

# Ordinance No. 260261

## Rezoning to MPD

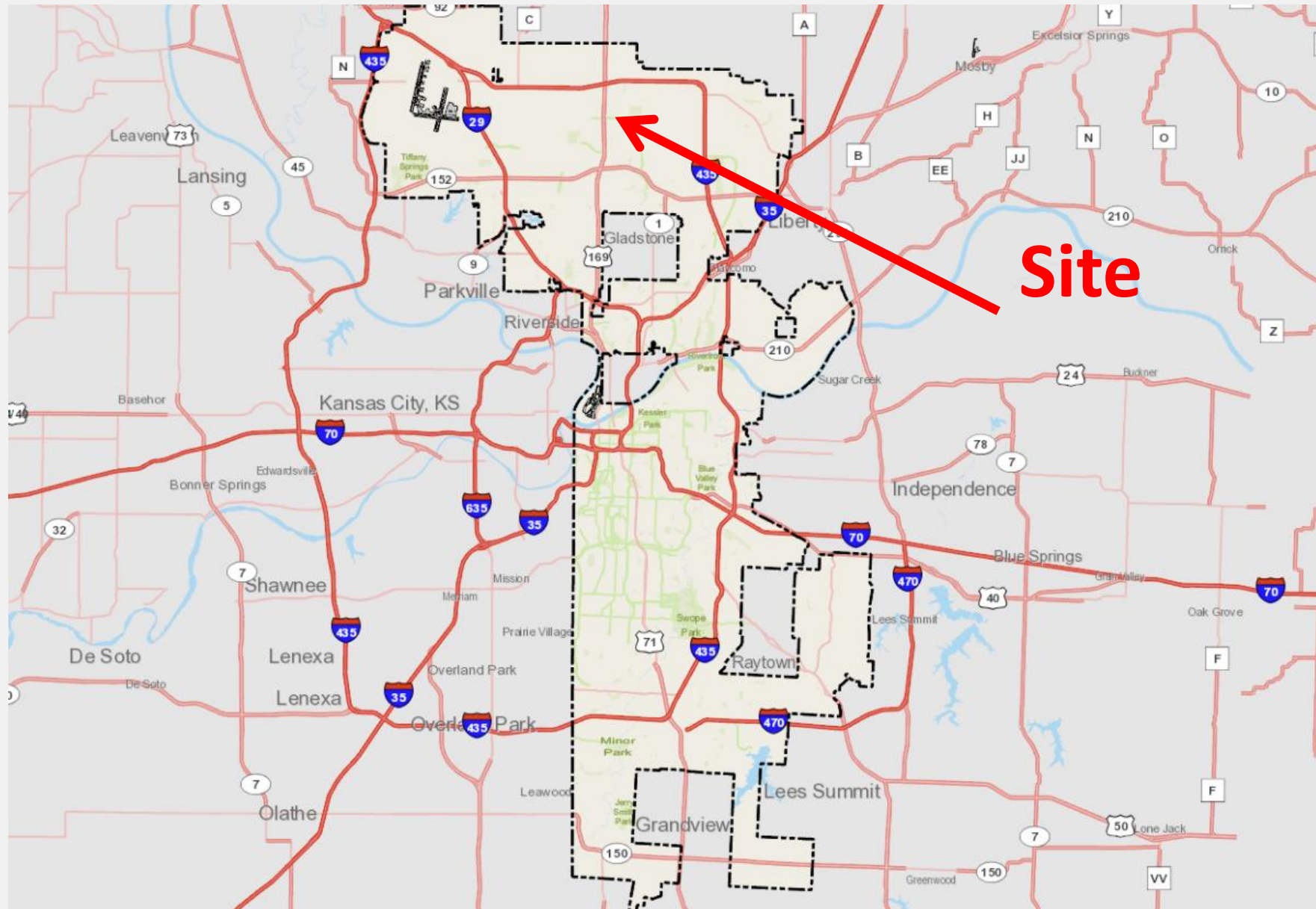
Dillons 155 – 10807 N Oak Trfy

March 10, 2026

