



# Request

Application for passage of Ordinance No. 260261, approving the zoning to MPD and amending approved MPD (Master Planned Development) development to allow for the development of the property as a Dillons Grocery Store (99,982 s.f.) with gas pumps; and an additional 1.29 acre lot for future development.

# Current Approved Plan – Committee Substitute for Ordinance No. 210582, Passed on 7/15/21

## KC4 HY-VEE REZONING TO DISTRICT MPD & MPD DEVELOPMENT PLAN 10807 N OAK TRAFFICWAY, KANSAS CITY, MO

### PROJECT CONTACTS

#### DEVELOPER:

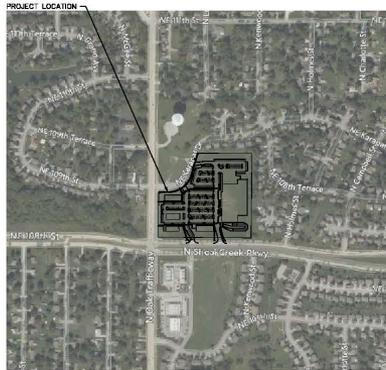
HY-VEE, INC.  
5620 WESTOWN PARKWAY  
WEST OLS MONES, IN 46066  
CONTACT: JOHN BREDM  
PHONE: 815-453-7780  
EMAIL: JBREDM@HY-VEE.COM

#### ENGINEERING, LANDSCAPE, SURVEY:

OLSSON, INC.  
1301 BURLINGTON, SUITE 100  
NORTH KANSAS CITY, MO 64116  
CONTACT: CHRIS HOLMQUIST  
PHONE: 816.361.1177  
EMAIL: CHOLMQUIST@OLSSON.COM

#### LEGAL:

ROUSE FRETTS WHITE COOS DENTLE RHODES, P.C.  
4510 BELLEMEAN AVENUE, SUITE 300  
KANSAS CITY, MO 64111  
CONTACT: PATRICK R. LEMKEN  
PHONE: 816.751.6200  
EMAIL: PLKEMKEN@RWSRPC.COM

