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#4911-2406-0564

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.

2

Current Approved Plan - Hy-Vee

olsson

Olsson & Associates, Inc.
1001 E. 12th Street, Suite 200
Kansas City, MO 64105
TEL: 816.361.1177 www.olsson.com

REVISIONS

2021

SITE PLAN
KCA-HYVEE
REZONING TO DISTRICT MPD & MPD DEVELOPMENT PLAN
KANSAS CITY, MO

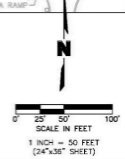
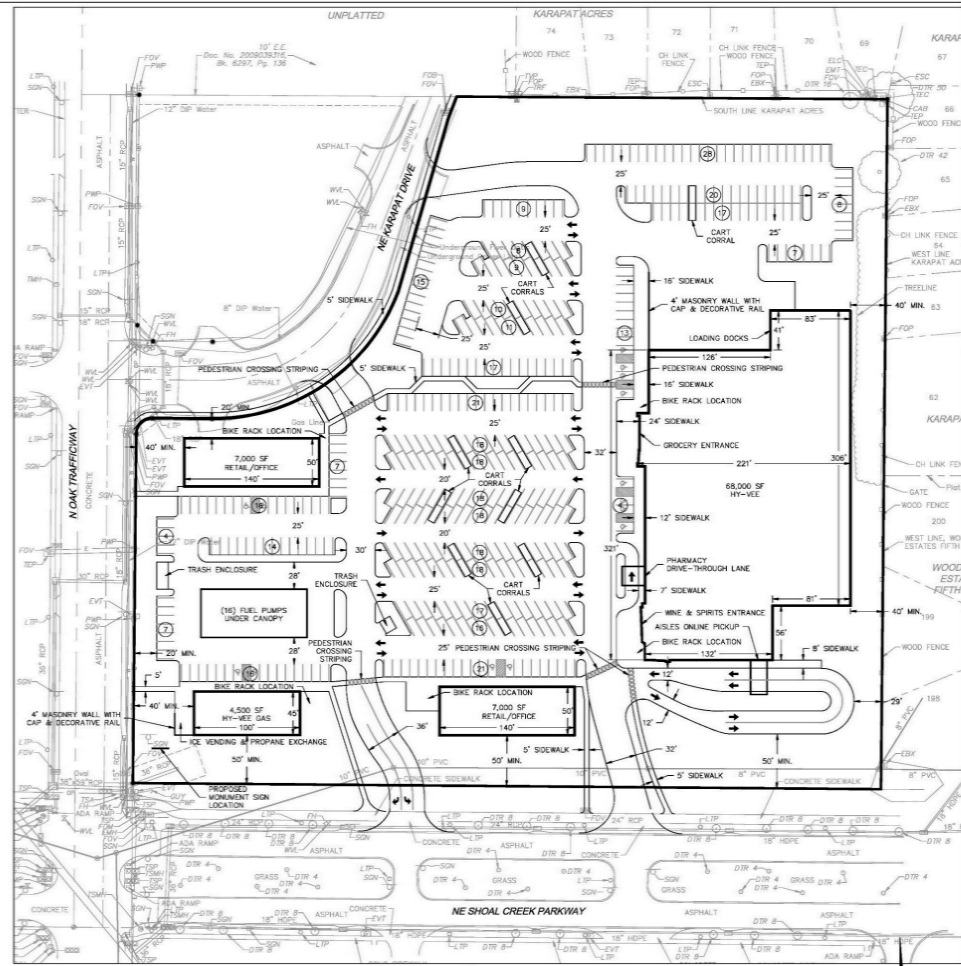
Sheet No. 228
Prepared by: [Name]
Reviewed by: [Name]
Project No. 2020-0001
Date: 08/20/2020

