

METRO NORTH CROSSING UR PLAN AMENDMENT

SECTIONS 10 & 11, TOWNSHIP 51N, RANGE 33W
IN KANSAS CITY, CLAY COUNTY, MO



City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2023-00165 On 12-05-2023

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission

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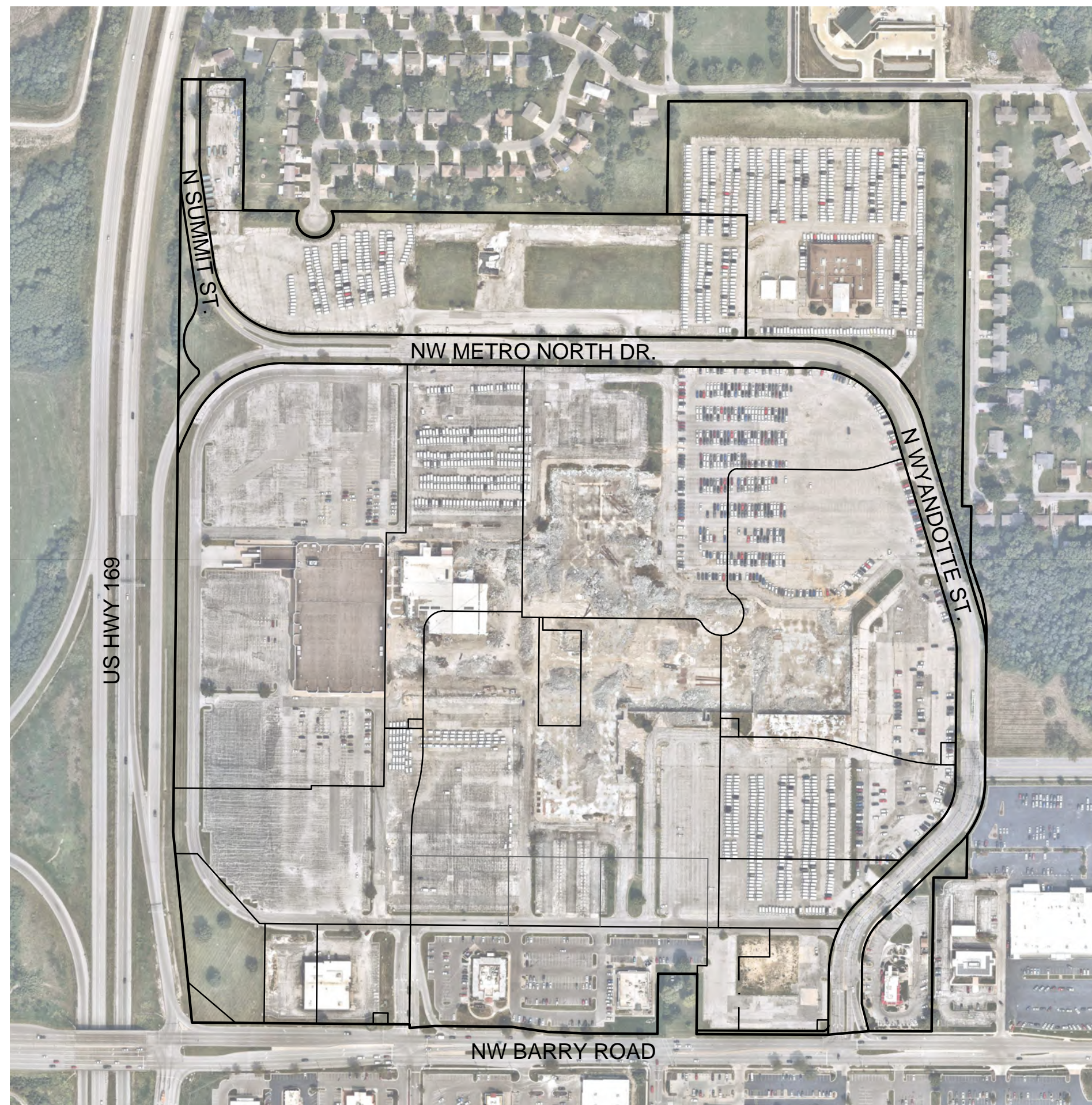
METRO NORTH
CROSSING

PROJECT TEAM CONTACT LIST

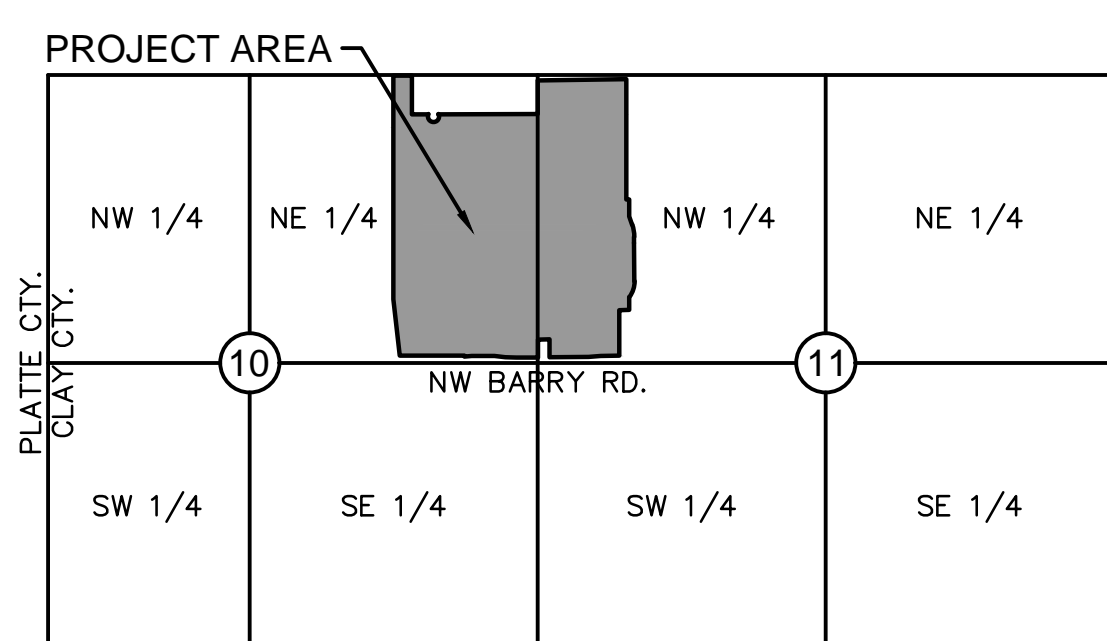
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VICINITY MAP
S10 & 11, T51N, R33W
SCALE 1"=2000'

PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN KANSAS CITY, CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10, THENCE SOUTH 89 DEGREES 33 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 169.67 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 09 SECONDS WEST, A DISTANCE OF 355.01 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 04 SECONDS EAST, A DISTANCE OF 150.02 FEET; THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 26 DEGREES 13 MINUTES 33 SECONDS WEST, A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 201.95 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 04 SECONDS EAST, A DISTANCE OF 909.60 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 10; THENCE CONTINUING SOUTH 89 DEGREES 29 MINUTES 04 SECONDS EAST, A DISTANCE OF 215.93 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 56 SECONDS WEST, A DISTANCE OF 333.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF METRO NORTH DRIVE; THENCE SOUTH 89 DEGREES 29 MINUTES 04 SECONDS EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID METRO NORTH DRIVE, A DISTANCE OF 177.54 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID METRO NORTH DRIVE AND THE EASTERLY RIGHT-OF-WAY LINE OF NORTH WYANDOTTE AVENUE, HAVING A RADIUS OF 320.00 FEET AND AN ARC LENGTH OF 101.72 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 56 SECONDS WEST, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH WYANDOTTE AVENUE, A DISTANCE OF 351.29 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH WYANDOTTE AVENUE, HAVING A RADIUS OF 240.00 FEET AND AN ARC LENGTH OF 152.29 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 09 SECONDS WEST, A DISTANCE OF 117.81 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 07 SECONDS WEST, A DISTANCE OF 90.23 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 09 SECONDS WEST, A DISTANCE OF 416.95 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD; THENCE NORTH 89 DEGREES 46 MINUTES 07 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, A DISTANCE OF 170.30 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTHWEST BARRY ROAD WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH WYANDOTTE AVENUE; THENCE SOUTH 85 DEGREES 05 MINUTES 35 SECONDS WEST, A DISTANCE OF 111.66 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTHWEST BARRY ROAD WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, A DISTANCE OF 355.87 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 09 SECONDS EAST, A DISTANCE OF 163.70 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 07 SECONDS WEST, A DISTANCE OF 106.01 FEET TO A POINT ON THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 00 DEGREES 41 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 163.70 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD; THENCE NORTH 89 DEGREES 29 MINUTES 04 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, A DISTANCE OF 196.77 FEET; THENCE NORTH 87 DEGREES 45 MINUTES 58 SECONDS WEST CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, A DISTANCE OF 100.05 FEET; THENCE NORTH 82 DEGREES 04 MINUTES 39 SECONDS WEST CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, A DISTANCE OF 100.84 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 04 SECONDS WEST CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, A DISTANCE OF 207.50 FEET; THENCE SOUTH 85 DEGREES 52 MINUTES 03 SECONDS WEST CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, A DISTANCE OF 67.82; THENCE NORTH 00 DEGREES 30 MINUTES 56 SECONDS EAST, A DISTANCE OF 9.50 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 04 SECONDS WEST CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, A DISTANCE OF 589.90 FEET; THENCE NORTH 05 DEGREES 38 MINUTES 11 SECONDS WEST, A DISTANCE OF 218.45 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 00 DEGREES 40 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 2042.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,490,898 SQUARE FEET OR 103.097 ACRES, MORE OR LESS.