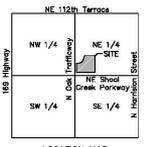


VICINITY MAP

### PROPERTY DESCRIPTION:

#### SURVEYOR'S SUGGESTED DESCRIPTION:

A tract of land in the South Half of the Northeast Quarter of Section 26, Township 52 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being located and described by or under the direct supervision of Jason S. Houshauer, P.L.S., 2002014092 as follows: Commencing at the Southwest corner of said Northeast Quarter; thence South 89°31'42" East, along the South line of said Northeast Quarter, 30.00 feet to a point on the previous Eastery right of way line of North Oak Trafficway as established in 1928 by Document 28863, in Book 8-2, at Page 5; thence North 02°02'30" East, along said previous Eastery right of way line, along a line that is 30.00 feet Eastery of and parallel with the West line of said Northeast Quarter, 150.00 feet to the previous intersection with the Northerly right of way line of NE Shoop Parkway; thence South 89°31'42" East, along said Northerly line, 30.00 feet to the Point of Beginning of the tract of land to be herein described, said point also being the intersection of the existing Eastery right of way line of said N Oak Trafficway as established by Document C-14133, in Book 4276, at Page 538 with the existing Northerly right of way line of said NE Shoop Parkway as established and shown on the subdivision plot of Korsept Acres, a subdivision of land in said Kansas City, established by Kansas City, Missouri Ordinance No. 30263, recorded May 11, 1978 in Book 18 at Page 27, said right of way noted on said subdivision plot as being established by Kansas City, Missouri Ordinance No. 48965, dated April 21, 1978 and approved October 31, 1978 by Resolution No. 18206; thence North 02°02'30" East, along said Eastery right of way line, 301.84 feet to a point on the Southeastery right of way line of NE Korsept Drive as established by the General Warranty Deed, recorded August 13, 2003 as Document 51431, in Book 4276 at Page 539; thence Northeasterly along said Southeastery right of way line, along a curve to the right being tangent to the last described course with a radius of 16.40 feet, a central angle of 80°02'00" and an arc distance of 28.76 feet to a point on the Southeastery right of way line of said NE Korsept Drive as established by said subdivision plot of Korsept Acres; thence South 89°27'25" East, along said Southeastery right of way line, 61.89 feet; thence Northeasterly along said Southeastery right of way line, along a curve to the left being tangent to the last described course with a radius of 204.86 feet, a central angle of 69°40'45" and an arc distance of 249.58 feet; thence North 81°02'42" East, along said Southeastery right of way line, 105.84 feet; thence North 20°48'47" East, along said Southeastery right of way line, 94.38 feet (Plot - 24.92 feet) to a point on the Westerly prolongation of the South line of Lots 65, 70, 71, 72, 73 and 74, said Korsept Acres; thence South 89°38'45" East, along said Westerly prolongation and along the South line of said Lots, 446.54 feet (Plot - 447.85) to the Southeast corner of said Lot 68, said point also being on the West line of Lot 68, said Korsept Acres; thence South 02°02'30" West, along the West line of Lot 68, 65, 64, 63 and 62 said Korsept Acres and along the West line of Lots 200, 199, and 198, Woodridge Estates PTH Plot, a subdivision of land in said Kansas City, established by Kansas City, Missouri Ordinance No. 64702, recorded November 15, 1998, as Document G 5350, in Book 24 at Page 82, 715.15 feet to the Southwest corner of said Lot 198, Woodridge Estates PTH Plot, said point also being on the aforesaid Northerly right of way line of NE Shoop Parkway; thence North 89°31'42" West, along said Northerly right of way line, 775.70 feet to the Point of Beginning, containing 484.665 square feet or 10.863 acres, more or less.



Sec. 26, Twp. 52 N., Rge. 33 W.  
(Not to Scale)

LOCATION MAPS

SHEET INDEX	
NUMBER	TITLE
00.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C3.0	GRAVING PLAN
C4.0	UTILITY PLAN
C4.1	PHOTOMETRIC PLAN
CS.1	PLANTING PLAN
AA.0A	EXTERIOR ELEVATIONS

- NOTES:
1. THIS PLAN SHALL SERVE AS MPD DEVELOPMENT PLAN.
  2. EXISTING ZONING: B2-2, PROPOSED ZONING: MPD
  3. EXISTING USE: UNDEVELOPED; PROPOSED USES: RETAIL (GROCERY), GASOLINE & FUEL SALES, & RETAIL OFFICE
  4. PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES AND PERMIT PLAN APPROVALS.
  5. SIGNAGE, ALLOWED PER KANSAS CITY, NO ZONING AND DEVELOPMENT CODE SECTION 88-445.
  6. NO STREAM BUFFER ZONES ARE PRESENT ON SITE.

**olsson**

Olsson, Inc.  
1301 Burlington, Suite 100  
North Kansas City, MO 64116  
www.olsson.com  
TEL: 816.361.1177

REV.	DATE	DESCRIPTION	BY
1	2021.07.15	REVISION FOR COMMENTS	CS
2	2021.07.15	REVISION FOR COMMENTS	CS
3	2021.07.15	REVISION FOR COMMENTS	CS
4	2021.07.15	REVISION FOR COMMENTS	CS
5	2021.07.15	REVISION FOR COMMENTS	CS

REVISIONS

COVER SHEET	2021
KANSAS CITY, MO	
REZONING TO DISTRICT MPD & MPD DEVELOPMENT PLAN	
KCH4-HY-VEE	

THIS PLAN  
**APPROVED**  
BY ORDINANCE  
No. **210582**  
July 15, 2021

DATE:

