and approving the development plans for both lots.



Location map, sheet C001



THE PROPOSAL

288 apartment homes in 9 buildings (3-stories)

288

homes: 204 on Lot 1, 84 on Lot 2

3

stories, 45 ft max to the roof peak

30 ft

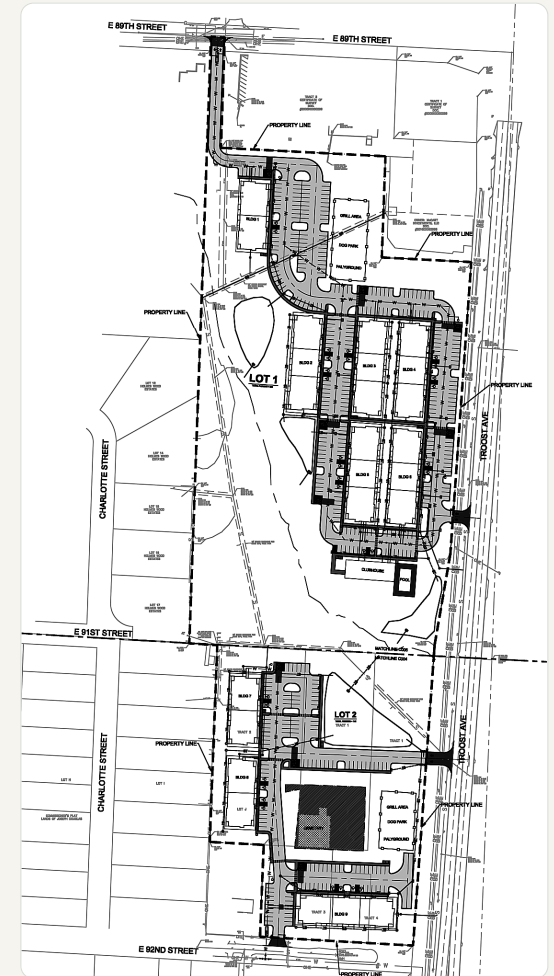
minimum setback on every side

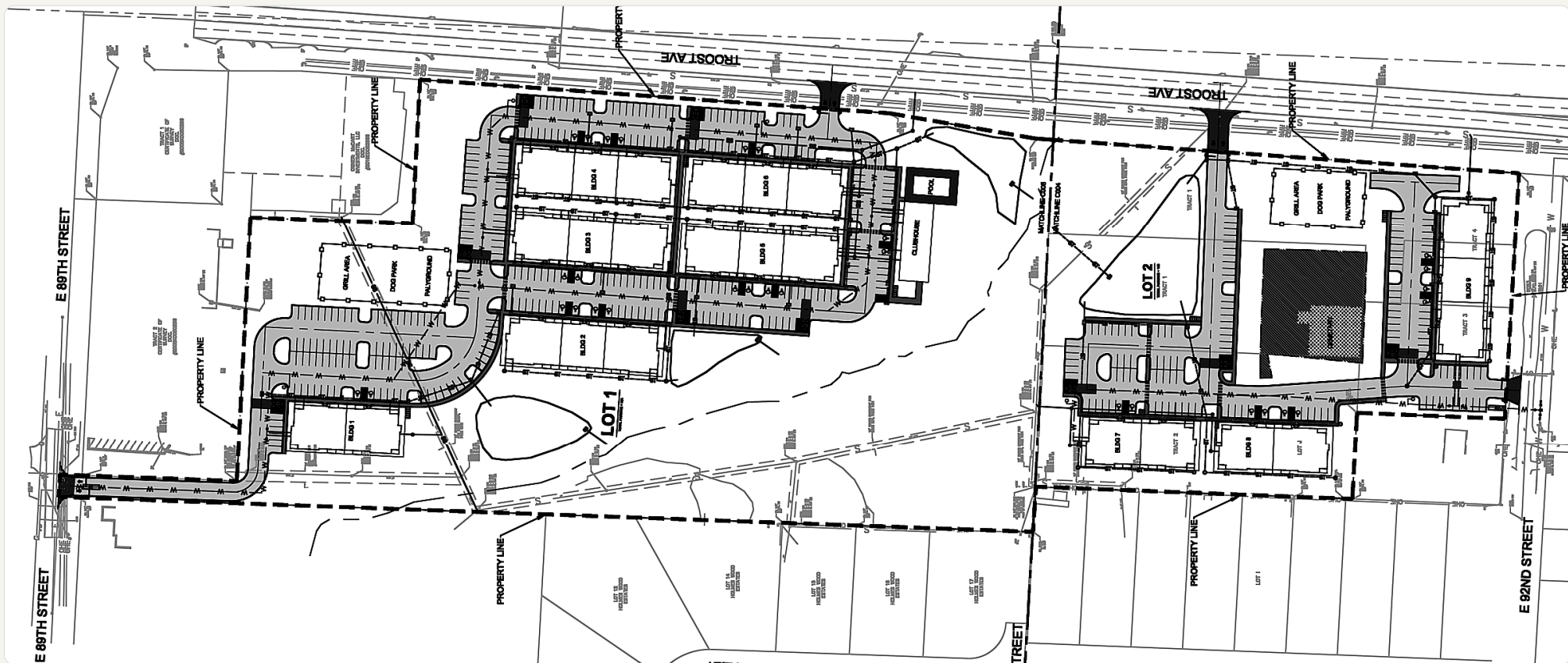
14.9

homes per acre

Troost

main entrances; no traffic onto E 92nd





Presenter: AJ Dolph, Rosemann & Associates



THE BUILDINGS

Residential in scale and materials

- Pitched roofs with architectural shingles
- Fiber-cement lap siding and board-and-batten
- Private balconies and patios
- Clubhouse, pool, playground, dog park and grill area on site



24-unit building elevations, sheet A-200 (Rosemann & Associates)



WHO WILL LIVE HERE

100% affordable, priced for the people who live here

Priced for this neighborhood

Rents are set by income limits, so these homes stay within reach of households earning what most families here earn.

Why not mixed income?

We've heard that preference. Here, new construction only works with affordable housing tax credits, and market-rate rents are more than most area households can pay.

Who qualifies

Max rent at 60% AMI (2026, incl. utilities):

1 bedroom	\$1,276