GENERAL NOTES:

- THIS PLAN SHALL SERVE AS AN AMENDMENT TO THE APPROVED UR REDEVELOPMENT PLAN & PRELIMINARY PLAT AS RECORDED IN ORDINANCE 180050 DATED FEBRUARY 1, 2018.
- EXISTING ZONING: UR (NO CHANGE PROPOSED)
- EXISTING USE: RETAIL
- PROPOSED USE: COMMERCIAL, OFFICE, RETAIL, RESTAURANT, HIGH DENSITY RESIDENTIAL, AND GOLF ENTERTAINMENT COMPLEX.
- METES AND BOUNDS AND LEGAL DESCRIPTION ARE AS DESCRIBED IN PLAN SET.
- EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON EXISTING CONDITIONS PLAN.
- GENERAL CONFIGURATION OF PROPOSED LOTS, TRACTS, AND STREETS ARE AS INDICATED IN PLAN SET.
- LAYOUT OF STREETS AND SIDEWALKS ARE AS INDICATED ON PLAN AND/OR TYPICAL STREET SECTIONS. ALL PUBLIC SIDEWALKS ARE TO BE LOCATED WITHIN RIGHT-OF-WAY. ALL PRIVATE SIDEWALKS SHALL BE A MINIMUM OF 5' WIDE AND SHALL BE CONSTRUCTED OF CONCRETE.
- ALL PROPOSED RIGHT-OF-WAY WIDTHS AND ROADWAY CROSS-SECTIONS FOR PUBLIC STREETS WILL BE DESIGNED DURING FINAL PLAN PREPARATION.
- FINAL DEVELOPMENT PLAN AND BUILDING PERMIT PLANS TO INCLUDE FINAL DETAILS ON SIGNAGE, OPEN SPACE, BUILDING MATERIALS, BUILDING ELEVATIONS, LANDSCAPING, BICYCLE PARKING, AND A LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE PLAN BOUNDARY.
- SIGNAGE: ALLOWED PER KCMO ZONING ORDINANCE SECTION 88-445 OR AS MAY BE APPROVED BY THE CITY COUNCIL THROUGH A COUNCIL-APPROVED SIGNAGE PLAN PER CHAPTER 88-445-11.
- PARKING WILL BE PROVIDED AS REQUIRED IN SECTION 88-420 OF THE KCMO ZONING AND DEVELOPMENT CODE.
- PROPOSED PARKING SPACES PROVIDED MAY BE MODIFIED DURING THE FINAL PLAN PROCESS. REQUIRED PARKING PER LOT AND PHASE MAY BE ADJUSTED.
- STORMWATER DETENTION & BMPs SHALL BE PER APPROVED STORM DRAINAGE STUDY. STORMWATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS.
- PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND BUILDING PERMIT PLAN APPROVAL.
- INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATION PUBLIC STREET AND/OR ACCESS EASEMENT.
- PRIVATE EASEMENT AGREEMENTS THAT PROVIDE CROSS ACCESS AND CROSS PARKING AGREEMENTS TO EACH LOT IN THE VARIOUS PHASES OF THE DEVELOPMENT SHALL BE RECORDED AGAINST THE PROPERTY AS REQUIRED TO PROVIDE ACCESS.
- LOTS OR TRACTS ESTABLISHED BY THIS PLAN MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR LOT SPLIT OR MINOR SUBDIVISION, PROVIDED BUILDING WALLS AND OPENINGS ON OR ADJACENT TO PROPERTY LINES SHALL BE CONSTRUCTED WITH THE APPROPRIATE FIRE-RESISTIVE RATINGS AS REQUIRED BY CHAPTER 18, KCMO BUILDING AND REHABILITATION CODE, CODE OF ORDINANCES.
- PROJECT PHASES IDENTIFYING BUILDING SEQUENCING ALONG THE COMMENCEMENT AND COMPLETION DATES WILL BE ESTABLISHED DURING THE FINAL PLAN PREPARATION. PHASING WILL BE PER MARKET DEMAND.
- THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT.

REVISIONS DESCRIPTION		DATE	BY
NO. REV.	DESCRIPTION	DATE	BY
1	Revised per Staff comments.	2023.11.15	

TITLE SHEET
METRO NORTH CROSSING
UR PLAN AMENDMENT
KANSAS CITY, MO

2023

drawn by: CJH
checked by: JEF
designed by: NEJ
QA/QC by: JEF
project no.: 018-0558-0
date: 2023.10.27

SHEET
01



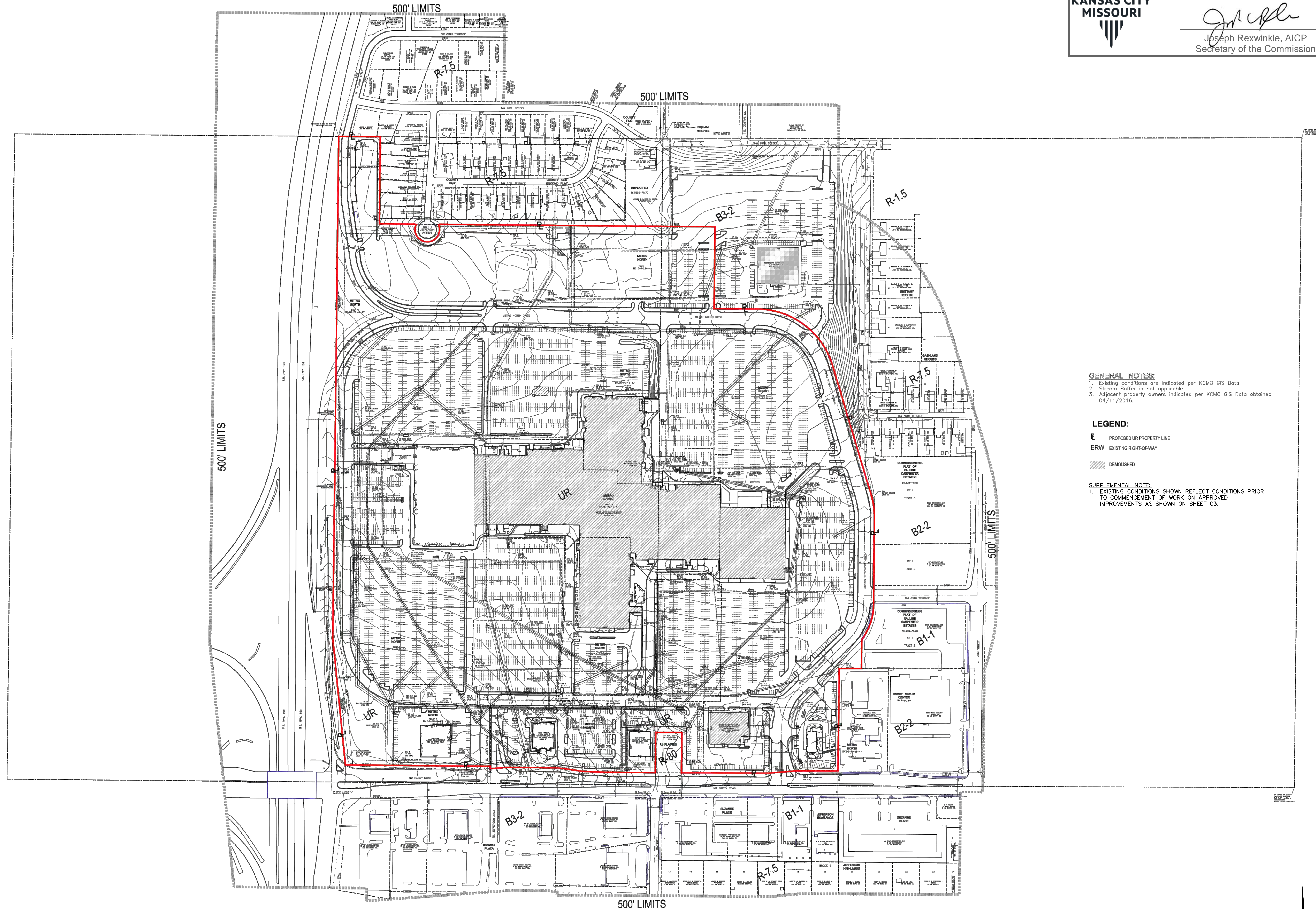
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 of Case No. CD-CPC-2023-00165 On 12-05-2023