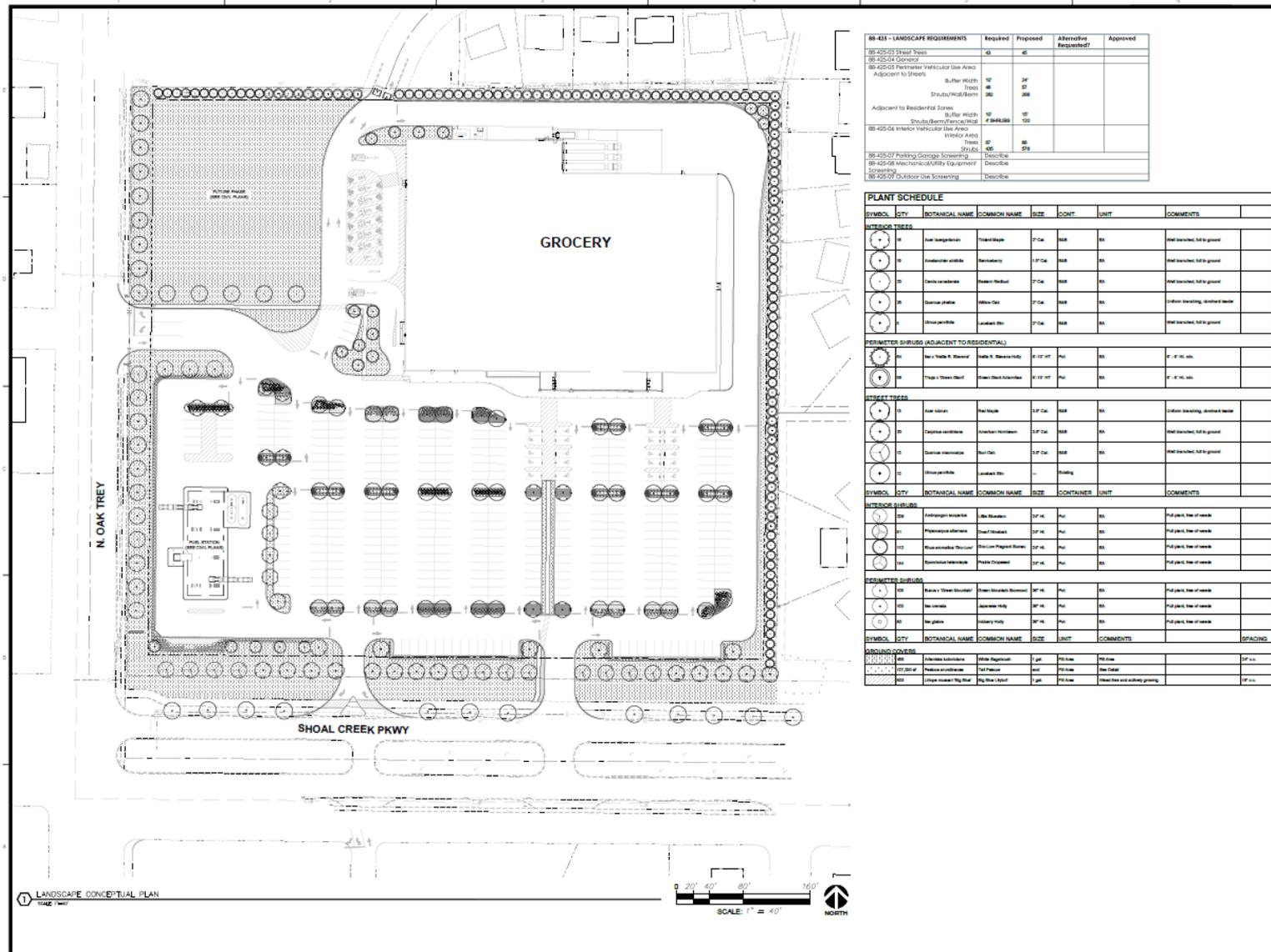
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C0.0

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 DATE: 07/15/2021 10:28am  
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 P:\2021\10301-20201-01082-A\04-Drawn\Utilities\UtilityPlan\Sheet\C0001.DWG  
 CS