2 bedrooms	\$1,531
3 bedrooms	\$1,769

Income limits: \$47,640 (1 person) to \$68,040 (family of 4).

Affordability is locked in by the tax credit agreement for 30 years.



WHAT WE HEARD

Neighbors raised seven concerns with the Plan Commission

1	Woods, wildlife and green space	12.46 acres of trees removed
2	Douglas/Grange Cemetery	marked and unmarked graves
3	Opening E 92nd Street	traffic and noise on a quiet dead end
4	Pedestrian safety	no sidewalks nearby
5	Lot 2 and compatibility	45 ft buildings, loss of the wooded buffer
6	Stormwater and parking	444 spaces vs 303 required
7	Services	no nearby grocery or retail



1 • WOODS AND WILDLIFE

**Yes, this plan removes trees.
Here is exactly how much.**

12 ac

Approx. cleared for buildings, parking and drives

114

Approx. new trees planted on site

7.00 ac

Approx. protected and fenced off during construction



Blue = protected · Red = removed · Sheet L002



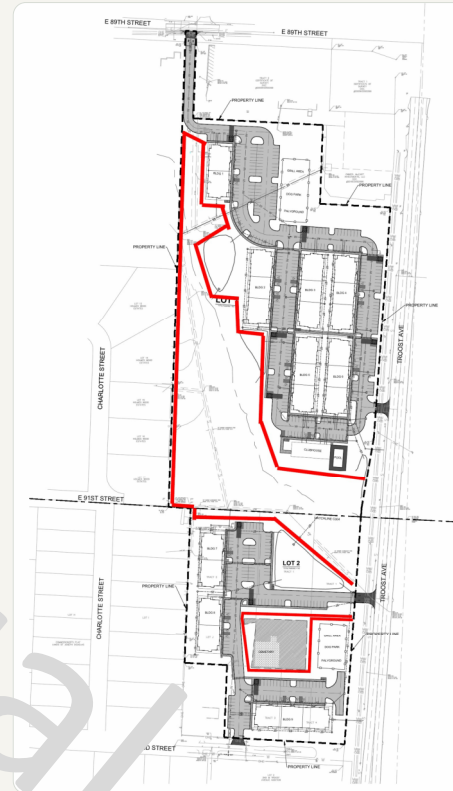
1 • WOODS AND WILDLIFE

The stream corridor and cemetery would become parkland

- Outlined in red: proposed parkland, never built on
- The wooded stream corridor along the back of the Charlotte Street homes on Lot 1
- The open area at the north end of Lot 2
- The Douglas/Grange Cemetery grounds