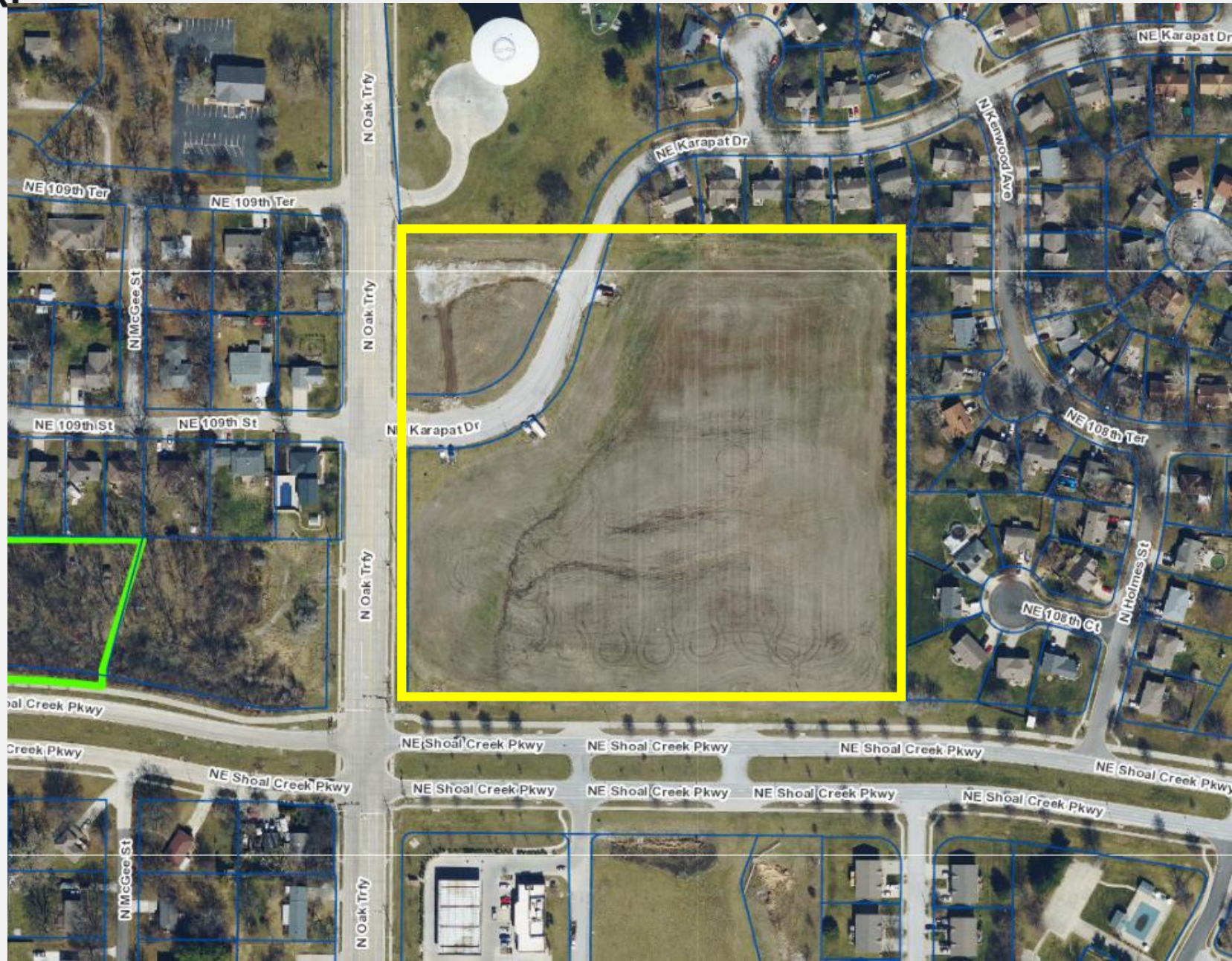
*Prepared for*

Neighborhood Planning and Development Committee



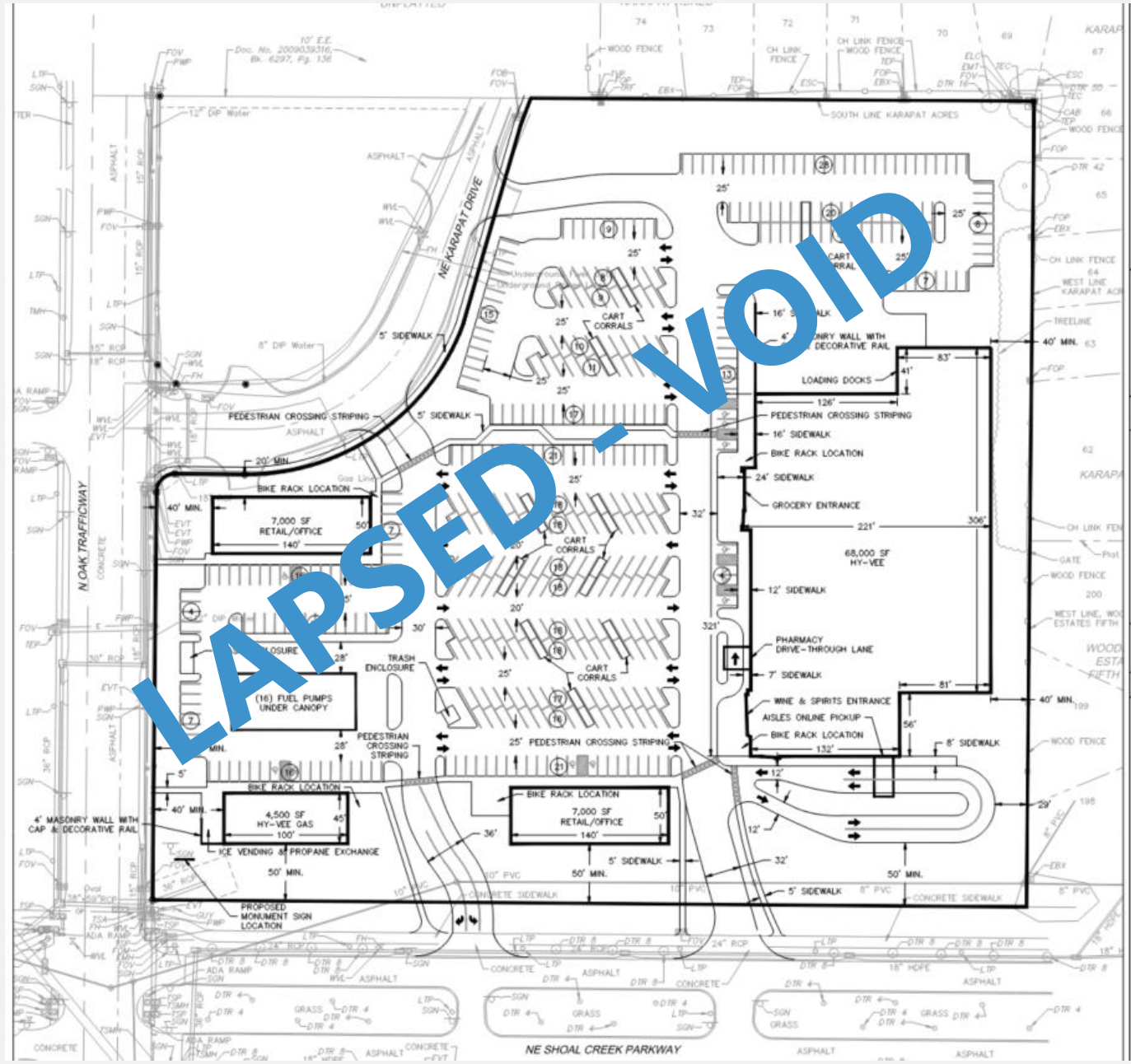