# Landscape Plan Submitted 2/12/26



88-423 - LANDSCAPE REQUIREMENTS	Required	Proposed	Alternative Requested?	Approved
88-423-01 Street Trees	45	45		
88-423-02 Canopy				
88-423-03 Perimeter Vehicular Use Area Adjacent to Streets				
Buffer Width	50'	50'		
Tree Spacing	40'	37'		
Shrub/Wal/Berm	30'	30'		
Adjacent to Residential Zones				
Buffer Width	50'	50'		
Shrub/Berm/Fence/Wall	7' 6" @ 100'	7' 6" @ 100'		
88-423-04 Interior Vehicular Use Area				
Width Area	15'	15'		
Tree Spacing	45'	45'		
88-423-07 Parking Garage Screening	Describe	Describe		
88-423-08 Mechanical/Utility Equipment	Describe	Describe		
88-423-09 Outdoor Use Screening	Describe	Describe		

PLANT SCHEDULE							
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	UNIT	COMMENTS
<b>INTERIOR TREES</b>							
1	10	Live Tempelhofia	Thick Maple	27 Cal.	300	50	Not backfilled, left to ground
2	10	Live Fraxinus	Fraxinus	27 Cal.	300	50	Not backfilled, left to ground
3	10	Live Quercus	Red Oak	27 Cal.	300	50	Not backfilled, left to ground
4	10	Live Juniper	Juniper	27 Cal.	300	50	Not backfilled, left to ground
5	10	Live Thuja	Thuja	27 Cal.	300	50	Not backfilled, left to ground
6	10	Live Taxodium	Live Oak	27 Cal.	300	50	Not backfilled, left to ground
7	10	Live Liquidambar	Sweet Gum	27 Cal.	300	50	Not backfilled, left to ground
8	10	Live Nyctaginia	Star Magnolia	27 Cal.	300	50	Not backfilled, left to ground
9	10	Live Liriodendron	Yellow Poplar	27 Cal.	300	50	Not backfilled, left to ground
10	10	Live Liquidambar	Sweet Gum	27 Cal.	300	50	Not backfilled, left to ground
11	10	Live Liquidambar	Sweet Gum	27 Cal.	300	50	Not backfilled, left to ground
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100	10	Live Liquidambar	Sweet Gum	27 Cal.	300	50	Not backfilled, left to ground