SHEET
C2.0

MPD STATEMENT OF INTENT

THIS MPD PLAN PROVIDES FOR THE PREPARATION AND APPROVAL OF A UNITED DEVELOPMENT OF THE APPROXIMATELY 10.6 ACRE PROPERTY LOCATED AT THE NORTHEAST CORNER OF NORTH OAK TRAFFICWAY AND N.E. SHOAL CREEK PARKWAY WHICH IS BOUNDED BY NORTH OAK TRAFFICWAY AND N.E. KARAPAT DRIVE ON THE WEST, N.E. SHOAL CREEK PARKWAY ON THE SOUTH, RESIDENTIAL ON THE EAST, AND N.E. KARAPAT DRIVE AND RESIDENTIAL ON THE NORTH. THE PROPOSED MPD PLAN PROVIDES FOR THE DEVELOPMENT OF THE 10.6 ACRE PROPERTY FOR COMMERCIAL/OFFICE/RETAIL USE CONSISTING OF A 68,000 SQUARE FOOT GROCERY STORE, 4,000 SQUARE FOOT GASOLINE AND FUEL SALES WITH ISLAND PUMPS AND 14,000 RETAIL/OFFICE BUILDINGS. BY USING MPD, THIS ALLOWS THE INTEGRATION OF PEDESTRIAN FEATURES CONNECTING THE COMMERCIAL USE WITH THE EXISTING BUILT ENVIRONMENT. THIS MPD PLAN PROVIDES GREATER COMMUNITY BENEFITS BY PROVIDING ASSURANCES OF WHAT USES, BUILDINGS, SIZES, HEIGHTS AND PEDESTRIAN FEATURES WILL BE PERMITTED AND CONSTRUCTED WITHIN THIS PLANNED AREA.