Estimated Total 6-7 acres:

- Goal is to establish as protected area by dedication to the City as parkland (Pending Parks Department review)



Green space dedication area exhibit



2 • DOUGLAS/GRANGE CEMETERY

The cemetery and a 10–15 foot buffer around it will not be built on

What the plans already do

The cemetery tract on Lot 2 is left open with no buildings, parking or drives, and its trees are marked for protection.

Fenced off, with a buffer

A fence is now installed 10 to 15 feet outside the cemetery perimeter, located from our surveyor's research, so no work touches ground where anyone could be buried.

Why not ground radar?

MDNR and SHPO advised against it: radar can't confirm a burial at a given spot, and the thick brush would have to be cleared first.

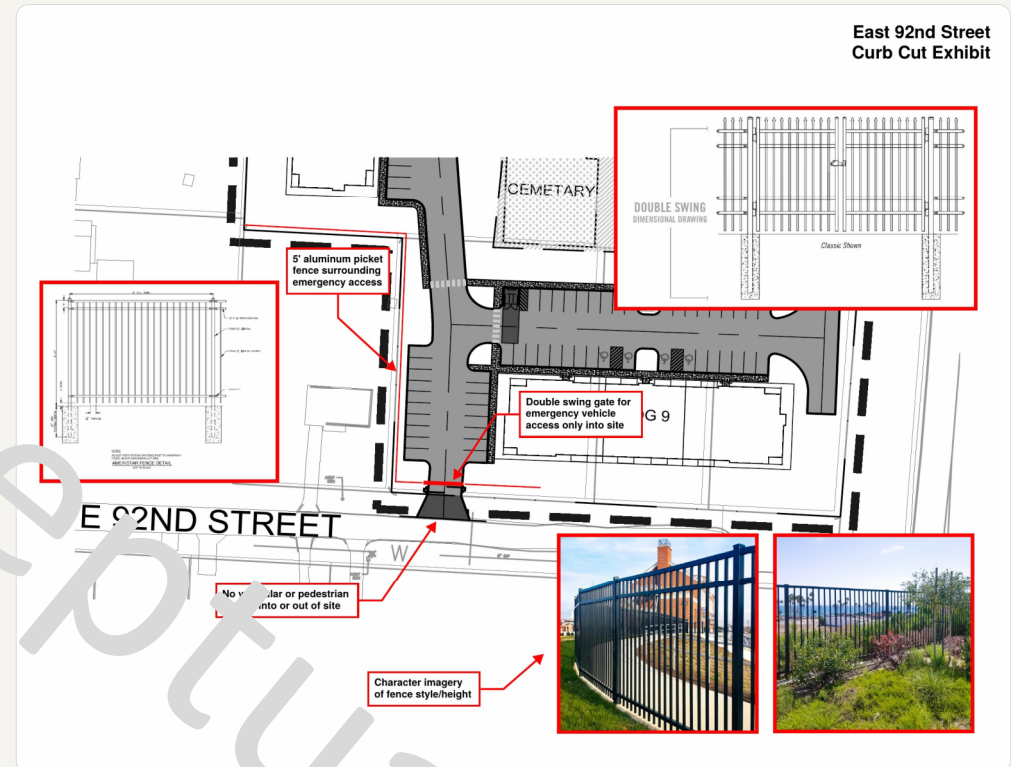
For the long term: the cemetery becomes part of the proposed parkland, with history signage linking visitors to the neighborhood's research. We will pursue historic designation together with the neighborhood once the City settles the land dedication.



3 • E 92ND STREET

E 92nd Street stays a dead end for traffic

- Emergency vehicles only, through a double swing gate
- No resident, guest or pedestrian access to or from G 9
- 5 ft aluminum picket fence around the emergency lane
- Residents come and go from Troost Ave, with a secondary exit from Lot 1 to E 89th St



E 92nd Street curb cut exhibit, preliminary security plan



4 • TRAFFIC AND PEDESTRIAN SAFETY

Traffic goes to Troost, with safe walking routes on the site

In the plans today

Main entrances are on Troost Ave, plus an ungated secondary drive to E 89th St. New sidewalks link every building, the clubhouse and amenities, meeting the City's pedestrian standards (88-450).