Previously Approved Plan  
Lapsed: July 15, 2025

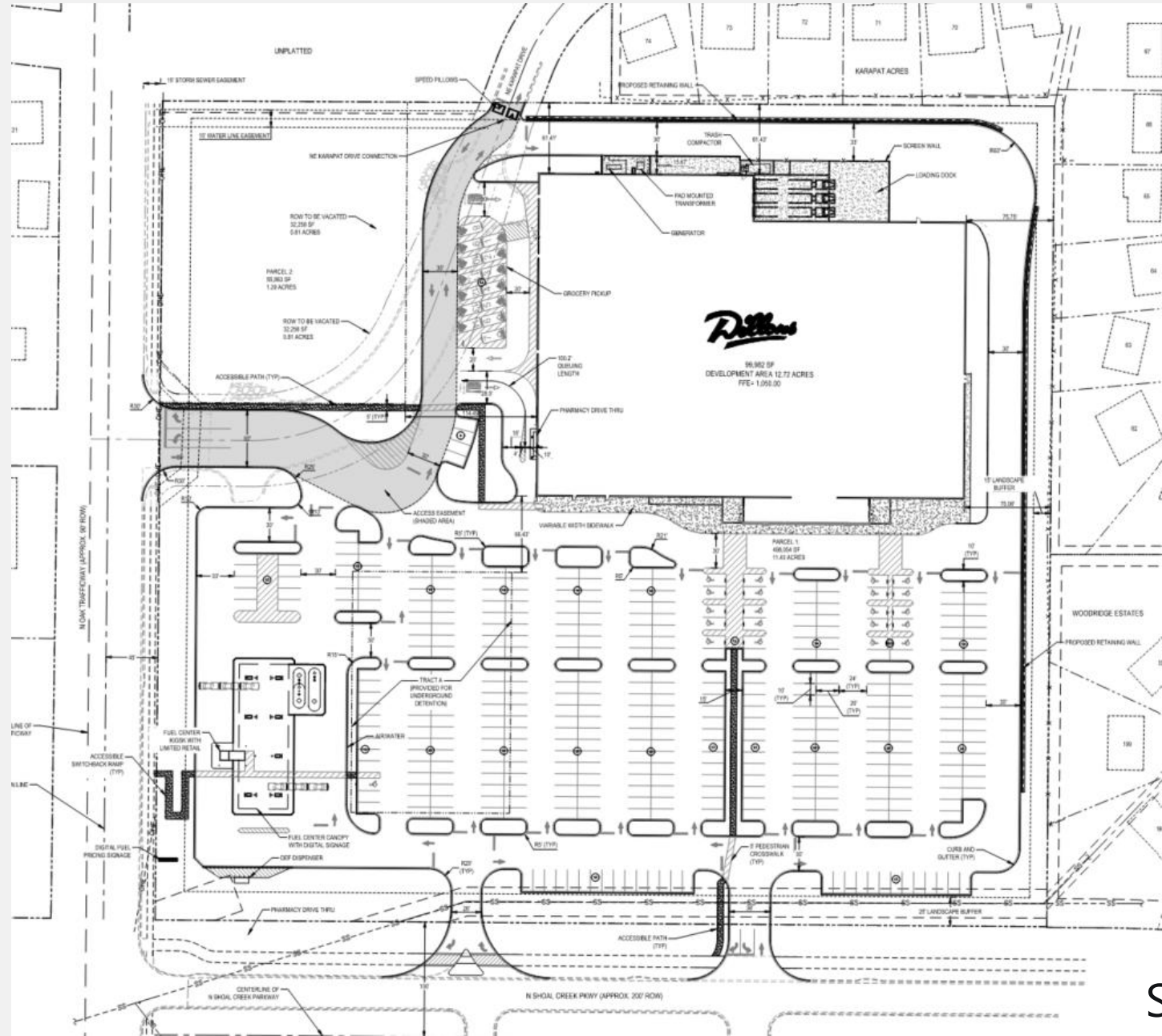


~100,000 sqft grocery store

408 parking spaces