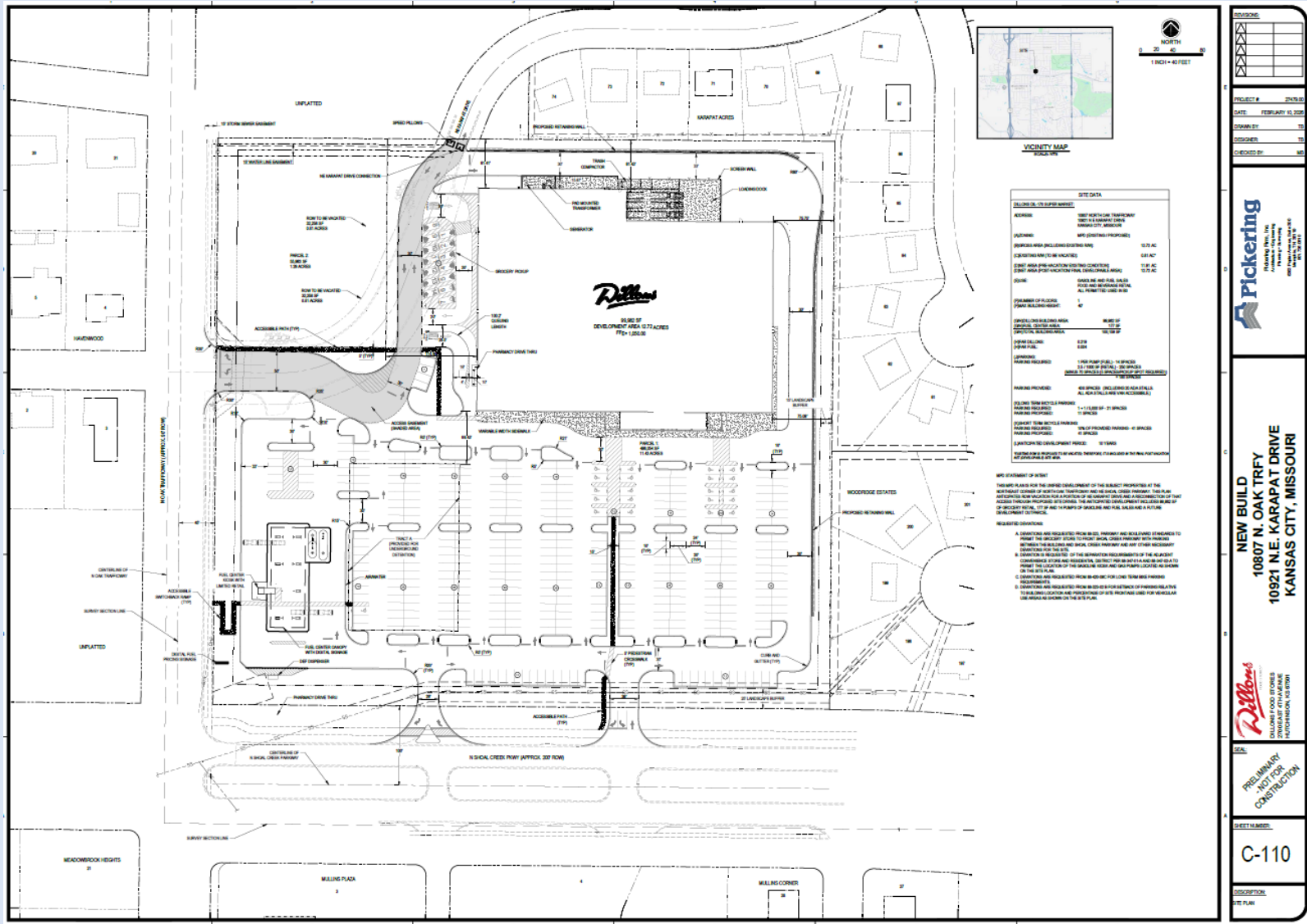
REQUESTED DEVIATIONS			
CATEGORY	CODE SECTION	REQUIREMENT	PROPOSED
BOULEVARD AND PARKWAY STANDARDS: NON-RESIDENTIAL DEVELOPMENT, ARCHITECTURAL DESIGN	88-323-02-E-6	SHALL PROVIDE A MINIMUM OF 33% TRANSPARENCY ON THE GROUND LEVEL FACADE FACING THE PARKWAY	21.1% (GROCERY STORE) 12.8% (RETAIL/OFFICE) 9.2% (FUEL SALES)
BOULEVARD AND PARKWAY STANDARDS: NON-RESIDENTIAL DEVELOPMENT, ADDITIONAL PROVISIONS FOR SITES WITH GASOLINE AND FUEL SALES	88-323-02-G-2E	SHALL CONTAIN A RETAIL BUILDING THAT IS AT LEAST 5,000 SQUARE FEET IN SIZE	4,500 SQUARE FEET
DRIVE-THROUGH FACILITIES ADJACENT TO AND WITHIN 150 FEET OF A PARKWAY	88-340-02-B-3	SHALL NOT BE LOCATED IN THE FRONT AND/OR STREET SIDE YARD	FRONT YARD
BICYCLE PARKING, SHORT-TERM	88-420-09-B-1	35 - GROCERY STORE (10% OF VEHICULAR SPACES)	24