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METRO NORTH
 CROSSING



GENERAL NOTES:

- Existing conditions are indicated per KCMO GIS Data
- Stream Buffer is not applicable.
- Adjacent property owners indicated per KCMO GIS Data obtained 04/11/2016.

LEGEND:

- PROPOSED UR PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- DEMOLISHED

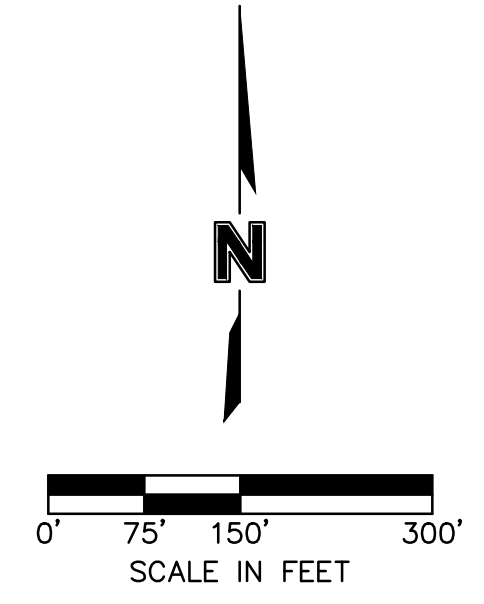
SUPPLEMENTAL NOTE:

- EXISTING CONDITIONS SHOWN REFLECT CONDITIONS PRIOR TO COMMENCEMENT OF WORK ON APPROVED IMPROVEMENTS AS SHOWN ON SHEET 03.

NO.	REV.	DATE	REVISIONS DESCRIPTION	BY
1		2023.11.15	Revised per Staff comments.	

EXISTING CONDITIONS	2023
METRO NORTH CROSSING UR PLAN AMENDMENT	
KANSAS CITY, MO	

drawn by: C.H.
 checked by: J.E.
 designed by: N.H.
 G.A.D.C. by: J.E.
 project no.: 018-0558-0
 date: 2023.10.27



DWG: F:\2018\0501-1000\018-0558-D\40-Design\AutoCAD\Preliminary Plans\Sheets\NCV\01_Development_Plan_42x30\C_EXC01_80558.dwg USER: cholmquist
 DATE: Nov 15, 2023 11:06am

AREA SUMMARY - RETAIL/OFFICE

SPACE	DESCRIPTION	BLDG AREA (SF)	PARKING REQ.	PARKING PROV.	REQ. SHORT-TERM BIKE SPACES	PROV. SHORT-TERM BIKE SPACES	LOT AREA (SF/AC)	BLDG HEIGHT	PHASE
A	EXISTING MACYS - 2 LEVELS	204,000	510	1164	84/22	42/11	656,590/15.14	40 FT	(EX)
B	RETAIL	9,500	24	45	5/2	3/1	255,817/5.87	50 FT	2
C	RETAIL	3,000	8	40	4/2	2/1	255,817/5.87	50 FT	2
D & E	LOWER LEVEL - RETAIL	25,000	63	63	7/4	4/2	255,817/5.87	100 FT	3
D & E	UPPER LEVEL - OFFICE	25,000	25	25	3/4	2/2	255,817/5.87	100 FT	3
F	RETAIL/RESTAURANTS	24,000	60	67	7/4	4/2	626,448/14.38	50 FT	2
G	RETAIL/RESTAURANTS	6,500	17	33	4/2	2/1	626,448/14.38	50 FT	2
H	RETAIL/RESTAURANTS	12,500	32	47	5/2	3/2	626,448/14.38	50 FT	2
I	RETAIL/RESTAURANTS	9,500	24	44	5/2	3/1	626,448/14.38	50 FT	2
J	RETAIL	30,000	75	75	8/4	4/2	183,502/4.21	50 FT	3
K & L	OFFICE (3 LEVELS)	60,000	60	60	6/7	3/4	437,181/10.04	60 FT	3
K & L	RETAIL	70,000	175	175	16/8	9/4	437,181/10.04	50 FT	3
M	LOWER LEVEL - RETAIL	30,600	77	79	8/5	4/3	496,942/11.48	50 FT	(COMP)
Q	COMPLETED - 1 SHOT Z (3-STORY)	56,100	141	313	32/13	16/7	466,312/10.71	47 FT (175 FT NETS)	(COMP)
R, S, T	RETAIL	85,000	213	213	22/10	11/5	626,448/14.38	50 FT	3
TOTAL		650,700	1,504	2,443	218/92	112/48			

AREA SUMMARY - PADS

SPACE	DESCRIPTION	BLDG AREA (SF)	PARKING REQ.	PARKING PROV.	REQ. SHORT-TERM BIKE SPACES	PROV. SHORT-TERM BIKE SPACES	LOT AREA (SF/AC)	BLDG HEIGHT	PHASE
P1	RESTAURANT	1,974	20	26	3/2	2/1	48,922/1.12	20 FT	2
P2	RESTAURANT	3,751	38	38	5/2	3/1	70,933/1.63	20 FT	(COMP)
P3	EXISTING - OLIVE GARDEN	9,000	90	121	13/3	7/2	205,726/4.72	20 FT	(EX)
P4	EXISTING - RED LOBSTER	8,000	80	121	13/3	7/2	205,726/4.72	20 FT	(EX)
P5	RESTAURANT	1,000	10	11	3/2	2/1	35,361/0.81	20 FT	2
P6	EXISTING - MCDONALD'S	3,000	30	57	6/2	3/1	70,984/1.63	20 FT	(EX)
P7	RESTAURANT	4,337	44	47	4/2	2/1	59,665/1.37	20 FT	(COMP)
P8 & P9	RESTAURANT/RETAIL	15,250	151	171	16/5	8/3	226,721/5.20	20 FT	1
P10	RESTAURANT/RETAIL	7,000	18	18	2/2	1/1	59,933/1.38	20 FT	3
P11	CARWASH	5,616	0	3	1/3	1/2	75,143/1.73	20 FT	1
P12	RESTAURANT/RETAIL	8,000	80	83	8/2	4/1	61,405/1.41	20 FT	2
TOTAL		66,928	561	696	74/28	40/16			

AREA SUMMARY - HOTEL

SPACE	DESCRIPTION	ROOMS	BLDG AREA (SF)	PARKING REQ.	PARKING PROV.	REQ. SHORT-TERM BIKE SPACES	PROV. SHORT-TERM BIKE SPACES	LOT AREA (SF/AC)	BLDG HEIGHT	PHASE
D & E	HOTEL (4-STORY)	100	93,600	35	35	4/5	2/3	255,817/5.87	100 FT	3
TOTAL		100	93,600	35	35	4/5	2/3			