14 gas pumps

Vacate NE Karapat Dr



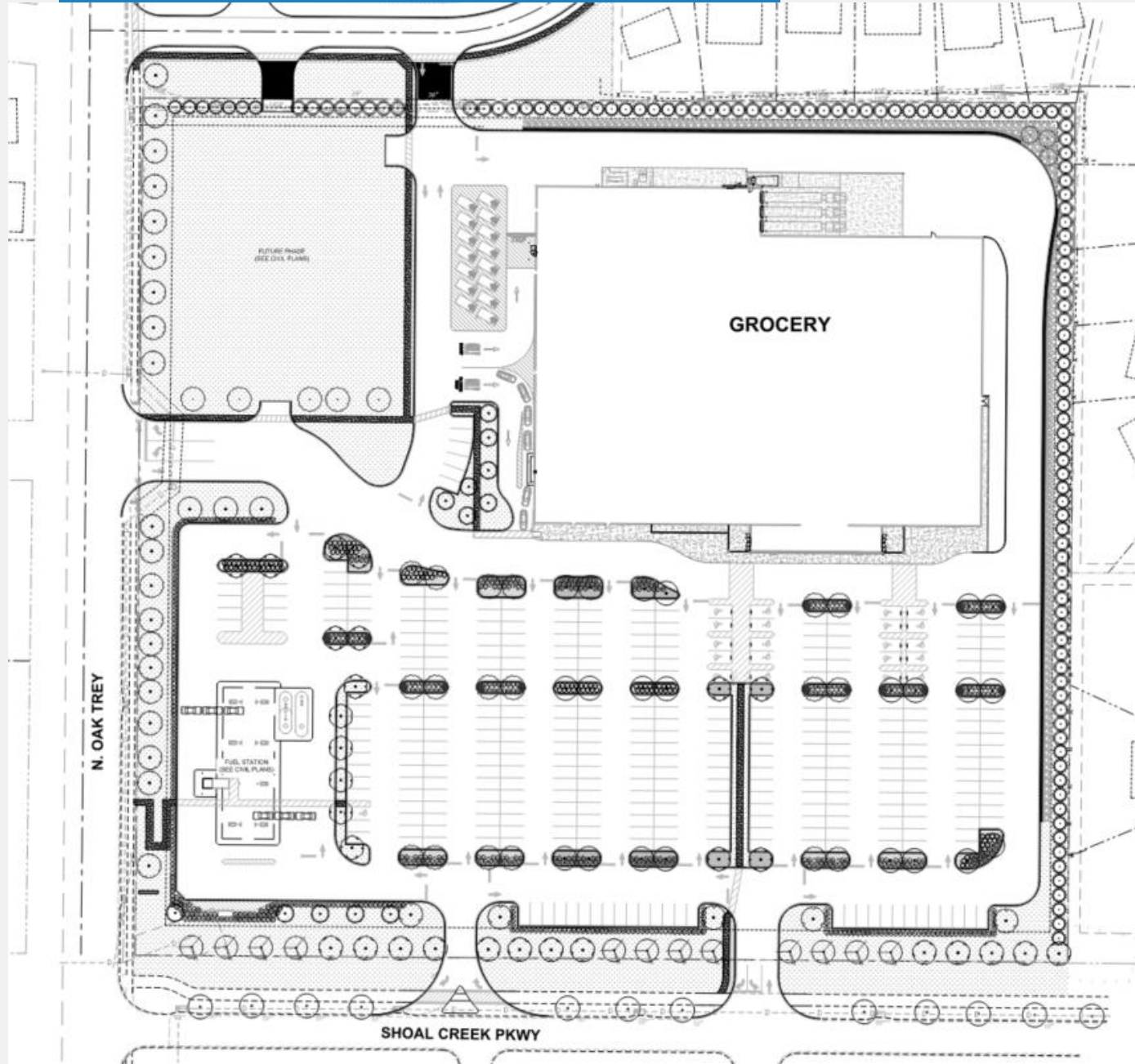
Site Plan



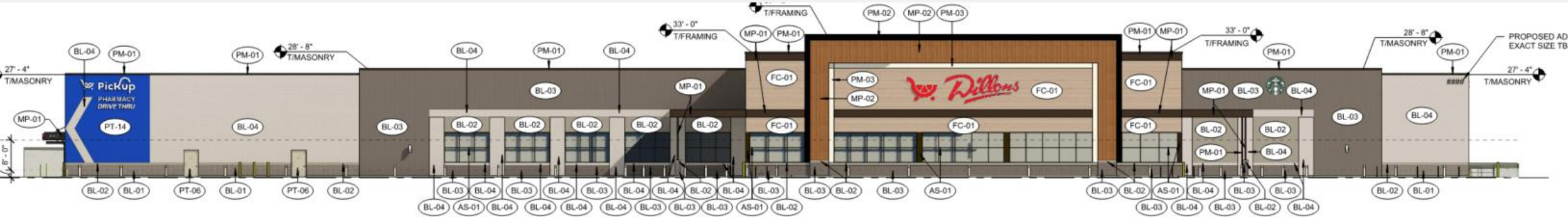