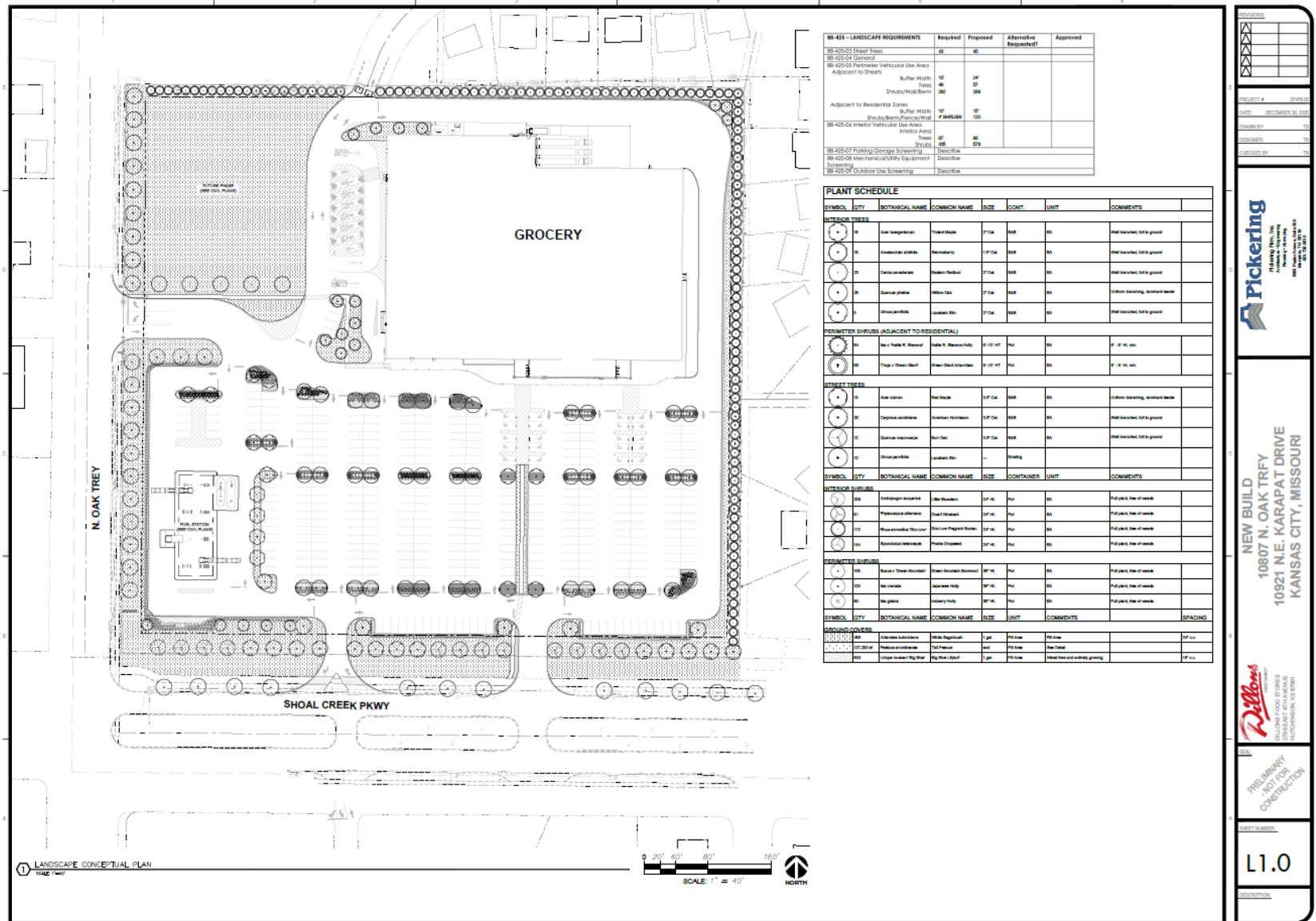
- NOTES:
- DEVIATIONS REQUESTED TO KCMO CODE REGULATIONS FOR TABLE AT LEFT.
 - PROPOSED PARKING SPACES SHALL BE A MINIMUM OF 9' WIDE BY 18' LONG. PARKING LOT DESIGN SHALL MEET STANDARDS IN 88-420-15.
 - ALL CROSSWALKS UNLESS OTHERWISE PEDESTRIAN ROUTES CROSS VEHICULAR USE AREAS SHALL BE STRIPED.

FILE: F:\2021\25401-0000\25401-01\KCA-HYVEE\KCA-HYVEE\MPD\KCA-HYVEE-MPD-2020-0001.dwg USER: jacob.mahall DATE: 08/20/2020 10:10 AM SHEET: C-2 OF 228