AREA SUMMARY - RESIDENTIAL

SPACE	DESCRIPTION	UNITS	BLDG AREA (SF)	PARKING REQ.	PARKING PROV.	REQ. SHORT-TERM BIKE SPACES	PROV. SHORT-TERM BIKE SPACES	LOT AREA (SF/AC)	BLDG HEIGHT	PHASE
M	RESIDENTIAL (2 LEVELS ABOVE RETAIL)	36	61,200	36	51	6/36	6/36	496,942/11.48	60 FT	(COMP)
N	RESIDENTIAL (4 LEVELS)	71	80,800	71	105	11/70	11/70	496,942/11.48	60 FT	(COMP)
O	RESIDENTIAL (4 LEVELS)	71	80,800	71	80	8/70	8/70	496,942/11.48	60 FT	(COMP)
P	RESIDENTIAL (4 LEVELS)	71	80,800	71	121	13/70	13/70	496,942/11.48	60 FT	(COMP)
TOTAL		249	303,600	249	357	38/246	38/246			

USE	BLDG AREA (SF)	PARKING REQ.	PARKING PROV.	REQ. SHORT-TERM BIKE SPACES	PROV. SHORT-TERM BIKE SPACES
RETAIL	650,700	1,419	2,358	209/61	107/42
OFFICE	85,000	85	85	9/11	5/6
RESTAURANT/RETAIL PADS	66,928	561	696	74/28	40/16
HOTEL	93,600	35	35	4/5	2/3
RESIDENTIAL	303,600	249	357	38/246	38/246
TOTAL	1,114,828	2,349	3,531	334/371	192/313

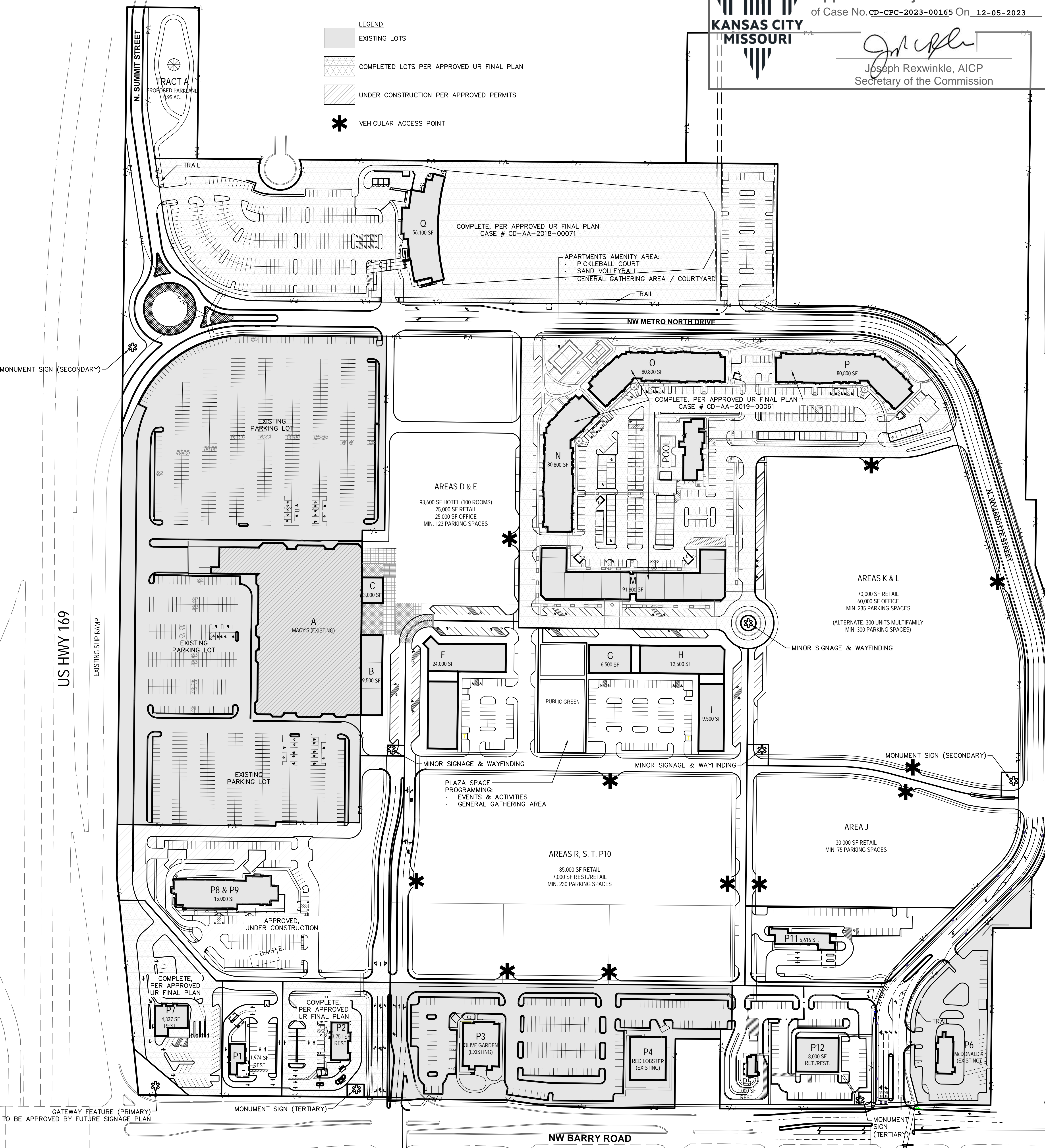
- NOTES:**
- EXISTING ZONING: UR; PROPOSED ZONING: NO CHANGE
 - TOTAL LAND AREA: 103.097 ACRES.
 - EXISTING STREET RIGHT-OF-WAY: 8.19 AC.
 - PROPOSED STREET RIGHT-OF-WAY: 0.40 AC.
 - NET LAND AREA: 94.51 AC.
 - PROPOSED USES: RETAIL, HOTEL, RESTAURANTS, DRIVE-THROUGH RESTAURANTS, GOLF ENTERTAINMENT COMPLEX, AND RESIDENTIAL. REFER TO PRELIMINARY DEVELOPMENT DATA ABOVE FOR SPECIFIC USE FOR EACH BUILDING.
 - PRELIMINARY BUILDING HEIGHTS:
 - RETAIL: 50' (2-STORY)
 - HOTEL: 100' (4-STORY)
 - RESTAURANT: 20' (1-STORY)
 - GOLF ENTERTAINMENT COMPLEX: 47' (3-STORY)
 - RESIDENTIAL: 60' (4-STORY)
 - OFFICE: 60' (3-STORY)
 - REFER TO SHEETS 08, 09, A-201 & A-202 AND THE TENANT CRITERIA HANDBOOK FOR PRELIMINARY BUILDING HEIGHTS.
 - GROSS BUILDING AREAS: REFER TO PRELIMINARY DEVELOPMENT DATA ABOVE.
 - TOTAL BUILDING COVERAGE: 611,422 SF (BUILDING FOOTPRINT COVERAGE); 1,114,828 SF (TOTAL FLOOR AREA)
 - TOTAL FLOOR AREA RATIO: 1,114,828 SF TOTAL FLOOR AREA / 4,116,611 SF NET LAND AREA = 0.27 F.A.R.
 - RESIDENTIAL DENSITY: N/A (INCLUDED IN OVERALL SITE DEVELOPMENT DATA)
 - PARKING REQUIREMENTS: (TOTAL PARKING PROVIDED IS PER THE PRELIMINARY DEVELOPMENT DATA ABOVE)
 - RETAIL SALES: 2.5 PER 1000 SF
 - EATING AND DRINKING ESTABLISHMENTS: (ALL OTHER): 10 PER 1000 SF
 - LODGING: (1-20 ROOMS = 1 PER ROOM)(21-40 ROOMS = 1 PER 4 ROOMS)(41+ ROOMS = 1 PER 6 ROOMS)
 - FOOD AND BEVERAGE RETAIL SALES: 2.5 PER 1000 SF
 - RESIDENTIAL: HOUSEHOLD LIVING (ALL OTHER): 1 PER DWELLING UNIT
 - OFFICE, ADMIN, PROFESSIONAL OR GENERAL: 1 PER 1000 SF
 - COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE ARE DEPENDENT UPON MARKET DEMAND.
 - PARKLAND DEDICATION: (249 MULTI-FAMILY UNITS) x 2 x 0.006 = 2.988 AC. REQUIRED PROVIDED: TRACT A: 0.95 AC. TRAIL (EAST SIDE OF DEVELOPMENT ALONG N WYANDOTTE ST. & NW BARRY ROAD): 542 LF WHERE SUPPLEMENTING SIDEWALK = (542x50)/2 = 0.31 AC. TRAIL (NORTH SIDE OF NW METRO NORTH DR.): 334 LF + 1546 LF WHERE SUPPLEMENTING SIDEWALK = 334x50 + (1546x50)/2 = 1.27 AC.
 - TOTAL PARKLAND PROVIDED: 0.95+0.31+1.27 = 2.53 AC. PAYMENT IN-LIEU-OF REQUIRED: 2.988-(2.53) = 0.458 AC. 0.458 AC. x (\$39,619.47 PER ACRE) = \$18,145.72
 - FINAL PROGRAMMING OF PLAZA SPACE (LOCATED BETWEEN BUILDINGS F & G) SHALL BE IDENTIFIED ON UR FINAL PLAN. PRELIMINARY PROGRAMMING: EVENTS & ACTIVITIES, GENERAL GATHERING AREA.

