

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00198, 00178

BB North Oak Rezoning



January 7, 2026

Docket # 3.1, 3.2

Request

Area Plan Amendment
Rezoning

Applicant

Claire Burns/Doug Stone
Lewis Rice

Owner

Jeff Berg
BB North Oak Devco LLC

Site Information

Location	9820 N Oak Trfy
Area	1.37 Acres
Zoning	MPD
Council District	1 st
County	Clay
School District	North Kansas City

Surrounding Land Uses

North: Undeveloped, church, R-1.5, R-80
South: Commercial uses, MPD
East: Residential uses, R-7.5
West: Residential uses, MPD, R-1.5

Land Use Plan

The Gashland/Nashua Area Plan recommends Residential Medium Density at this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

Major Street Plan

North Oak Trafficway is identified on the City's Major Street Plan as a Local Link.

Approval Process



Overview

The applicant seeks to amend the Gashland/Nashua Area Plan future land use recommendation from Residential Medium Density to Mixed Use Neighborhood and rezone 9820 N Oak Trafficway from MPD to B2-2.

Existing Conditions

The site, Lot 5 of the BB North Oak MPD, is currently undeveloped. Some of the commercial pad sites to the south contain new buildings and others have not yet been developed.

Neighborhood(s)

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on December 4, 2025. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases

CD-CPC-2025-00099 - Ordinance 250836 - Rezoning an area of about 2.83 acres located at 9790 N Oak Trfy 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. Approved October 2, 2025

Project Timeline

The application was filed on November 4, 2025. Scheduling deviations have occurred due to both an advertising error and the need for the applicant to submit an Area Plan amendment application.

Professional Staff Recommendation

Docket #3.1 Approval
Docket #3.2 Approval

An aerial photograph of a suburban area. A rectangular plot of land is highlighted with a yellow border. This plot is located between NE 97th St and NE 98th St, and between NW 96th St and N Oak Trfy. To the left of the highlighted plot is a large parking lot and some commercial buildings. To the right is a residential neighborhood with many houses and streets like N Cherry St, N Holmes St, and N Charlotte St. Other labels include NW 99th St, NE 99th St, NE 98th Ter, NE 98th Pl, NE 97th Ter, NE 96th Ter, NW 96th St, NW 95th St, NW 94th St, NW 93rd St, NW 92nd St, NW 91st St, NW 90th St, NW 89th St, NW 88th St, NW 87th St, NW 86th St, NW 85th St, NW 84th St, NW 83rd St, NW 82nd St, NW 81st St, NW 80th St, NW 79th St, NW 78th St, NW 77th St, NW 76th St, NW 75th St, NW 74th St, NW 73rd St, NW 72nd St, NW 71st St, NW 70th St, NW 69th St, NW 68th St, NW 67th St, NW 66th St, NW 65th St, NW 64th St, NW 63rd St, NW 62nd St, NW 61st St, NW 60th St, NW 59th St, NW 58th St, NW 57th St, NW 56th St, NW 55th St, NW 54th St, NW 53rd St, NW 52nd St, NW 51st St, NW 50th St, NW 49th St, NW 48th St, NW 47th St, NW 46th St, NW 45th St, NW 44th St, NW 43rd St, NW 42nd St, NW 41st St, NW 40th St, NW 39th St, NW 38th St, NW 37th St, NW 36th St, NW 35th St, NW 34th St, NW 33rd St, NW 32nd St, 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CD-CPC-2022-00189 - A request to approve an MPD Final Plan to construct a drive-through restaurant on about 1.34 acres generally located at 9700 N Oak Trafficway. Approved December 20, 2022 (approval lapsed on December 20, 2024).

The subject site was rezoned from R-80 as part of a larger Master Planned Development (MPD) in 2015 to create a mixed-use development with commercial and residential uses. The MPD was later amended in 2021 when tenants were identified for the remaining 5 lots along N Oak Trafficway.

Page 2 of 4

had lapsed due to lack of construction of the project, even though a new final plan had been reviewed and approved by the City Plan Commission in 2025. Section 88-520-04-E states that if the developer fails to commence the project approved by the MPD final plan within two years of approval, the MPD will have no further effect for that area and the regulations of R-80 govern those portions of the MPD.

SPECIFIC REVIEW CRITERIA

Rezoning, Zoning and Development Code Map Amendments (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies.

In order to allow a drive-through a restaurant, Lot 5 must be rezoned to a district that allows the use, as it is not permitted in the R-80 district. Per staff's suggestion, the applicant is requesting to rezone to a base zoning district, B2-2, rather than reestablish the MPD on Lot 5. The rezoning is accompanied by an Area Plan Amendment as the future land use recommendation in the Area Plan is Medium Density Residential. Many of the properties on the west side of N Oak Trafficway south of the subject site are commercially zoned.

