

# Ordinance No. 250836

## Major Amendment (Rezoning to MPD)

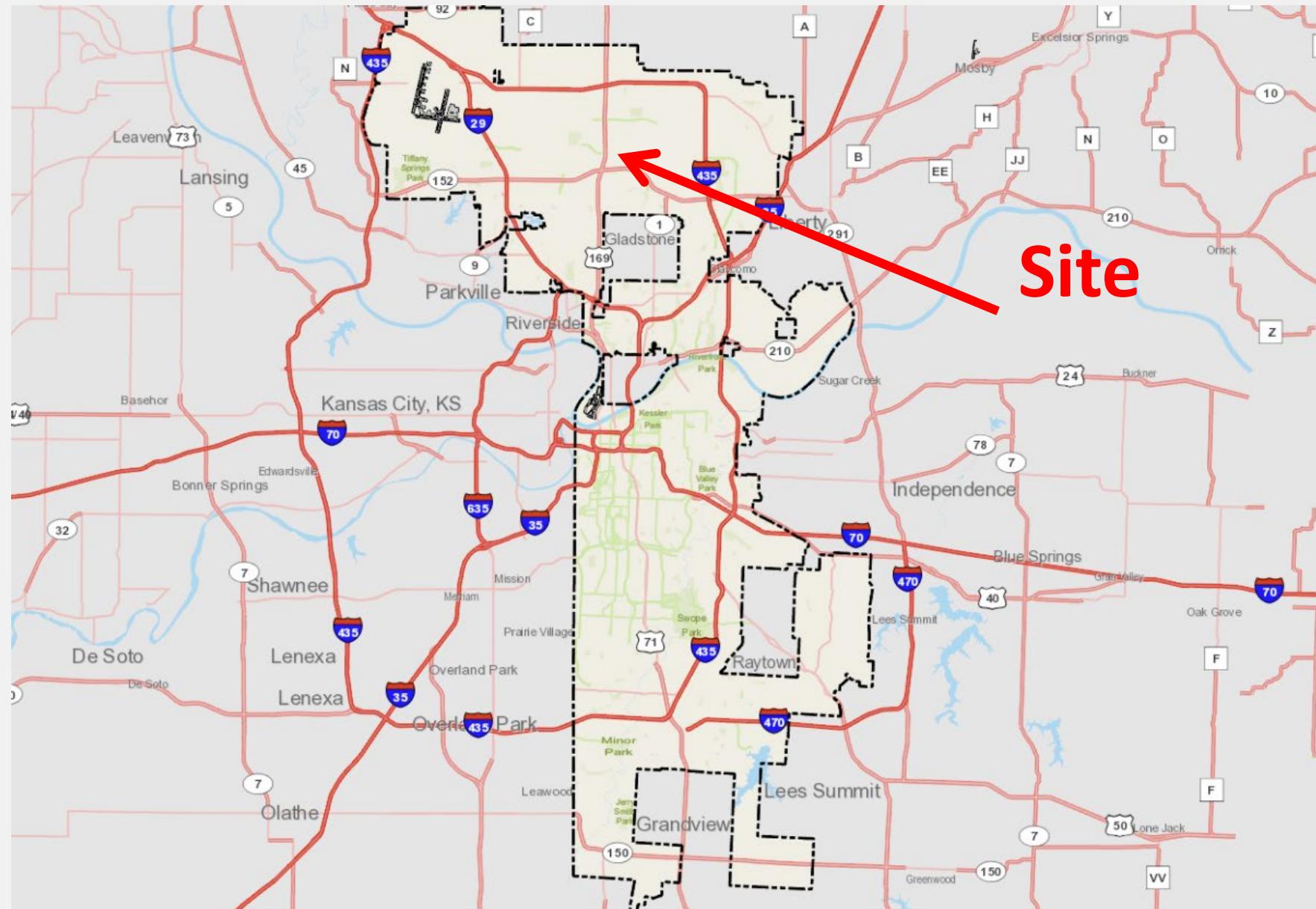
BB N Oak Major Amendment – 9790 & 9806 N Oak Trfy