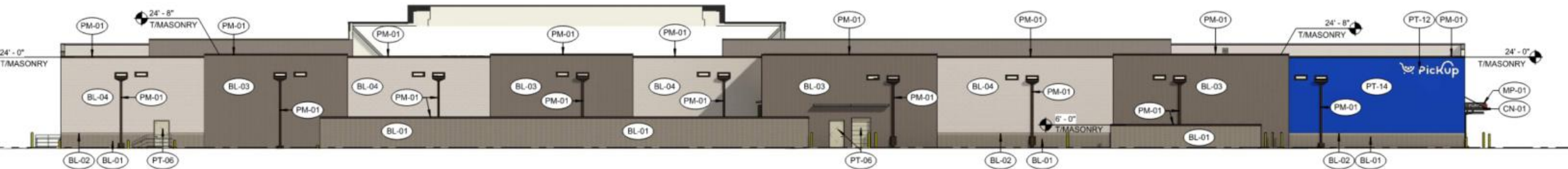
## Landscape Plan - Updated



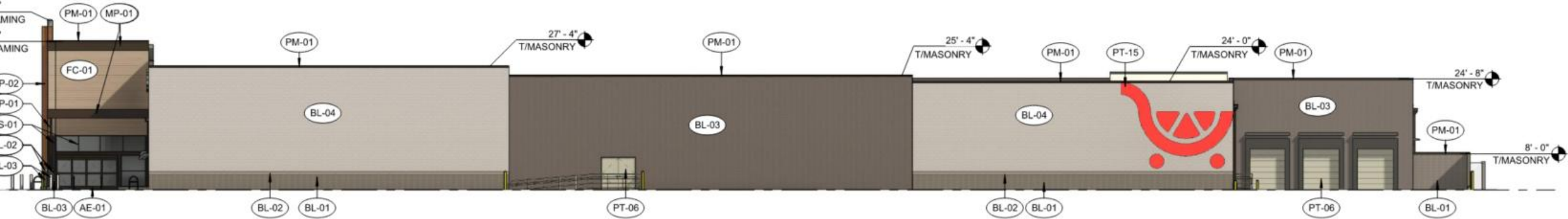




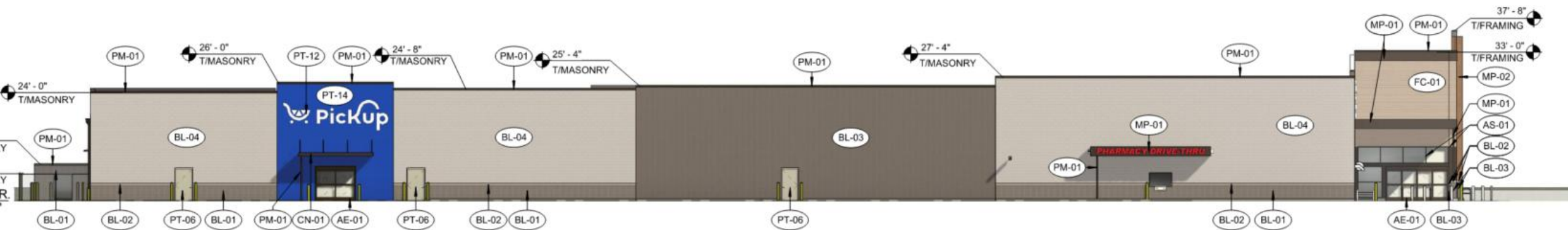