USES:
 NO USE SHALL BE ALLOWED THAT IS NOT PERMITTED IN THE B3 ZONING CATEGORY AS DESCRIBED IN SECTION 88-120-1 (TABLE 120-1) OF THE KCMO ZONING & DEVELOPMENT CODE, EXCEPT THAT GASOLINE AND FUEL SALES, MOTOR VEHICLE REPAIRS AND ARTISANAL FOOD AND BEVERAGE MANUFACTURING SHALL BE PERMITTED VIA UR FINAL PLAN AND NOT SUBJECT TO A SPECIAL USE PERMIT.

IN ADDITION, THE FOLLOWING USES ARE EXPRESSLY PROHIBITED:
 ADULT MEDIA STORE, ADULT MOTION PICTURE THEATER, SEX SHOP, CHECK CASHING STORE, PAWN SHOP, RECREATIONAL VEHICLE PARK, BLOOD/PLASMA CENTER OR TATTOO SHOP AND LIGHT EQUIPMENT SALES/RENTAL OUTDOOR.

ALL USES IDENTIFIED AS A "SPECIAL USE" AREA WILL BE REQUIRED TO APPLY FOR A PERMIT THROUGH THE SPECIAL USE PERMIT PROCESS.

BICYCLE PARKING:
 SHORT-TERM AND LONG-TERM BICYCLE PARKING WILL BE PROVIDED IN ACCORDANCE WITH 88-420-09 OF THE KCMO ZONING AND DEVELOPMENT CODE WITH THE FOLLOWING EXCEPTION: A 50% REDUCTION FOR REQUIRED SHORT-TERM AND LONG-TERM SPACES SHALL BE GRANTED FOR RETAIL/OFFICE USES. RESIDENTIAL USES SHALL MEET 100% OF THE REQUIREMENTS. BIKE RACK LOCATIONS SHALL BE IDENTIFIED ON UR FINAL PLAN AND BUILDING PERMIT PLANS.



DWG: F:\2018\0501-1000\016-0558-D\40-Design\AutoCAD\Preliminary Plans\Sheets\GNVCV\01_Development_Plan_4.2x30_C_SIT01_806568.dwg
 USER: cholmquist
 DATE: Nov 15, 2023 11:07am

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METRO NORTH CROSSING

BY: _____

REVISIONS DESCRIPTION

NO.	REV.	DATE	DESCRIPTION
1		2023.11.15	Revised per Staff comments.