Neighborhood streets

No new curbs, sidewalks or street lights on Charlotte St or E 92nd St. We've heard both views on this, and we weigh them alongside the City's requirements.

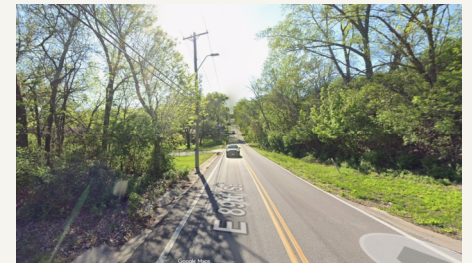
Traffic study

We will complete a traffic study before the City Plan Commission hearing.

Under study: sidewalks to the Troost MAX

We are studying new sidewalks for safe walking access to the Troost MAX line: along E 89th St from our site to Troost, and along Troost from our entry drives north to E 89th St.

Right: E 89th St today, with no sidewalk (Google Street View)





5 • LOT 2 AND COMPATIBILITY

Lot 2: what Charlotte Street will see

- 3 buildings and 84 homes, set back at least 30 ft from the property line
- Three stories, 45 ft to the roof peak
- **We're being straight:** the current plan removes most of the wooded edge along the west side of Lot 2

What we're considering (not yet final)

Some or all of these, to address screening and trespassing:

- Dense evergreen screen: 30 ft Thuja Green Giant
- An earth berm along the west edge
- A fence



Lot 2, sheet 002 Charlotte St homes to the left



5 • LOT 2 • SCREENING UNDER CONSIDERATION

The screening concept, seen from Charlotte Street

From about 100 ft away: the arborvitae row screens the lower floors; rooflines remain visible



From a backyard about 20 ft behind the property line: the 5 ft fence and ~30 ft trees screen most of the buildings





6 • STORMWATER AND PARKING

Where the water goes, and why we plan for more parking than required

Stormwater

- Detention basins on both lots hold runoff and release it slowly
- Designed to Kansas City standards
- Our civil engineer walks through the plan on the next two slides

Parking

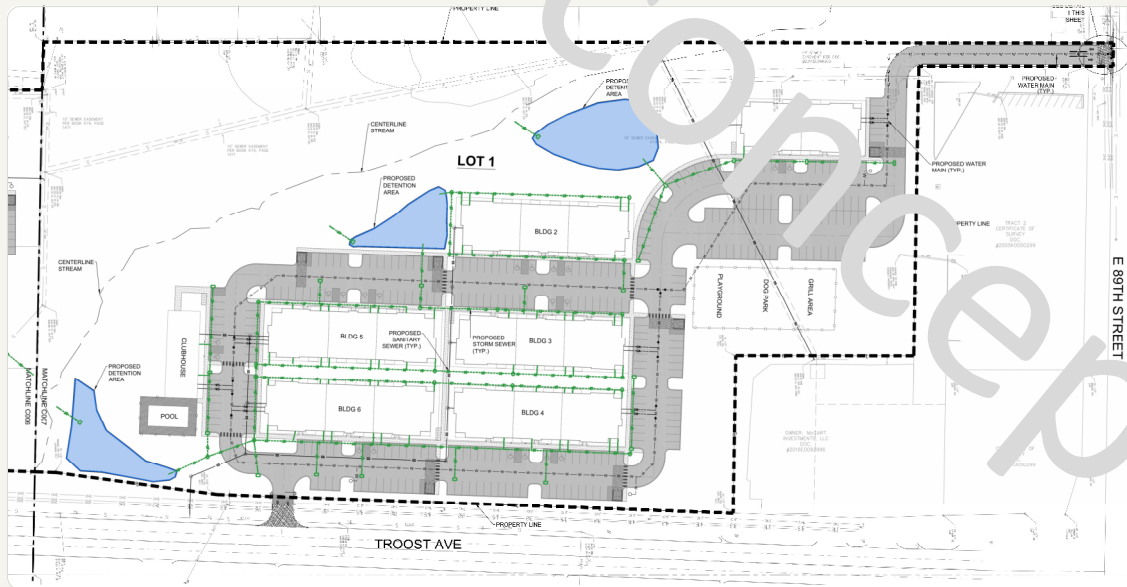
- 444 spaces planned vs. 303 required, or about 1.5 per home
- The extra spaces keep resident and guest cars off Charlotte, 92nd and 89th Streets