"The rezoning to B2 and associated area plan amendment to "Mixed Use Neighborhood" future land use designation aligns with the proposed B2 and is already established at the intersection to the south. While this amendment could be seen as spot FLU change it is essentially unavoidable due to the rezoning. The site's location along N Oak a major corridor, as well as the fact that the previous MPD approval allowed similar uses further supports the appropriateness for the amendment and rezoning." -Alexis Berra, 1st District, Community Planning Division

B. Zoning and use of nearby property.

The west and some of the east side of N Oak Trafficway between NE 99th Street and 152 HWY is zoned commercially and developed with commercial uses. The area directly east of the subject site is primarily residential.

C. Physical character of the area in which the subject property is located.

The subject site is undeveloped greenfield and generally slopes towards the southeast corner of the property. The residential component of the MPD to the west is developed with approximately 300 units and sits about 20 feet higher than the subject property.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

There are adequate utilities to serve the subject site.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations.

The subject site was part of the BB North Oak MPD, which allowed for a drive-through restaurant use. An MPD final plan for a Popeye's was reviewed by City staff and approved by the City Plan Commission. Due to the MPD final plan lapsing after two years of inactivity on the site, the property is currently governed by an R-80 zoning although the zoning map still shows the MPD zoning.

F. Length of time the subject property has remained vacant as zoned.

The subject site has never been developed.

G. The extent to which approving the rezoning will detrimentally affect nearby properties.

Rezoning the property will allow all uses allowed in the B2 zoning district rather than the specified uses on the MPD plan. Any proposed building will still need to go through a zoning review to ensure compliance with the Zoning and Development Code during the building review application process. Any proposed building larger than 8,000 square feet would need additional approval by the City Plan Commission and possibly City Council.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There is no expected gain to public health, safety, or welfare in denying this application. The hardship imposed on the landowner would be the limited options for development of a use permitted in R-80, which primarily allows low density residential and some public/civic uses. The subject site was expected to be a drive-through restaurant since 2021.

ATTACHMENTS

1. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL of both Area Plan amendment and rezoning.

Respectfully submitted,



Genevieve Kohn-Smith, AICP

Lead Planner

Doug Stone
816-472-2539dstone@lewisricekc.com

November 24, 2025

**TO ALL PARTIES ON THE
ATTACHED DISTRIBUTION LIST:****PUBLIC MEETING NOTICE**

Please join our client, BB North Oak Devco, LLC, for a meeting regarding its application for rezoning from District R-80 to District B-2 (Case Number CD-CPC-2025-00178) for the land located at 9820 N Oak Trafficway, Kansas City, Missouri 64155. The meeting will be conducted virtually via Zoom as set out below.

Meeting Date/Time: December 4, 2025, at 6:00 pm Central time. Members of the team will remain on Zoom after the presentation to answer questions and discuss with neighbors.

Zoom Link for Meeting:

<https://us02web.zoom.us/j/83313963133?pwd=IYpyDwhhHWQtLqZWzXxPwXD6ZvXUH.1>

For Call In: Phone Number: (253) 205-0468

Meeting ID: 833 1396 3133 **Passcode:** 540633

Description of Proposal: Rezone Lot to District B-2 from District R-80 (to which it automatically reverted from District MPD upon lapse of previously approved final plan).

If you have any questions, please contact:**Name:** Douglas Stone**Phone:** (816) 421-2539**Email:** dstone@lewisricekc.com

You are receiving this notice in accordance with city code that requires a public meeting with neighbors for certain types of development projects. You can read more about the process requirements at www.kcmo.gov/publicengagement.

If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at www.Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Doug Stone

Douglas S. Stone

DSS:crb



PUBLIC MEETING NOTICE

November 24, 2025

Case Number CD-CPC-2025-00178

RECIPIENT LIST FOR NOTICE

Jerome M & Janice A Prezwodek
9803 N Oak Trfy
Kansas City, MO 64155

Christopher G Riley
9807 N Oak Trfy
Kansas City, MO 64155

Mark A & Atonia M Galloway
9870 N Cherry St
Kansas City, MO 64155

Donna M Pittsenbarger
9866 N Cherry St
Kansas City, MO 64155

Logan Farrell
9825 N Oak Trfy
Kansas City, MO 64155

Earl & Barbara Wertz
935 Rosedale Ln
Hoffman Estates, IL 60169

Patricia A Stimetz
9854 N Cherry St
Kansas City, MO 64155

Janice A Williams
813 NE 114th St
Kansas City, MO 64155

Kevin R & Dione L Wetzel
9861 N Cherry St
Kansas City, MO 64155

Alexander B Richard
409 NE 98th Ter
Kansas City, MO 64155

Northland Cathedral Assembly of God Inc
101 NW 99th St
Kansas City, MO 64155

Sarah N Boston
401 NE 99th St
Kansas City, MO 64155

97 North Oak LLC
4200 E Skelly Dr
Tulsa, OK 74135

BB North Oak Devco LLC
7121 W 79th St
Overland Park, KS 66204

Donald W Curtis
9867 N Cherry St
Kansas City, MO 64155

New Mark First Pool Association
P.O. Box 10646
Kansas City, Missouri 64155-0646



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

[illegible]