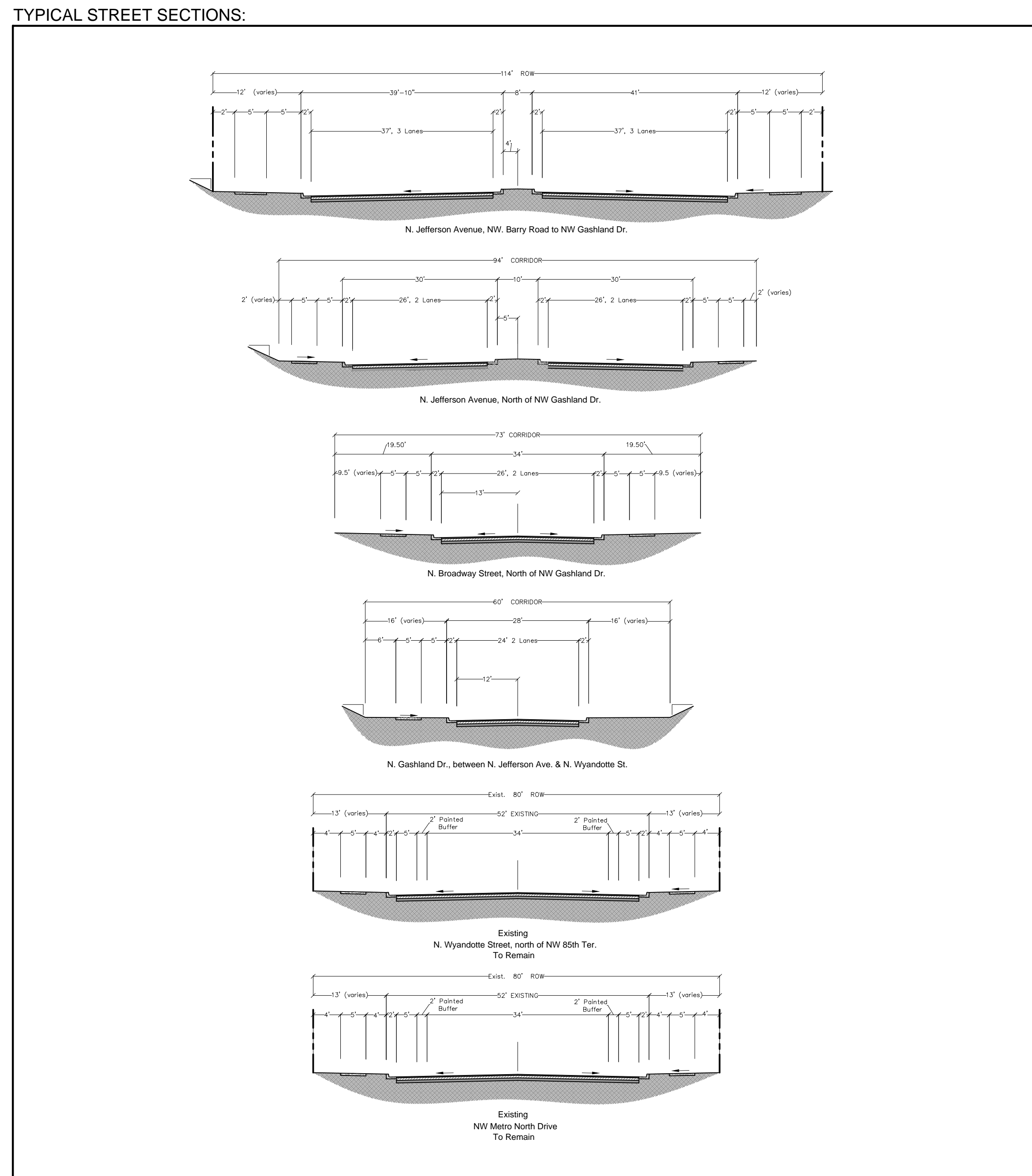
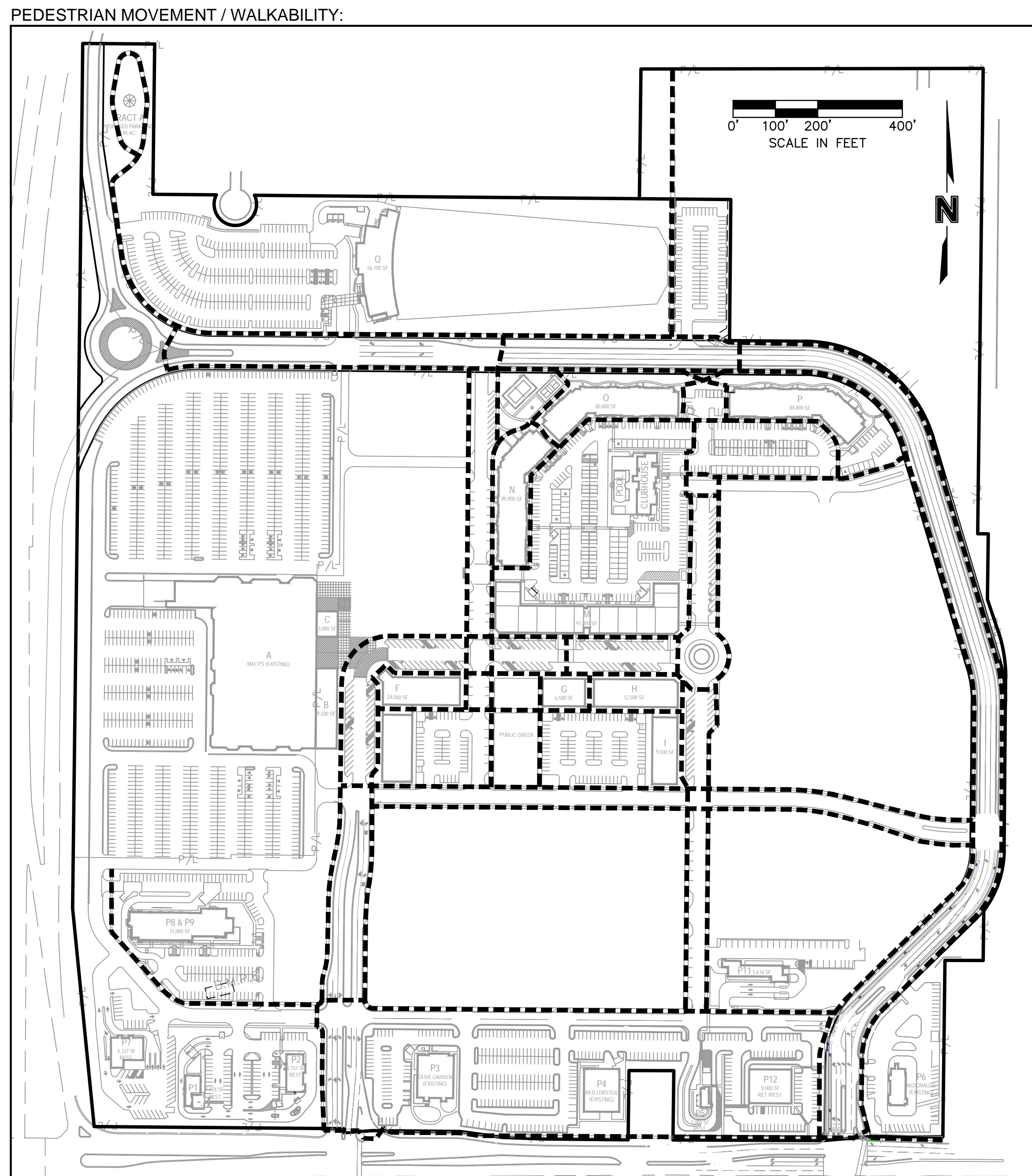
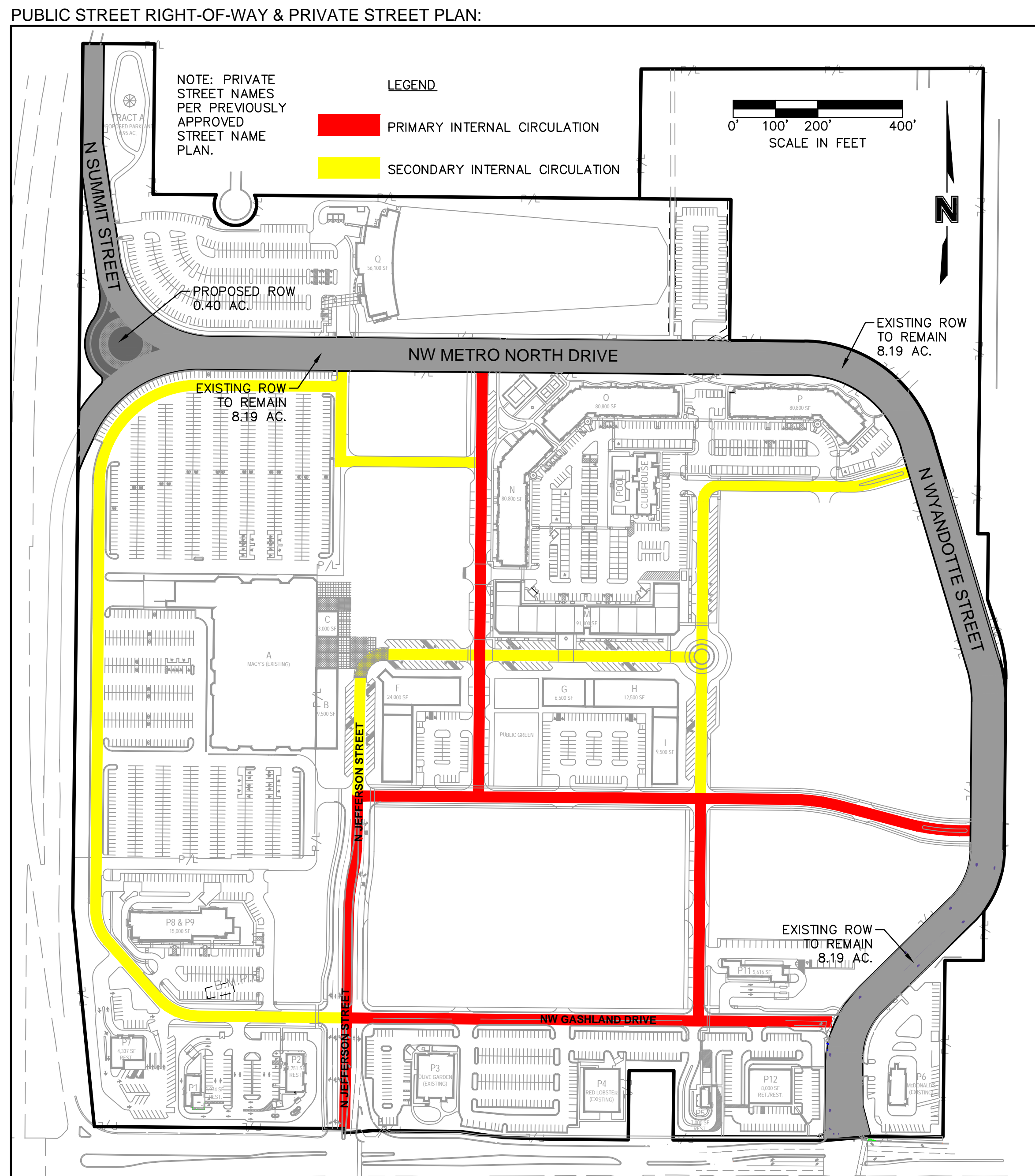