  
 NEW BUILD
   
 10807 N. OAK TRFY
   
 10921 N.E. KARAPAT DRIVE
   
 KANSAS CITY, MISSOURI
   

  
 PRELIMINARY
   
 NOT FOR CONSTRUCTION
   
 L1.0



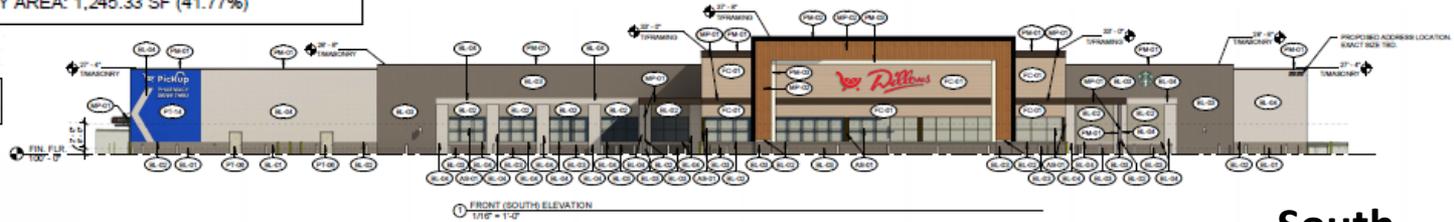


# Elevations

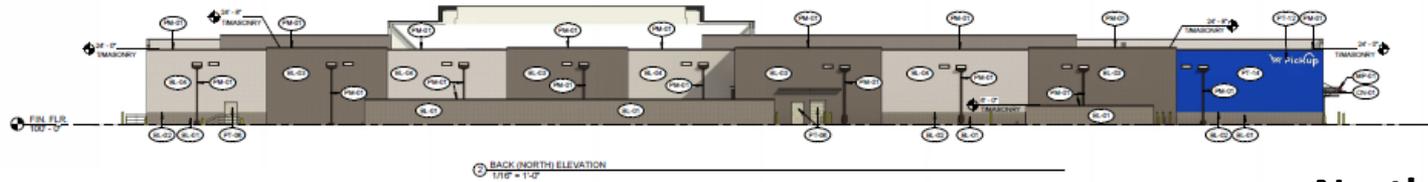
## TRANSPARENCY CALCULATIONS:

**SOUTH ELEVATION:**  
 TOTAL AREA BETWEEN 2'-0" AFF & 8'-0" AFF: 2,981.33 SF  
 TRANSPARENCY AREA: 1,245.33 SF (41.77%)

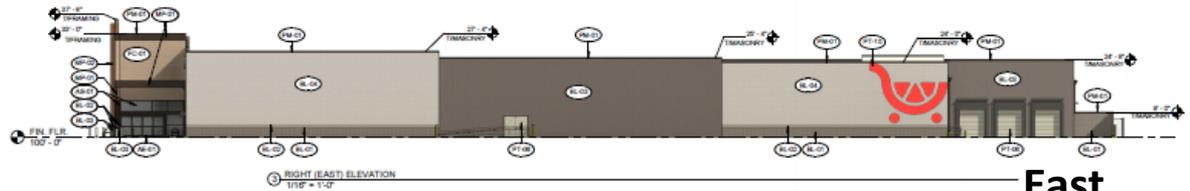
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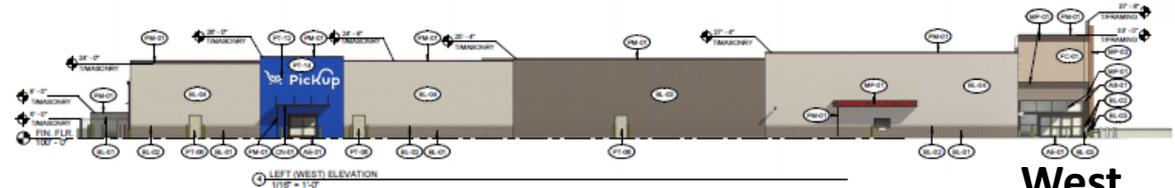
South



North



East



West

DETAILS SHOWN FOR REFERENCE ONLY. OWNER'S BEEN CONTRACTOR TO INSTALL. SEE DRAWING ALL DETAILS AND CHECKS REFERRED PERMIT TO BE FILLED BY OWNER'S DESIGN CONTRACTOR.