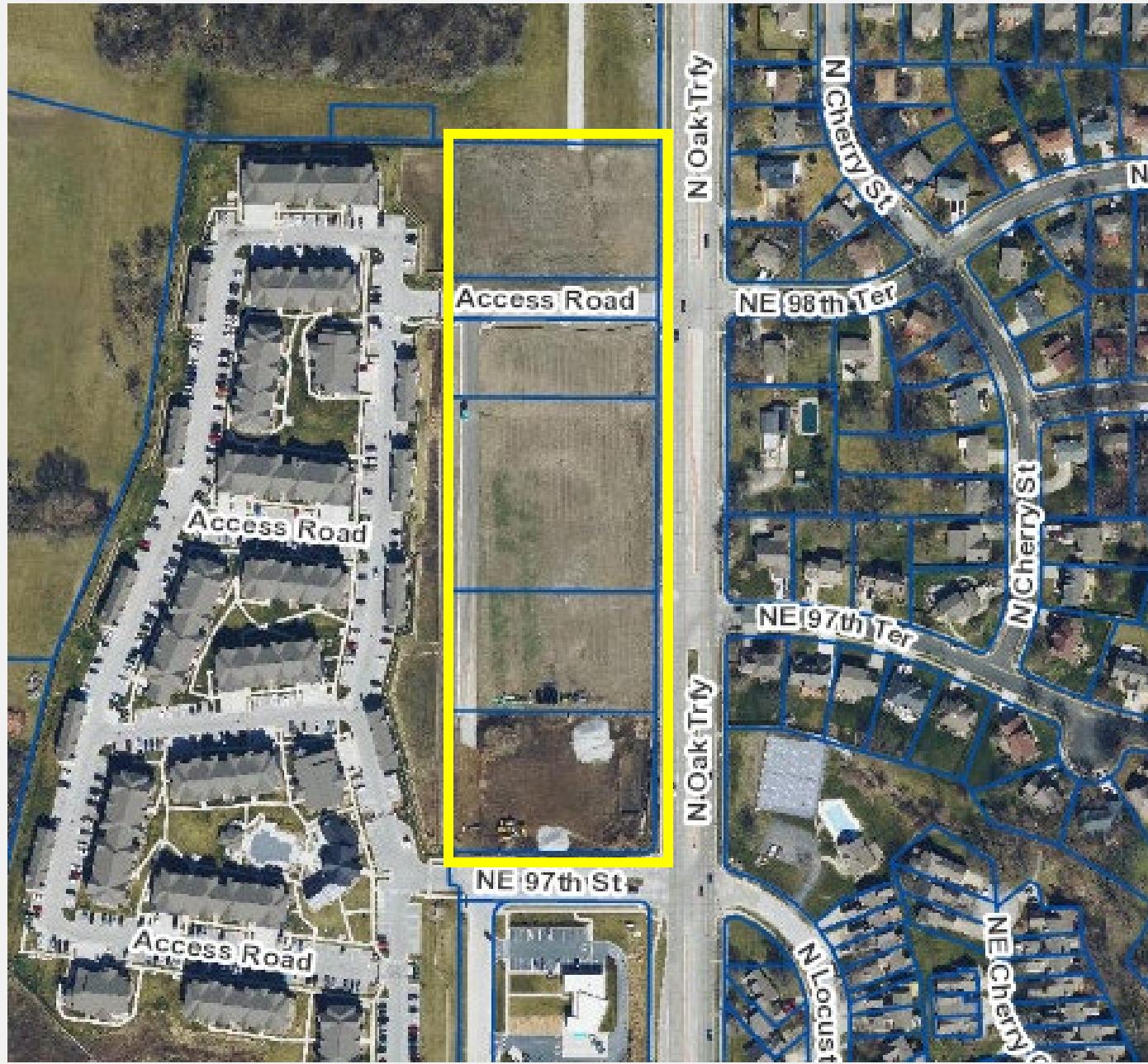
September 30, 2025

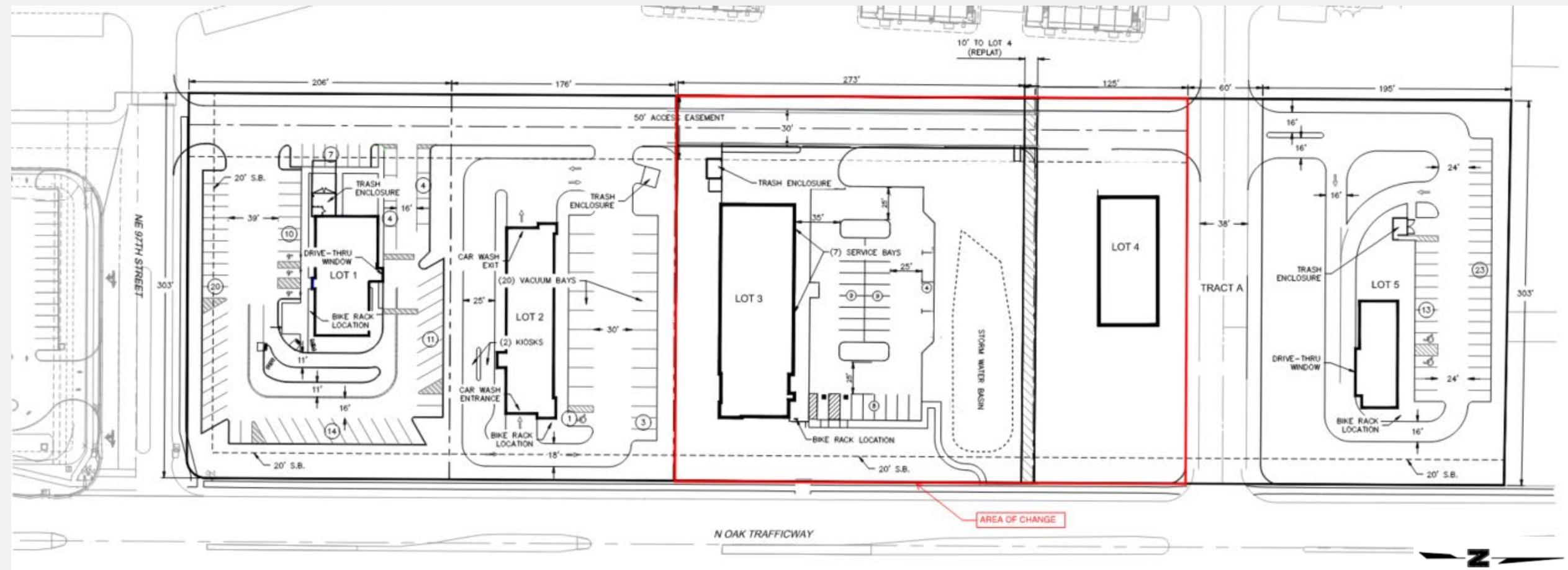
*Prepared for*

Neighborhood Planning and Development Committee









CATEGORY	EX.	PR.	GROSS	EXISTING R/W (AC.)	PROPOSED R/W (AC.)	NET AREA (AC.)	USE	NUMBER OF FLOORS	MAX. BUILDING HEIGHT (FT.)	GROSS BUILDING AREA (SF)	BUILDING COVERAGE (SF)	F.A.R.	DEVELOPMENT DATA TABLE		
	ZONING	ZONING	AREA (AC.)										Ratio	Required	Provided
(Item)	(a)	(a)	(b)	(c)	(c)	(d)	(e)	(f)	(f)	(g)	(h)	(h)	(i)	(j)	(j)
LOT 1	MPD	MPD	1.43	0.00	0.00	1.43	Eating and Drinking Establishment w/ Drive Thru	1	30	4,500	4,500	0.07	10 per 1000 SF	45	70
LOT 2	MPD	MPD	1.19	0.00	0.00	1.19	Car Wash	1	30	6,000	6,000	0.11	None	0	4
LOT 3	MPD	MPD	1.89	0.00	0.00	1.89	Motor Vehicle Repair, general	1	30	10,200	10,200	0.12	2 per service bay	14	30
LOT 4	MPD	MPD	0.94	0.00	0.00	0.94	B1 Uses	1	30	TBD	TBD	TBD	TBD	TBD	TBD
LOT 5	MPD	MPD	1.34	0.00	0.00	1.34	Eating and Drinking Establishment w/ Drive Thru	1	30	3,000	3,000	0.05	10 per 1000 SF	30	36
TRACT A	MPD	MPD	0.41	0.00	0.00	0.41	Access Tract								
<b>TOTAL</b>			7.20	0.00	0.00	7.20				23,700*	23,700*	0.09*		89*	140*