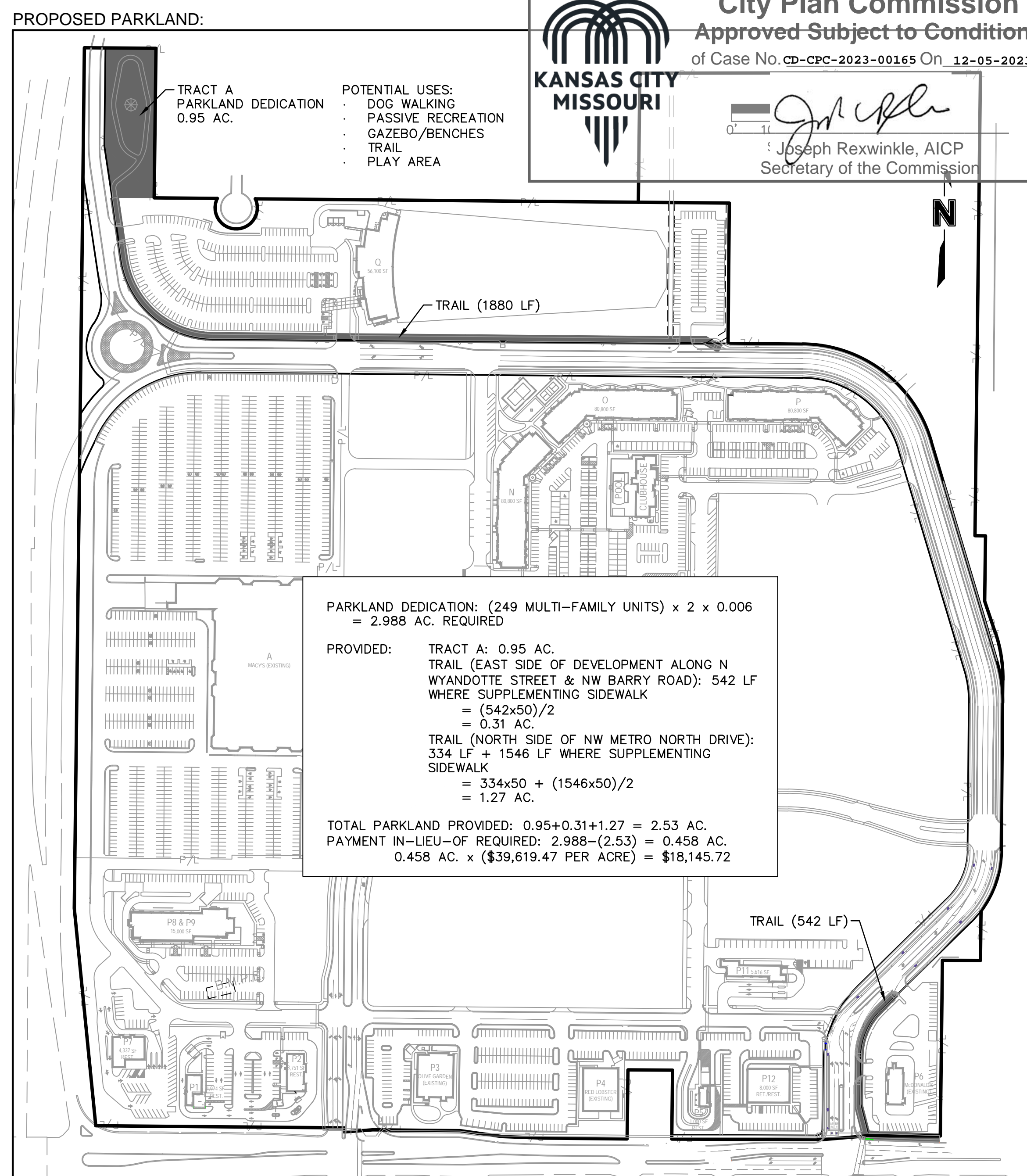
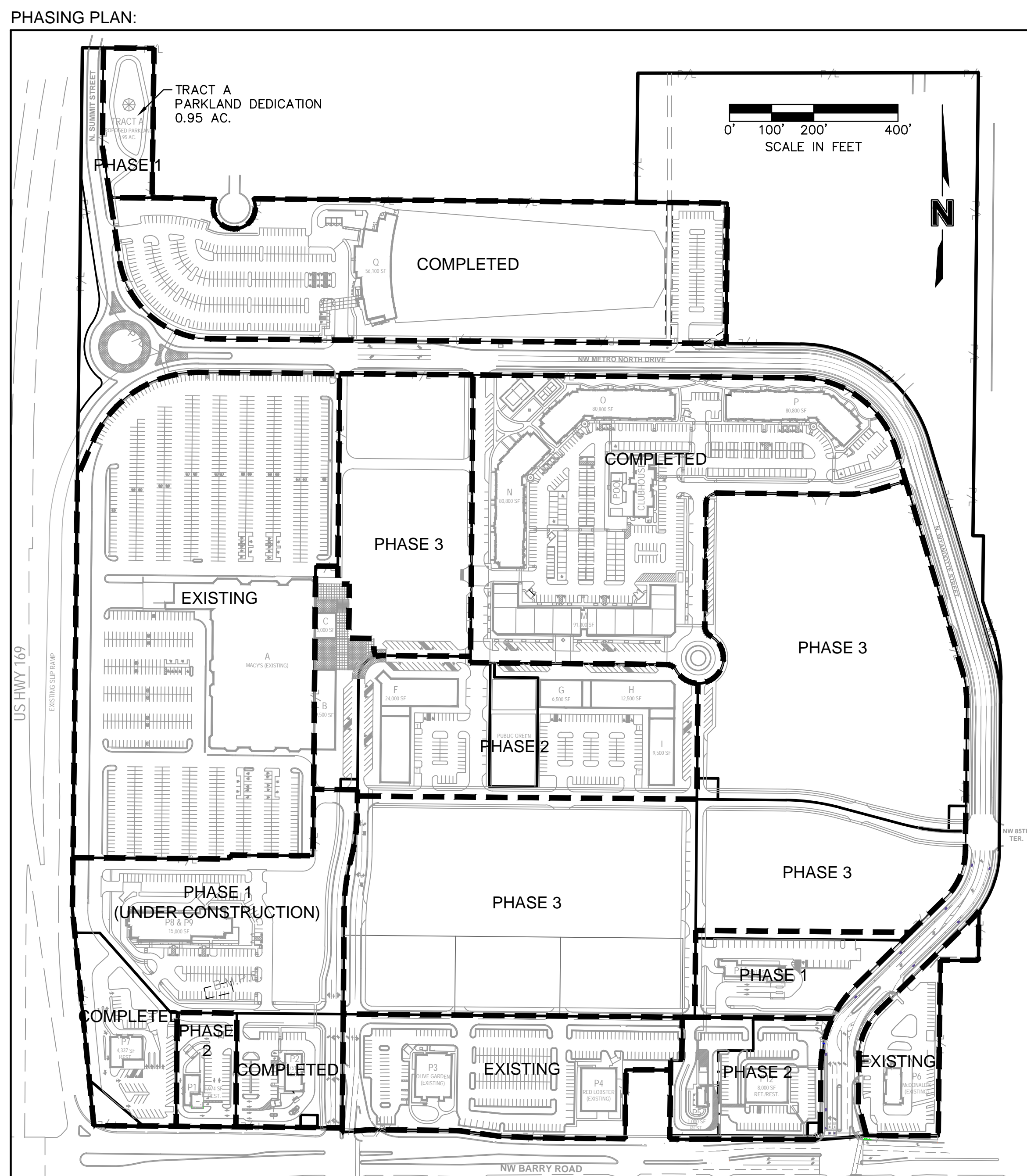
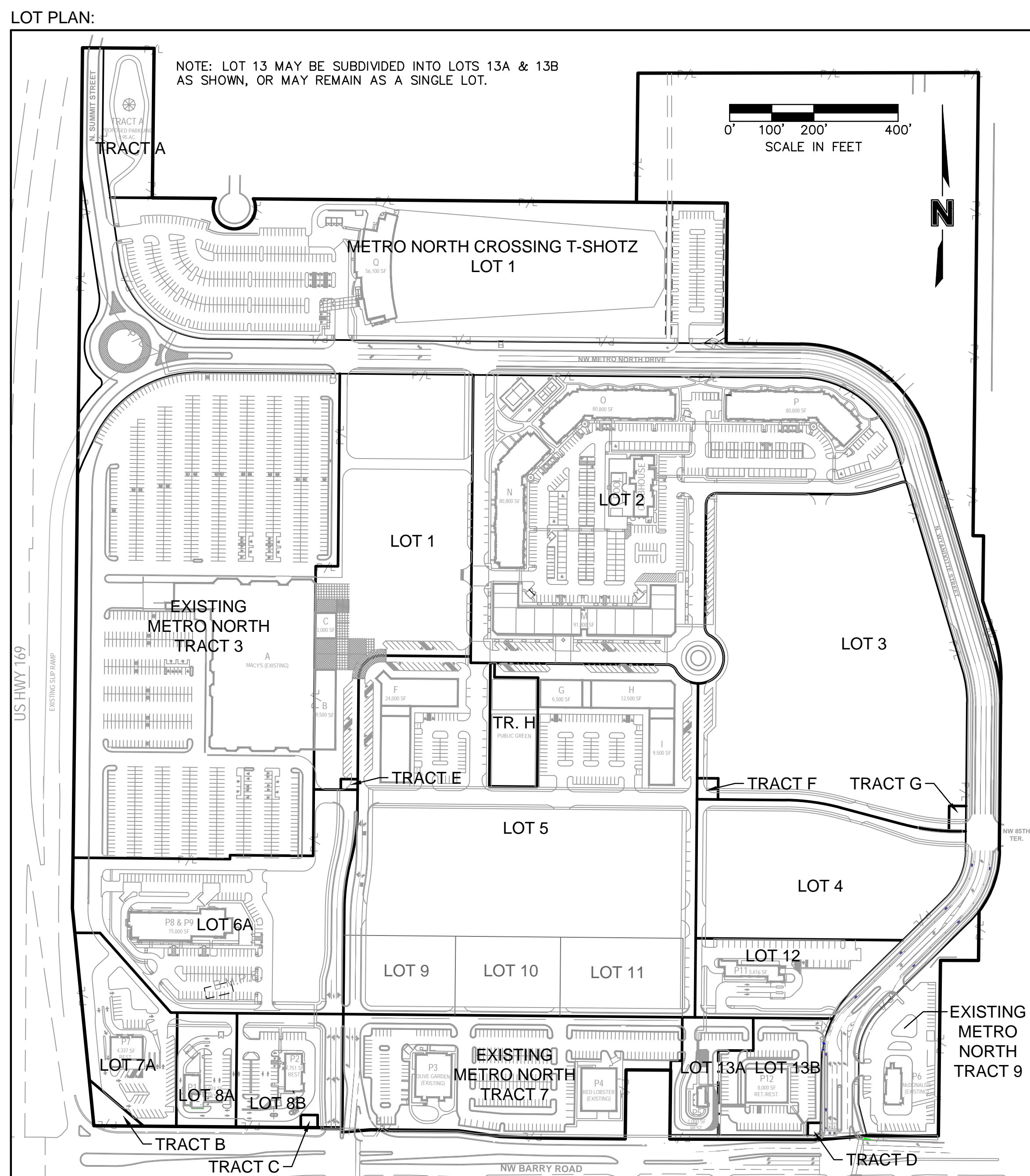
PRELIMINARY SITE PLAN 01