1 FRONT (SOUTH) ELEVATION  
1/16" = 1'-0"



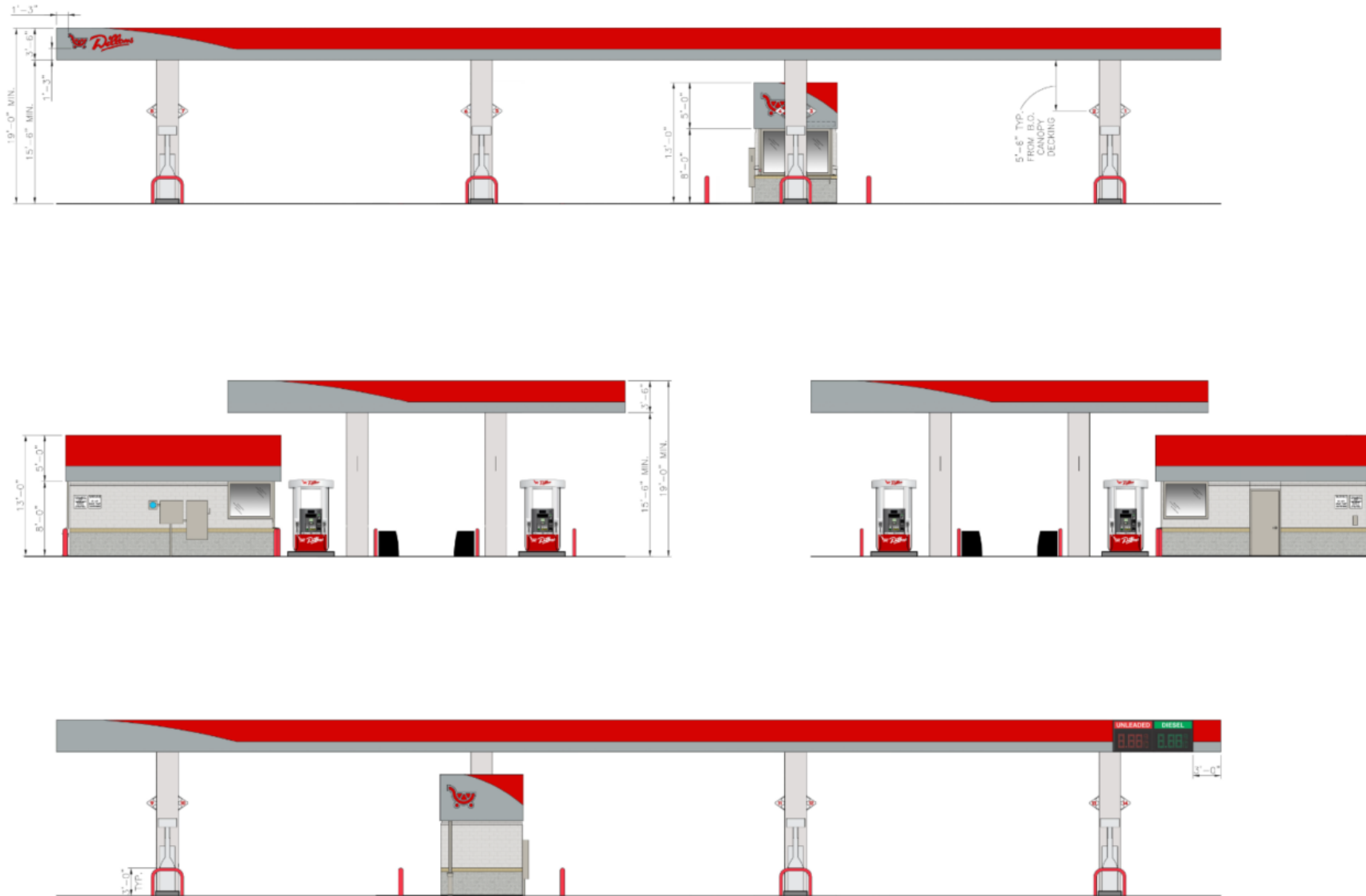
2 BACK (NORTH) ELEVATION  
1/16" = 1'-0"