\* Totals exclude Lot 4



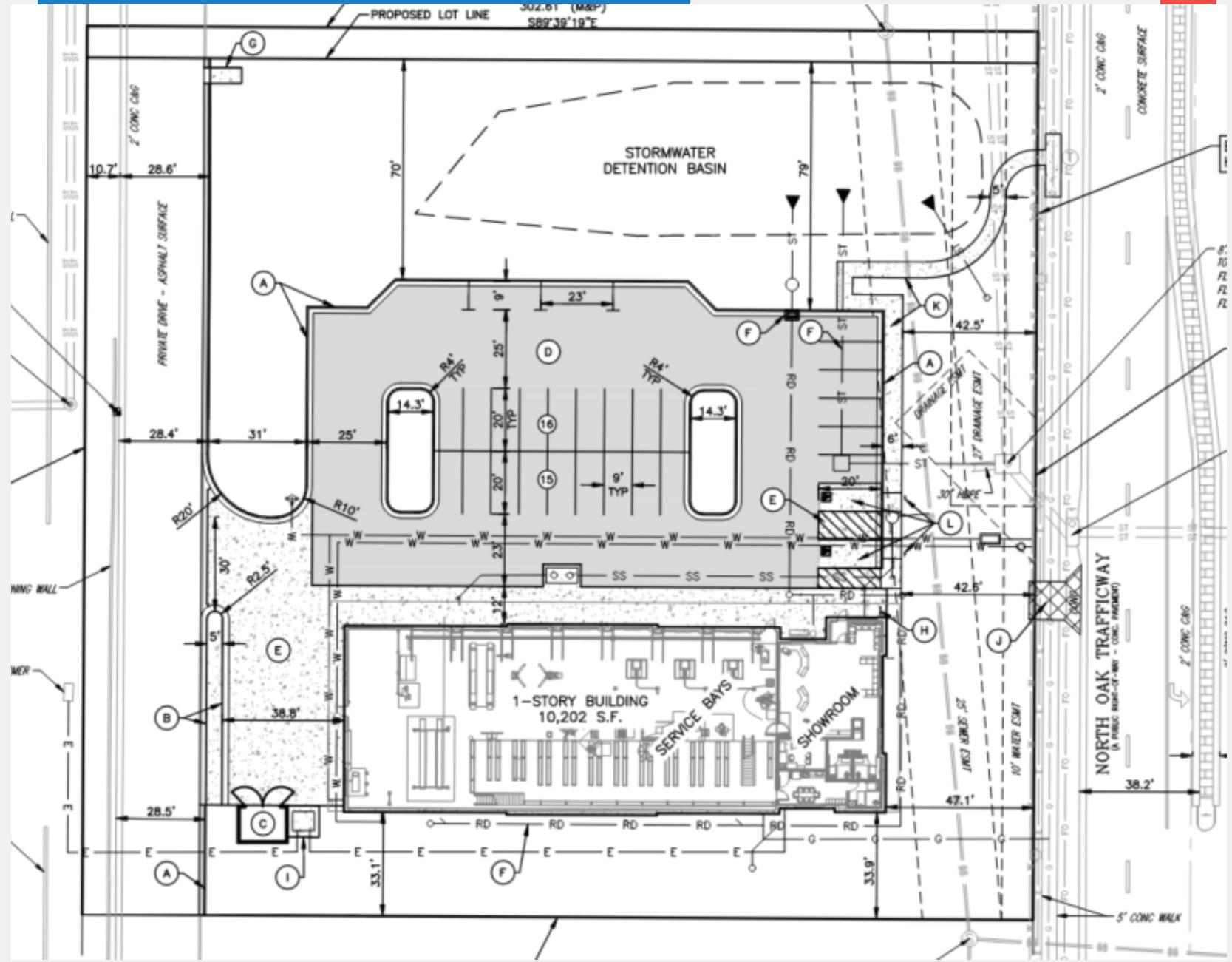
# KANSAS CITY MISSOURI

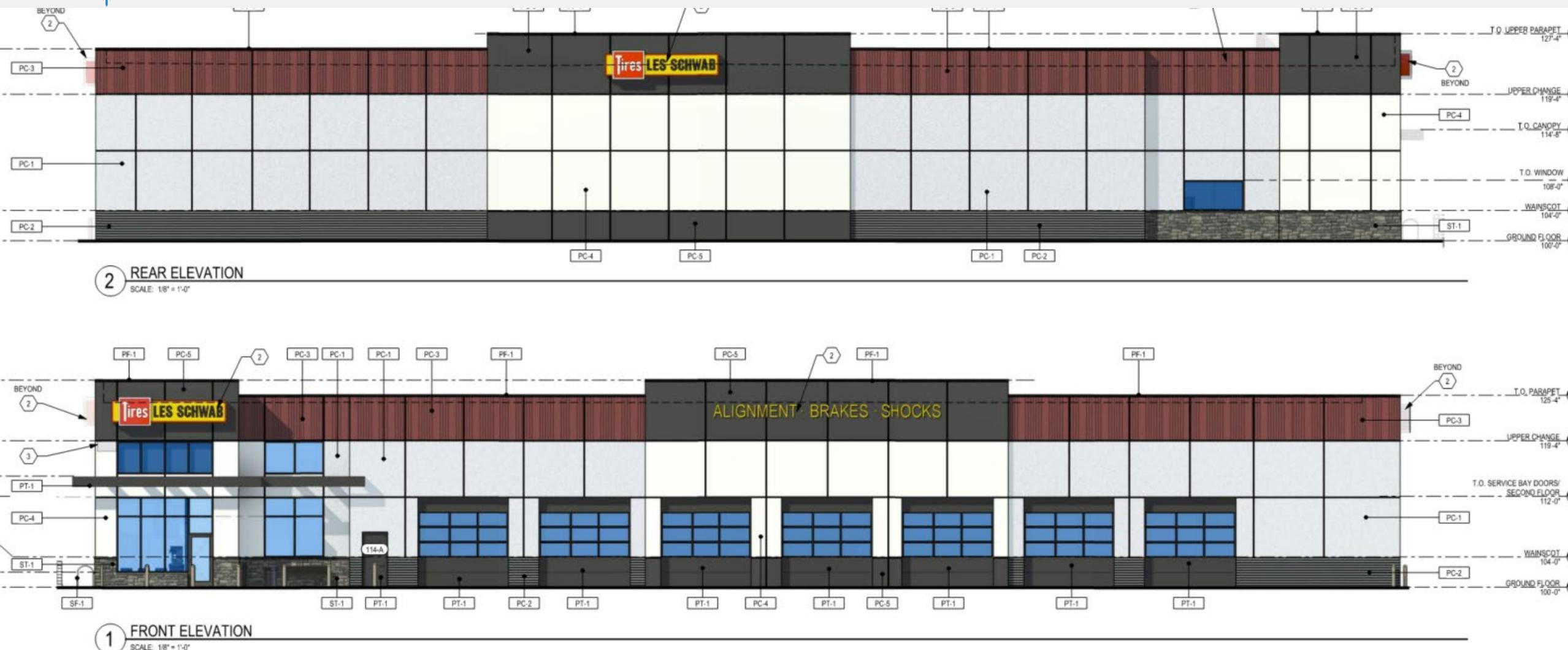
10,202 sqft Vehicle  
Repair, General

30 parking spaces

# 7 Service Bays

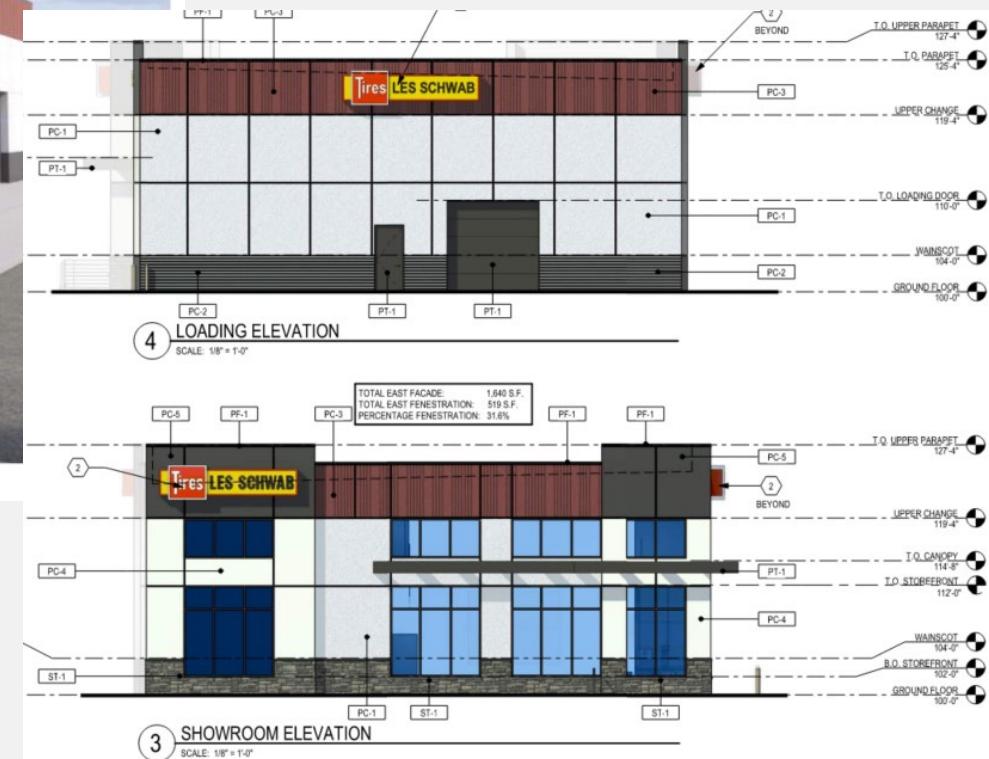
## City Planning and Development







## 1 BUILDING PERSPECTIVE



## Building Elevations/Renderings



Building Renderings



View of subject site from sidewalk on N Oak Trfy. (Aug 2025)



View of subject site from western private drive. (Aug 2025)



View looking north on N Oak Trfy (subject site on left). (Dec 2023)

# City Plan Commission & Staff Recommendation

**Case No. CD-CPC-2025-00099**

Approval with Conditions