EXTERIOR FINISHES			
MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
MF-01	PROF-SS/ALUMINUM PLATEFORM COLOR	STANLEY	ZARR BRONZE ANODIZED
MF-02	PROF-SS/ALUMINUM PLATEFORM COLOR		ZARR BRONZE ANODIZED
BL-01	EXTERIOR WALL COATING: BRKT PAINT	EMERALITE	PURE
BL-02	EXTERIOR WALL COATING: BRKT PAINT	EMERALITE	COYOTE
BL-03	EXTERIOR WALL COATING: BRKT PAINT	EMERALITE	ROCK
BL-04	EXTERIOR WALL COATING: BRKT PAINT	EMERALITE	COYOTE
CV-01	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	PANED BRONZE
CV-02	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	PANED BRONZE
CV-03	FRAMING/STRUCTURE/CLADDING	ARCHITECTURAL	PANED BRONZE
MF-05	PROF-SS/ALUMINUM PLATEFORM COLOR	STANLEY	ZARR BRONZE ANODIZED
MF-06	PROF-SS/ALUMINUM PLATEFORM COLOR	STANLEY	ZARR BRONZE ANODIZED
MF-07	PROF-SS/ALUMINUM PLATEFORM COLOR	STANLEY	ZARR BRONZE ANODIZED
MF-08	PROF-SS/ALUMINUM PLATEFORM COLOR	STANLEY	ZARR BRONZE ANODIZED
MF-09	PROF-SS/ALUMINUM PLATEFORM COLOR	STANLEY	ZARR BRONZE ANODIZED
MF-10	PROF-SS/ALUMINUM PLATEFORM COLOR	STANLEY	ZARR BRONZE ANODIZED
MF-11	PROF-SS/ALUMINUM PLATEFORM COLOR	STANLEY	ZARR BRONZE ANODIZED
MF-12	PROF-SS/ALUMINUM PLATEFORM COLOR	STANLEY	ZARR BRONZE ANODIZED
MF-13	PROF-SS/ALUMINUM PLATEFORM COLOR	STANLEY	ZARR BRONZE ANODIZED
MF-14	PROF-SS/ALUMINUM PLATEFORM COLOR	STANLEY	ZARR BRONZE ANODIZED
MF-15	PROF-SS/ALUMINUM PLATEFORM COLOR	STANLEY	ZARR BRONZE ANODIZED
MF-16	PROF-SS/ALUMINUM PLATEFORM COLOR	STANLEY	ZARR BRONZE ANODIZED
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MF-19	PROF-SS/ALUMINUM PLATEFORM COLOR	STANLEY	ZARR BRONZE ANODIZED
MF-20	PROF-SS/ALUMINUM PLATEFORM COLOR	STANLEY	ZARR BRONZE ANODIZED

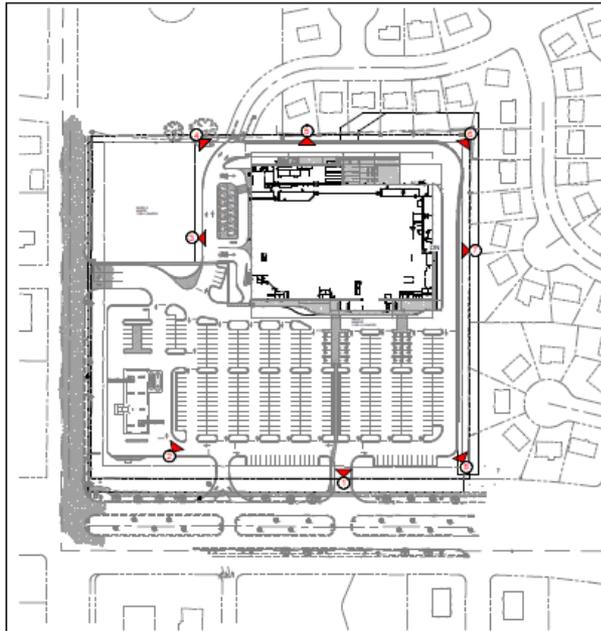
Naos Design Group, LLC  
 490 S. SYRACUSE STREET  
 SUITE 400  
 DENVER, COLORADO 80207  
 (303) 730-5777 (F) 720-360-4281  
 www.naosdsg.com

DILLON'S #155

N. OAK TRFY  
 KANSAS CITY, MO

JOB # 2025001 DATE: 03/03/2025  
 SCALE: 1/16" = 1'-0"  
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 WRITTEN CONSENT FROM NAOS

# Cross Sections



11 SIGHT LINE STUDY PLAN - FFE = 1080  
1" = 150'-0"



LANDSCAPING SHOWN FOR REFERENCE ONLY. SEE SET OF LANDSCAPING BY ARCHITECT FOR MATERIALS AND SPECIFICATIONS.



