



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250836

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Rezoning an area of about 2.83 acres located at 9790 North Oak Trafficway from District MPD to District MPD, and approving an amendment to a previously approved development plan to allow for the development of the site for retail and general auto repair service uses. (CD-CPC-2025-00099)

Discussion

The proposed amendment for the BB North Oak MPD focuses on Lots 3 and 4 to change the permitted uses. The previously approved plan identified a mixed-use retail and restaurant building on Lot 3 and motor vehicle retail, limited (oil change) on Lot 4. The proposed plan will allow motor vehicle repair, general on Lot 3 and all uses permitted in the B1 district on Lot 4, as there is no identified tenant yet.

On Lot 3, the plan proposes a 10,202 square foot building for general auto repair with a customer-facing showroom. The building is oriented to the north, with the narrow side of the building fronting on N Oak Trafficway. There will be seven service bays and 30 parking spaces for employees, customers, and repaired vehicles or vehicles waiting for service. To the north of the parking area there is a large stormwater detention basin for onsite stormwater management.

There are approved design standards with this MPD area that allow a variety of materials including laminated wood and steel, architectural metal panel, architectural grade concrete, precast, or cast stone, glazing, stone, fired clay brick veneer, stucco, tile, standard concrete or split block. The applicant chose to use cast concrete and a small amount of stone veneer around portions of the bottom of the building.

Proposed landscaping includes street trees along N Oak Trafficway and shrubs to screen the parking area from the public right-of-way. At staff's request, additional landscaping will be provided on the east and south sides of the building to cover large blank walls, as they are not permitted by the MPD design standards. Some proposed species include Redcedar, Elm, Maple, Sumac, and Spirea.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is an ordinance authorizing physical development on a private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing physical development on a private property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is an ordinance authorizing physical development on a private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The ordinance will allow construction of a commercial building, which may generate revenue.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- Ensure quality, lasting development of new growth.
- Increase and support local workforce development and minority, women, and locally owned businesses.
- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
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Prior Legislation

CD-CPC-2021-00208 – Ord. 220235 – Rezoning an area of about 7.2 acres generally located at the northwest corner of N Oak Trfy and NE 97th St from District MPD to District MPD to amend a previously approved development plan, which also serves as preliminary plat to create five lots and one tract.
Approved March 20, 2024

Service Level Impacts

None expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance doesn't directly contribute to a sustainable Kansas City.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Private development on private property.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)