③ RIGHT (EAST) ELEVATION  
1/16" = 1'-0"



④ LEFT (WEST) ELEVATION  
1/16" = 1'-0"





## Requested Deviations

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

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

## Requested Deviations

### **88-323 – Boulevard and Parkway Standards**

- Locating parking and vehicular use area between the building and the parkway. (88-323-02-B.2)
- 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)
- Full deviation to all additional provisions for sites with gasoline and fuel sales. (88-323-02-G)

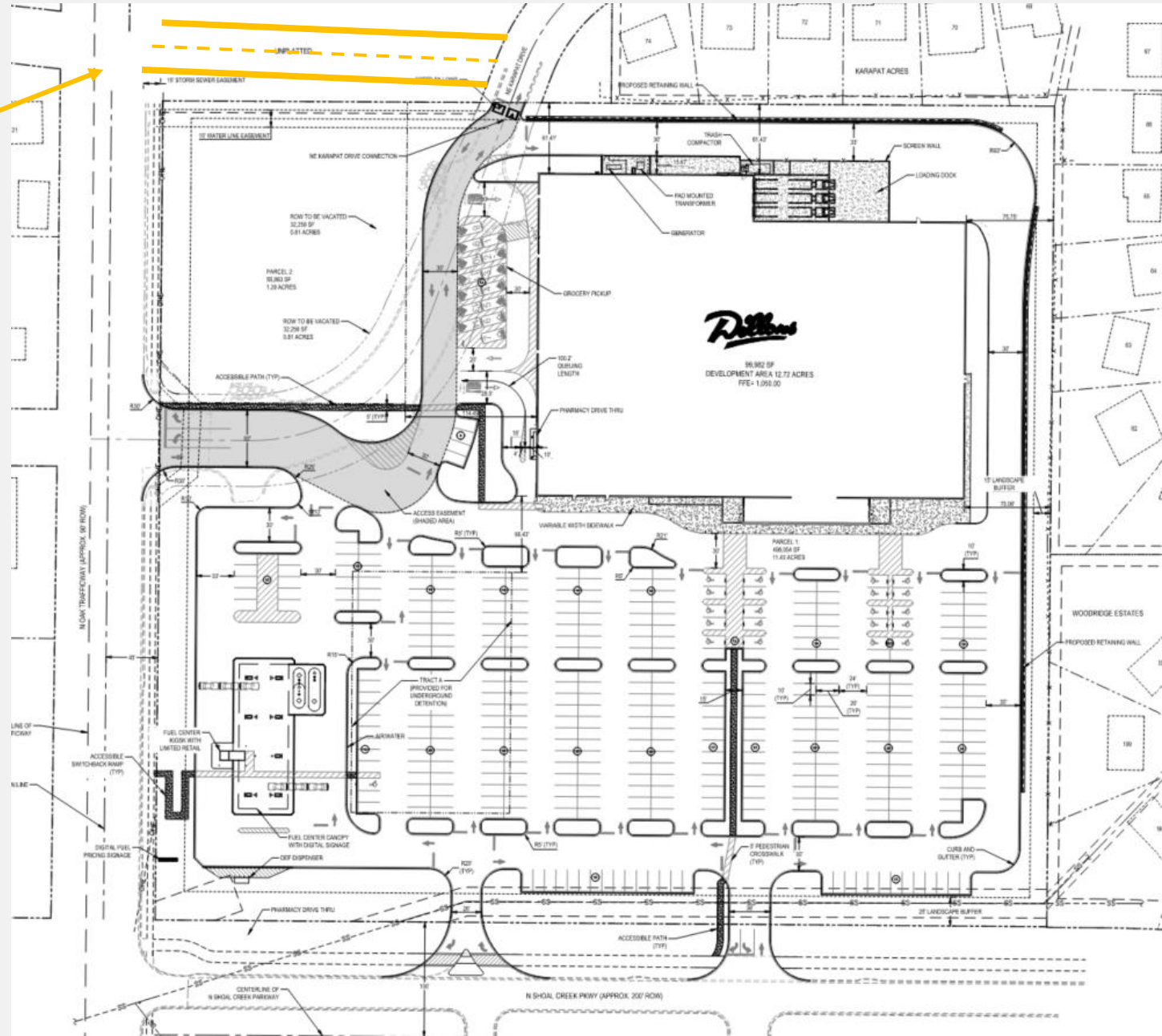
## Requested Deviations

### **88-420 – Parking and Loading**

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



Ongoing discussions  
with Public Works  
and Water Services  
about ROW  
relocation to align  
with NE 109<sup>th</sup> Ter





View of subject site from NE Shoal Creek Pkwy. (Nov 2024)





View of subject site from intersection of NE Shoal Creek Pkwy N Oak Trfy. (Nov 2024)



View of subject site and existing NE Karapat Dr from N Oak Trfy. (Dec 2024)





View looking down existing NE Karapat Dr heading towards subject site. (Oct 2024)

# Outstanding Corrections

Correction(s) by Development Management of the City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / [genevieve.kohn-smith@kcmo.org](mailto:genevieve.kohn-smith@kcmo.org) with questions.

1. Per Long Range Planning: Reposition site elements to reduce parking, especially parking rows near Shoal Creek Parkway, and the parking immediately adjacent to the gas station area that do not have clear and safe access to the store. **UPDATE 2/19/26: Remove parking facing Shoal Creek Pkwy. (2/13/2026)**

**Other parking spaces removed closer to building**

2. Per Long Range Planning: Revise elevations facing the public right of way to include **visual interest on facades facing public streets and** high quality materials to cover the more of the proposed CMU materials. This can include additional metal paneling materials, running bond brick, stucco (not EIFS), or other higher quality materials to align with the design guidelines of the area plan and the well-design city goal in the KC Spirit Playbook. ~~UPDATE 2/19/26: Refer to example images in email from 2/11/26. If using primarily CMU block, use colors that give an appearance of red/brown brick. (2/13/2026)~~ **Modified by CPC, no revisions made by the applicant**



## Outstanding Corrections Cont.

Correction(s) by Development Management of the City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / [genevieve.kohn-smith@kcmo.org](mailto:genevieve.kohn-smith@kcmo.org) with questions.

