



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260261

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 12.72 acres generally located at the northeast corner of North Shoal Creek Parkway and North Oak Trafficway from Districts B2-2 and MPD to District MPD with an associated development plan that also serves as a preliminary plat to allow for a commercial retail development, including a grocery store and other commercial uses. (CD-CPC-2026-00002)

Discussion

The current proposed plan includes two parcels—the larger of the two being zoned MPD from the plan referenced above, and the smaller zoned B2-2. The proposed MPD (Master Planned Development) includes a 99,982 square foot grocery store and 14 fuel pumps with a 177 square foot kiosk containing limited retail sales via a walk-up window. Grocery pick-up where employees will bring orders to customers' cars will be located on the west side of the building, along with the drive-through pharmacy. There are no proposed uses or tenants for proposed Parcel 2 at the northwest corner of the site.

Three points of vehicular access are proposed. Along NE Shoal Creek Parkway, the western access will be right-in, right-out only and the eastern access will be fully accessible. One full-access curb cut is proposed off N Oak Trafficway approximately where NE Karapat Drive is located. The applicant is proposing to vacate the portion of NE Karapat Drive that crosses the site and replace it with a public access easement, creating a dead-end in the neighborhood to the north. The applicant has requested to handle the vacation request at a later time. Staff requests the applicant continue working with the Public Works Department and Water Department, who owns the property to the north, to realign NE Karapat Drive through the property and align with the intersection of NE 109th Terrace at N Oak Trafficway. This realignment would avoid creating a dead-end road and eliminate the need for a public access easement through the subject site. The request for realignment and removal of the public

access easement is shown on the submitted plans as the applicant is still discussing with staff.

The food and beverage retail sales and gasoline and fuel sales uses require a total of 180 parking spaces, as the requirement is reduced from 250 based on the number of dedicated pick-up spaces provided. The applicant is proposing 408 parking spaces located between the building and NE Shoal Creek Parkway, which is a 68 percent increase from what is required. There are also parking spaces fronting N Oak Trafficway north of the fuel pumps. Additional parking for Parcel 2 will be reviewed at the time of proposed development on that lot.

At the CPC hearing, the Commission voted to recommend approval subject to plan corrections made prior to Council approval of the ordinance, as well as 56 conditions and 7 requested deviations.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing physical development on a private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning 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 a zoning ordinance authorizing physical development on a private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance authorizing physical development on a private property.

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)

Click or tap here to enter text.

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):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - Increase and support local workforce development and small and locally owned businesses.
 - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
 - Implement an economic development and tourism strategy to attract major investment and visitors.
 -

Prior Legislation

CD-CPC-2021-00067 - Ordinance No. 210582 - Rezoning an approximately 10.6 acre tract of land generally located at the northeast corner of North Oak Trafficway and N.E. Shoal Creek Parkway (N.E. 108th Street), from District B2-2 to District MPD, and approving an MPD development plan that serves as a preliminary plat for the development of commercial/office/retail development consisting of a grocery store, commercial store with gasoline and fuel sales, and two retail/office buildings. Lapsed July 15, 2025

Service Level Impacts

The proposed development includes vacating and rerouting City ROW. The developer is expecting to pay a portion of the construction costs and the Director of Public Works as indicated PW and Water Services will also pay for a portion and contract the construction work.

Staff Recommendation

Council-sponsored ordinance

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

CPC recommends approval subject to corrections made to the plans and 56 conditions.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement per 88-505-12 was completed for this ordinance.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed development will create more variety for grocery options in the Northland.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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:

Click or tap here to enter text.

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)