6 • STORMWATER • CIVIL ENGINEER

The drainage plan, lot by lot

— Storm drainage lines ■ Detention basins



Lot 1 • three detention areas along the stream corridor • sheet C006

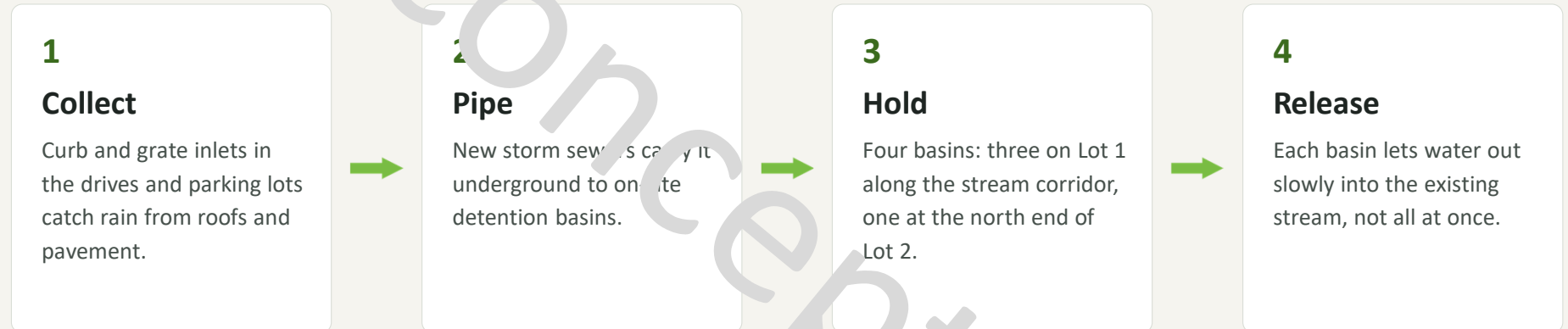


Lot 2 • one detention area • sheet C007



6 • STORMWATER • HOW IT WORKS

Runoff is collected, held in four basins and released slowly



Where the water goes

Released at a controlled rate into the existing stream

Total detention storage

Detention Required:
Lot 1: 32,700 cubic feet
Lot 2: 15,700 cubic feet

Design standard

KC APWA 5600



7 • SERVICES

More households help bring the grocery and retail this area lacks

You're right about the gap

Neighbors have access to daily grocery items within 1+ miles, but travel 2-3 miles for full-service groceries. We agree it could be better for this part of Troost.

Why rooftops matter

Retailers pick locations by how many households live nearby. 288 new households add steady local spending.



IN SUMMARY

What you asked, and our answer

You asked about	Our answer
Woods and wildlife	~ 12 ac removed, ~ 7 ac protected; est. 6–7 ac proposed as City parkland
Douglas/Grange Cemetery	Fence installed 10–15 ft outside the cemetery perimeter; part of proposed parkland
E 92nd Street	Emergency access only; gated and fenced
Pedestrian safety	Sidewalks throughout the site; studying sidewalks on E 89th St and Troost to reach the Troost MAX; traffic study before the Plan Commission hearing
Lot 2	30 ft setbacks, 3 stories; considering evergreen screen, berm and fence for screening and trespassing
Stormwater and parking	Detention on both lots; 444 spaces to keep cars off neighborhood streets
Mixed income	100% affordable; tax credits make new construction work here, at rents area households can pay
Services	288 households support new retail prospects along Troost



NEXT STEPS

Your questions, and how to reach us

Sep 28

Neighborhood meeting

Tonight

Center Planning &
Development Council

Nov 4

City Plan Commission

Nov 11–24

City Council
Nov 11, 19 & 24

Q3 2027

Construction starts

Summer 2029

Construction complete

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91st & Troost · Center Planning & Development Council