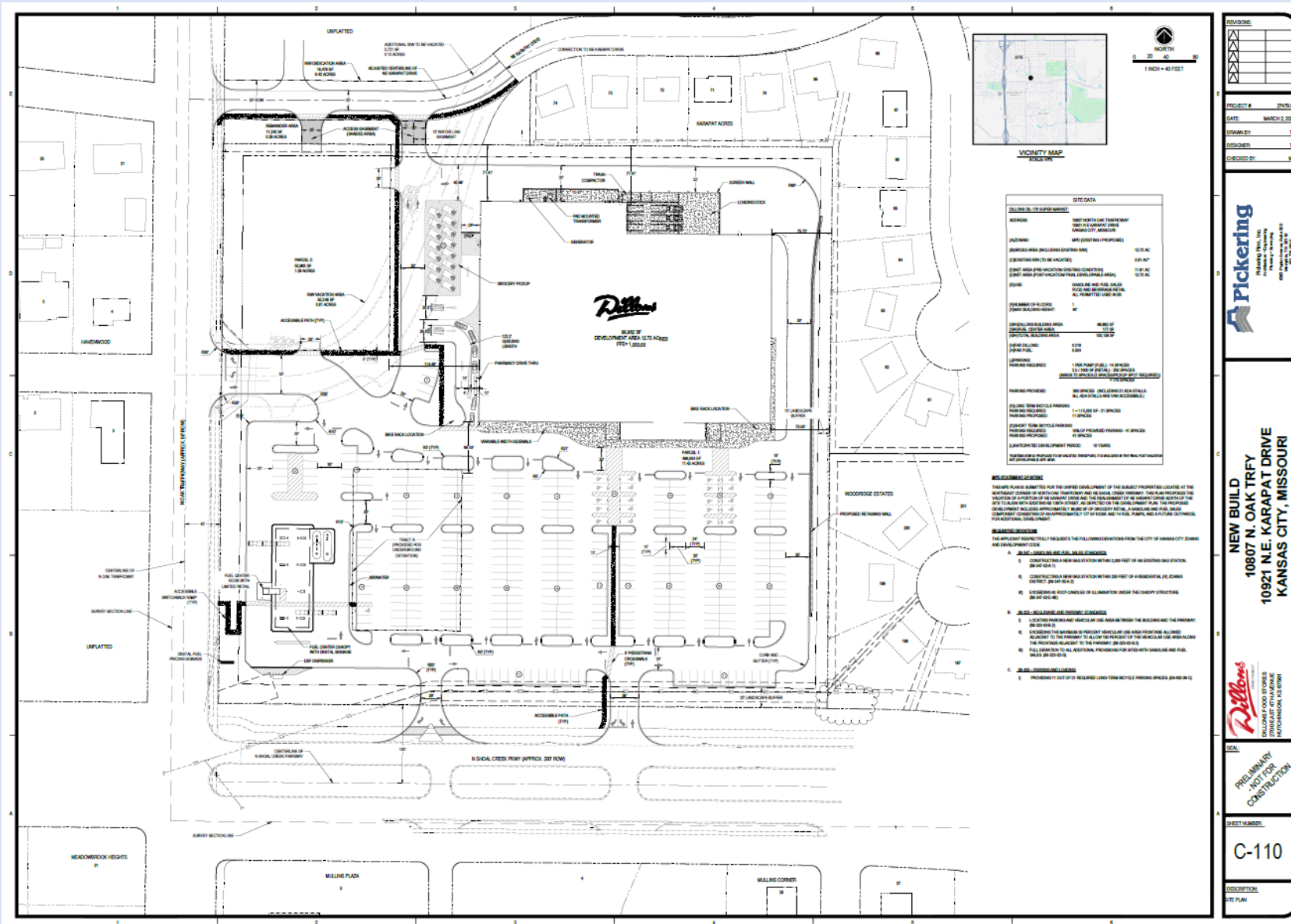
Site Plan Submitted 2/12/26



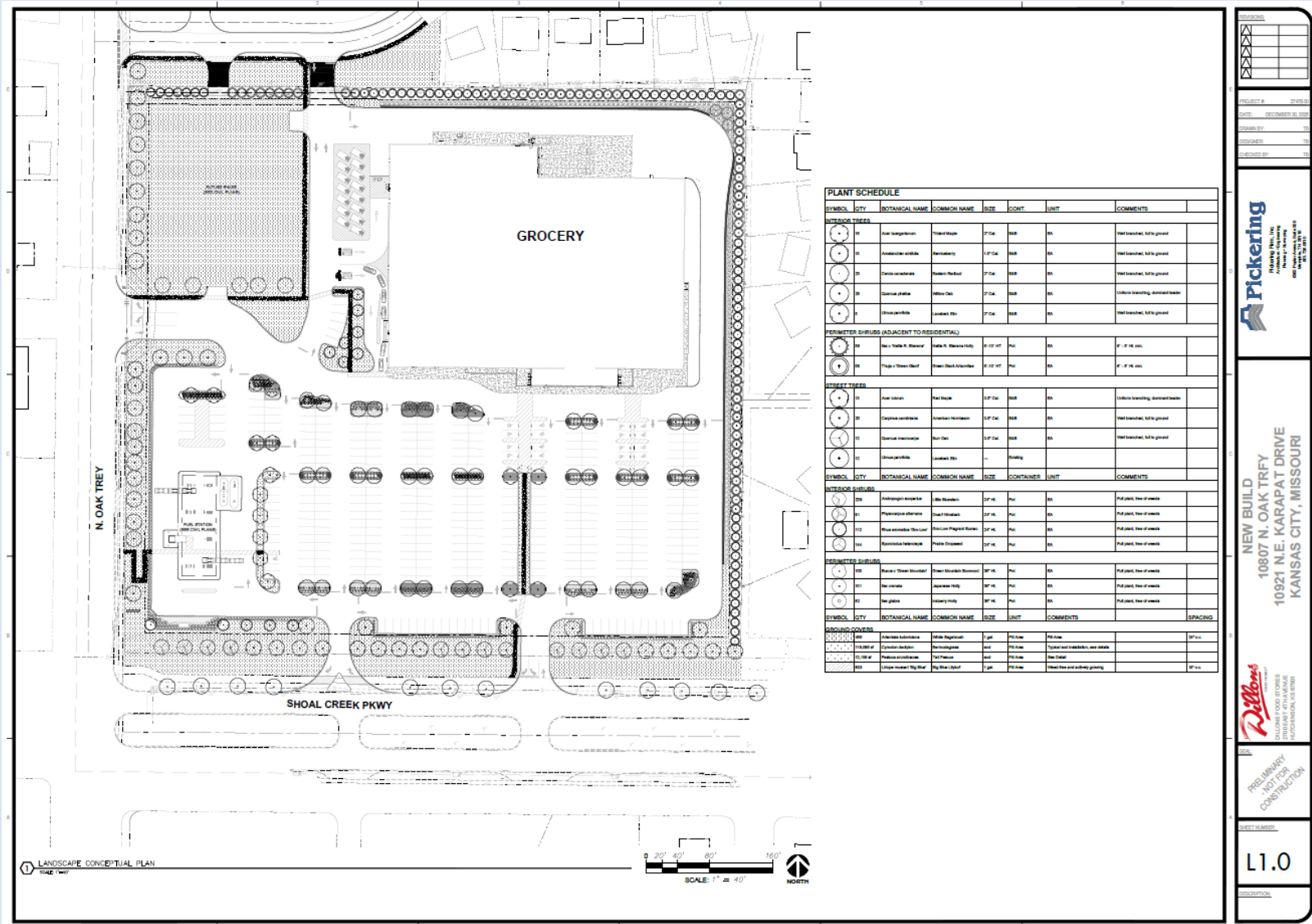
Landscape Plan Submitted 2/12/26



Revised Plan



Revised Landscape Plan



Elevations

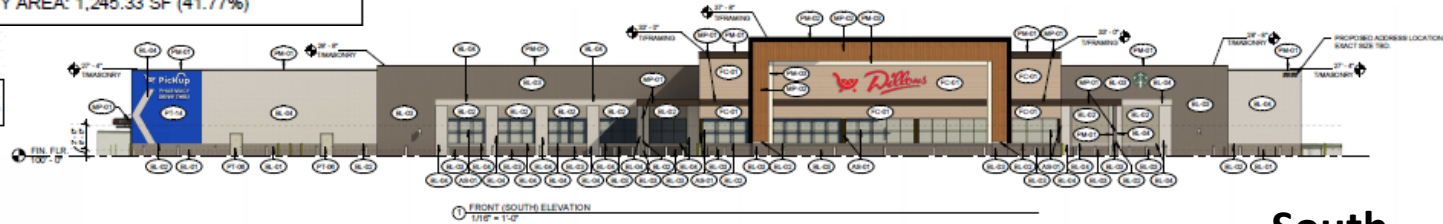
TRANSPARENCY CALCULATIONS:

SOUTH ELEVATION:

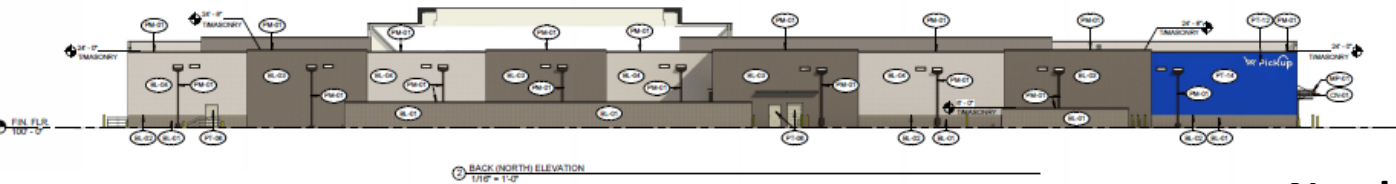
TOTAL AREA BETWEEN 2'-0" AFF & 8'-0" AFF: 2,981.33 SF
TRANSPARENCY AREA: 1,245.33 SF (41.77%)

TRANSPARENCY CALCULATIONS:

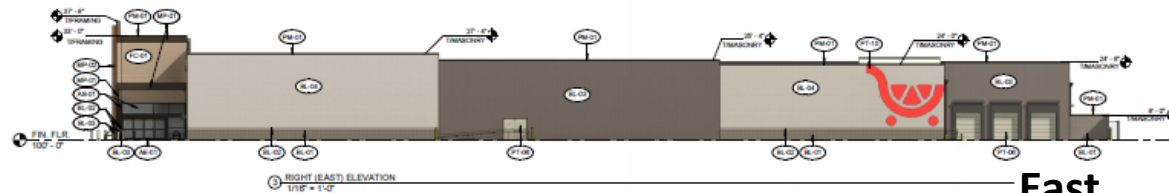
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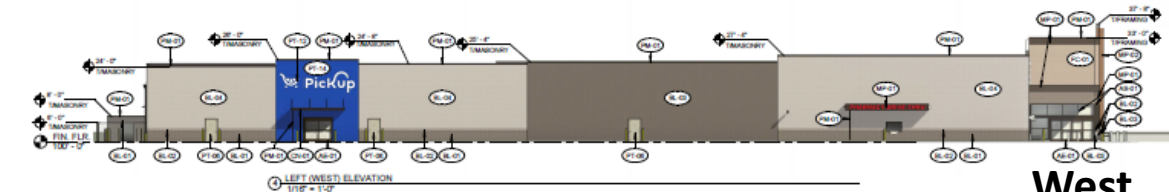
South



North



East



West

SECTIONS SHOWN FOR REFERENCE ONLY. OWNERS BEING CONTRACTOR TO INSTALL. THIS BEING ALL BEING FOR OWNER'S PERMIT TO BE FILLED BY OWNERS BEING CONTRACTOR.

EXTERIOR FINISHES

MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
PM-01	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-02	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-03	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-04	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-05	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-06	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-07	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-08	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-09	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-10	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-11	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-12	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-13	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-14	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-15	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-16	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-17	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-18	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-19	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE
PM-20	PROFESSIONAL ALUMINUM PLASTER/STUCCO	STANLEY	PAINT BRONZE ANTIQUE