1 SOUTH SIDE - ELEV. 1040



2 SOUTHWEST CORNER - ELEV. 1040



3 WEST SIDE - ELEV. 1052



4 NORTHWEST CORNER - ELEV. 1059



5 NORTH SIDE - ELEV. 1007



6 NORTHEAST CORNER - ELEV. 1083



7 EAST SIDE - ELEV. 1055



8 SOUTHEAST CORNER - ELEV. 1056

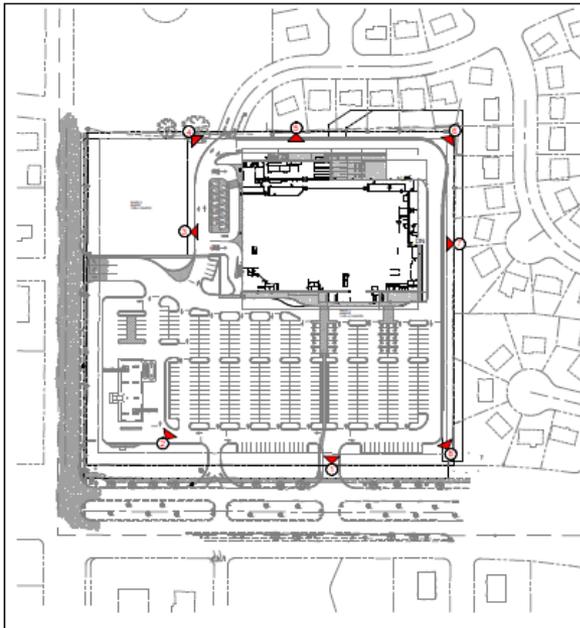
**naos** Naos Design Group, LLC  
4945 S. SYRACUSE STREET  
SUITE 400  
DENVER, COLORADO 80227  
(913) 788-5777 | (303) 300-4281  
www.naosdg.com

DILLON'S #155

N. OAK TRFY  
KANSAS CITY, MO

JOB # 2028001 DATE: 05/03/2025  
SCALE: 1" = 100'-0"  
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# Cross Sections with Trees



11 SIGHT LINE STUDY PLAN - FFE = 1050  
1" = 100'-0"



LANDSCAPING SHOWN FOR REFERENCE ONLY. MOST OF  
LANDSCAPING IS SHOWN AS MATURES BUT MAY VARY.



1 SOUTH SIDE - ELEV. 1040



2 SOUTHWEST CORNER - ELEV. 1040



3 WEST SIDE - ELEV. 1052



4 NORTHWEST CORNER - ELEV. 1059



5 NORTH SIDE - ELEV. 1067



6 NORTHEAST CORNER - ELEV. 1053



7 EAST SIDE - ELEV. 1053



8 SOUTHEAST CORNER - ELEV. 1056

# Requested Deviations

The applicant is requesting the following deviations:

## •88-347 – Gasoline and Fuel Sales Standards

- 1) Constructing a new gas station within 2,000 feet of an existing gas station. (88-347-02-A.1)
- 2) Constructing a new gas station within 200 feet of a residential (R) zoning district. (88-347-02-A.2)
- 3) Exceeding 45 foot-candles of illumination under the canopy structure. (88-347-02-D.4b)

## •88-323 – Boulevard and Parkway Standards

- 4) Locating parking and vehicular use area between the building and the parkway. (88-323-02-B.2)
- 5) Exceeding the maximum 30 percent vehicular use area frontage allowed adjacent to the parkway to allow 100 percent of the vehicular use area along the frontage adjacent to the parkway. (88-323-02-B.3)
- 6) Full deviation to all additional provisions for sites with gasoline and fuel sales. (88-323-02-G)

## •88-420 – Parking and Loading

- 7) Providing 11 out of 21 required long-term bicycle parking spaces. (88-420-09-C)

# Request

Applicant is seeking approval of Ordinance No. 26061, the zoning to MPD and of an amendment to an approved MPD (Master Planned Development) development to allow for the development of the property as a Dillons Grocery Store (99,982 s.f.) with gas pumps; and an additional 1.29 acre lot for future development.