3. Per Long Range Planning and DMD: Add a pedestrian walkway with landscaping and shade through the parking area from the store's main entrance to Shoal Creek Parkway to connect pedestrians and bicyclists safely to this future community service amenity. 88-450-03-B and 88-323-02-A require the on-site pedestrian circulation system must connect all adjacent public rights-of-way to the main building entrance. The connection must follow a direct route and not involve significant out-of-direction travel for system users. **UPDATE 2/19/26: Provide a pedestrian connection to the building from the public ROW at NE Karpat Dr for people from the neighborhood coming to the site. (2/13/2026) Resolved**

4. Provide an example of proposed screen fencing. Material should be durable such as a composite wood or masonry materials. **UPDATE 2/20/26: No proposed materials were provided for the loading dock screen wall. (2/13/2026) Resolved**

5. Per Long Range Planning: Reposition site elements to maintain the NE Karapat Drive right of way to increase connections for all customers from the neighborhood and out to N. Oak Trafficway. Consider adding a driveway instead to the existing street from the parking area. **UPDATE 2/19/26: Coordinate with Water and Public Works to realign Karapat to align with E 109 Ter. (2/13/2026) Plans revised but no written agreement circulated**





Austin Landing - Miamisburg, OH



Harrison Avenue - Green Township, OH



Corryville – Cincinnati, OH

# Outstanding Corrections Cont.

Correction(s) by Land Development Division of the Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

6. General Corrections: 1. The Developer will need to coordinate and obtain approval from the Public Works Department for the vacation of NE Karapat Dr and the associated plan for traffic rerouting. Provide documented confirmation of approval under this plan case once it has been obtained.  
(2/19/2026) **Plans revised but no written agreement circulated**

Correction(s) by Parks Department of the Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

~~7. Parks staff is not supportive of the development not meeting a large majority of Section 88-408 Boulevard and Parkway Standards. Staff would like to see an improved revision to the plans that better aligns with the intent of development along a Parkway. Improvements would include moving the building to front the parkway, reduction in parking area fronting the parkway, etc. (2/13/2026)~~ **Removed by CPC**

# City Plan Commission & Staff Recommendation

**Case No. CD-CPC-2026-00002**

Approval with Corrections & Conditions