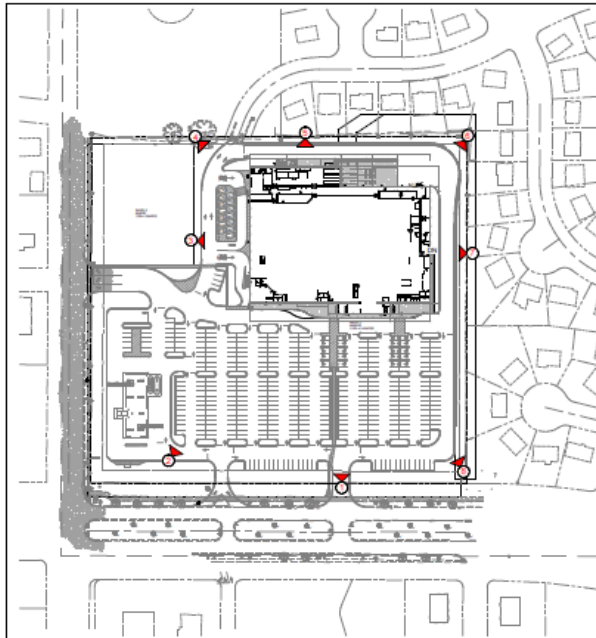
Naos Design Group, LLC
4040 S. BYRASSIE STREET
SUITE 400
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(303) 750-5177 (T) 720-360-4281
www.naosdesign.com

DILLON'S #155

N. OAK TRFY
KANSAS CITY, MO

JOB # 2020001 DATE: 03/03/2020
SCALE: 1/16" = 1'-0"
CONTRACT: 2020-001-0001-0001-0001
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Cross Sections



11 SIGHT LINE STUDY PLAN - FFE = 1080
1" = 100'



LANDSCAPING SHOWN FOR REFERENCE ONLY. NOT TO BE
LANDSCAPED IN BROWN AS NOTED BUT NOT VISIBLE



1 SOUTH SIDE - ELEV. 1040



2 WEST SIDE - ELEV. 1052



3 NORTH SIDE - ELEV. 1007



4 EAST SIDE - ELEV. 1051



5 SOUTHWEST CORNER - ELEV. 1040



6 NORTHWEST CORNER - ELEV. 1059



7 NORTHEAST CORNER - ELEV. 1053



8 SOUTHEAST CORNER - ELEV. 1056



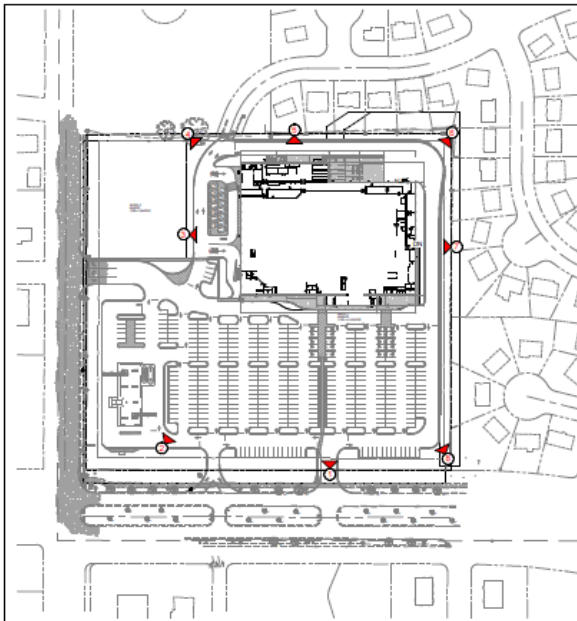
Naos Design Group, LLC
4045 S. SYRACUSE STREET
SUITE 400
DENVER, COLORADO 80227
(313) 798-5777 / (313) 720-300-4281
www.naosdesign.com

DILLON'S #155

N. OAK TRFY
KANSAS CITY, MO

JOB # 202001 DATE: 05/03/2020
SCALE: 1" = 100'-0"
CONCEPT & DESIGN: NAOS DESIGN GROUP, LLC
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Cross Sections with Trees



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



LANDSCAPES SHOWN FOR REFERENCE ONLY. MOST OF
LANDSCAPES 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



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DILLON'S #155

N. OAK TRFY
KANSAS CITY, MO

JOB # 2020001 DATE: 03/03/2020
SCALE: 1" = 100'-0"
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THESE DOCUMENTS ARE FOR REVIEW ONLY. DOCUMENTS MUST BE APPROVED BY THE ARCHITECT AND THE OWNER. THEREAFTER ANY USE OF ANY DOCUMENTS

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.