METRO NORTH CROSSING
UR PLAN AMENDMENT

KANSAS CITY, MO

drawn by: _____
 checked by: _____
 designed by: _____
 G.A.C.C. by: _____
 project no.: 018-0558-D
 date: 2023.10.27

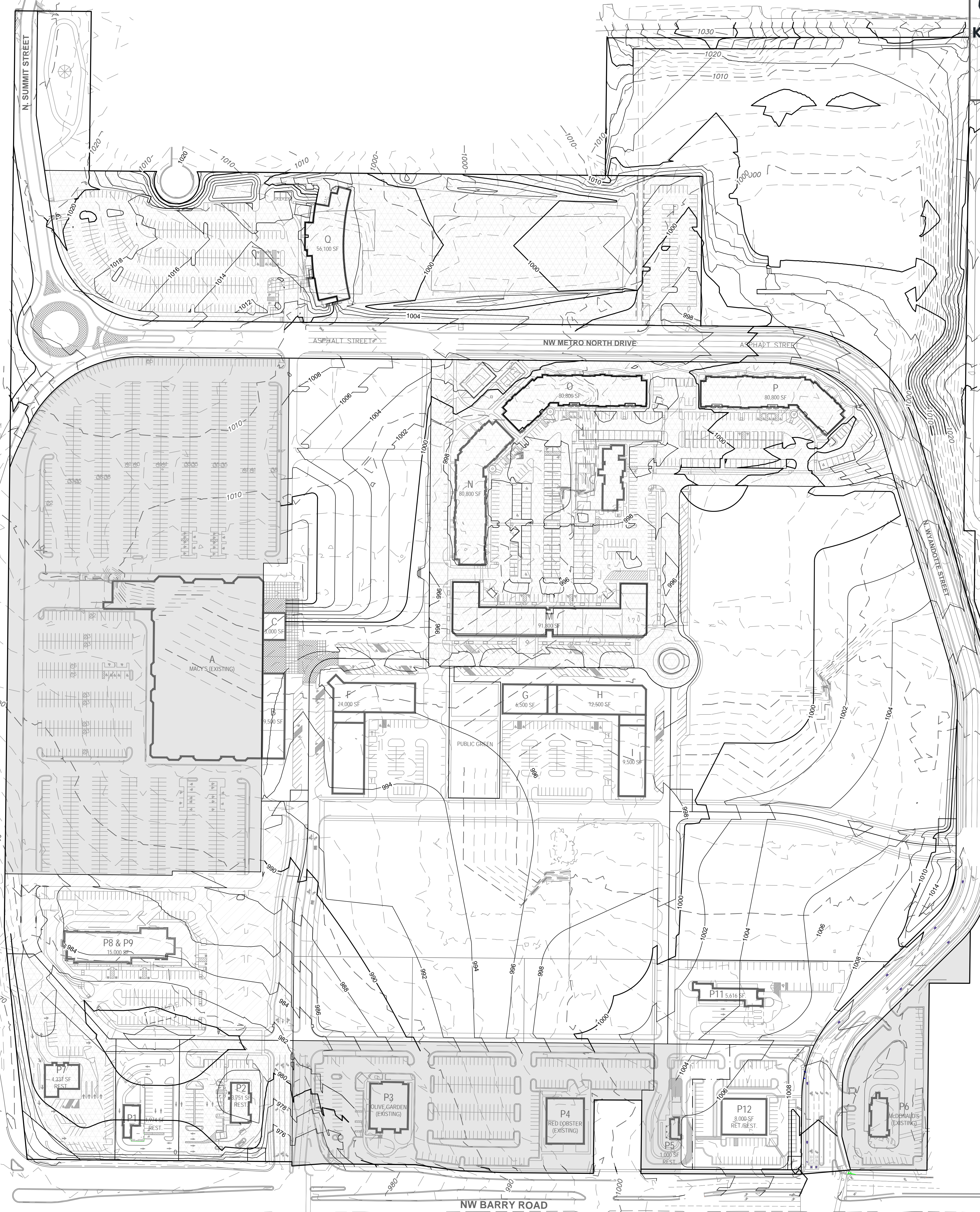
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NO.	REV.	DATE	DESCRIPTION
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 USER: cholmquist

US HWY 169



City Plan Commission
 Approved Subject to Conditions
 of Case No. **CD-CPC-2023-00165** On **12-05-2023**

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

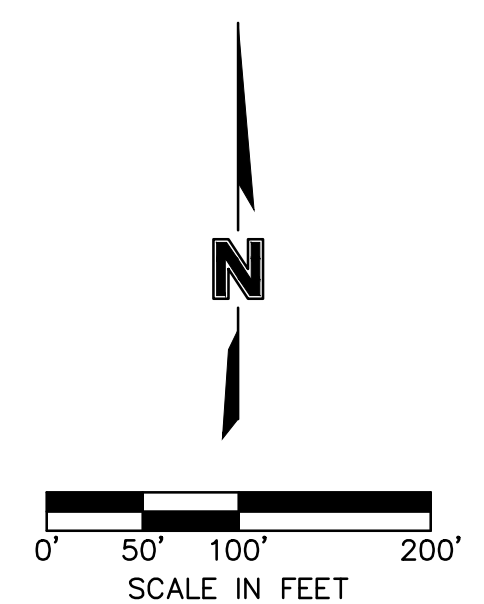
olsson
 Olsson - Civil Engineering
 Missouri Certificate of Authority #001592
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.381.1177
 FAX 816.361.1888
 www.olson.com

METRO
 NORTH
 CROSSING

NO.	REV.	DATE	REVISIONS DESCRIPTION	BY
1		2023.11.15	Revised per Staff comments.	

- LEGEND**
- EXISTING LOTS
 - COMPLETED LOTS PER APPROVED UR FINAL PLAN
 - LOTS UNDER CONSTRUCTION PER APPROVED UR FINAL PLAN

- LEGEND**
- EXISTING INDEX CONTOURS
 - EXISTING INTERMEDIATE CONTOURS
 - PROPOSED INDEX CONTOURS
 - PROPOSED INTERMEDIATE CONTOURS
 - FUTURE INDEX CONTOURS
 - FUTURE INTERMEDIATE CONTOURS



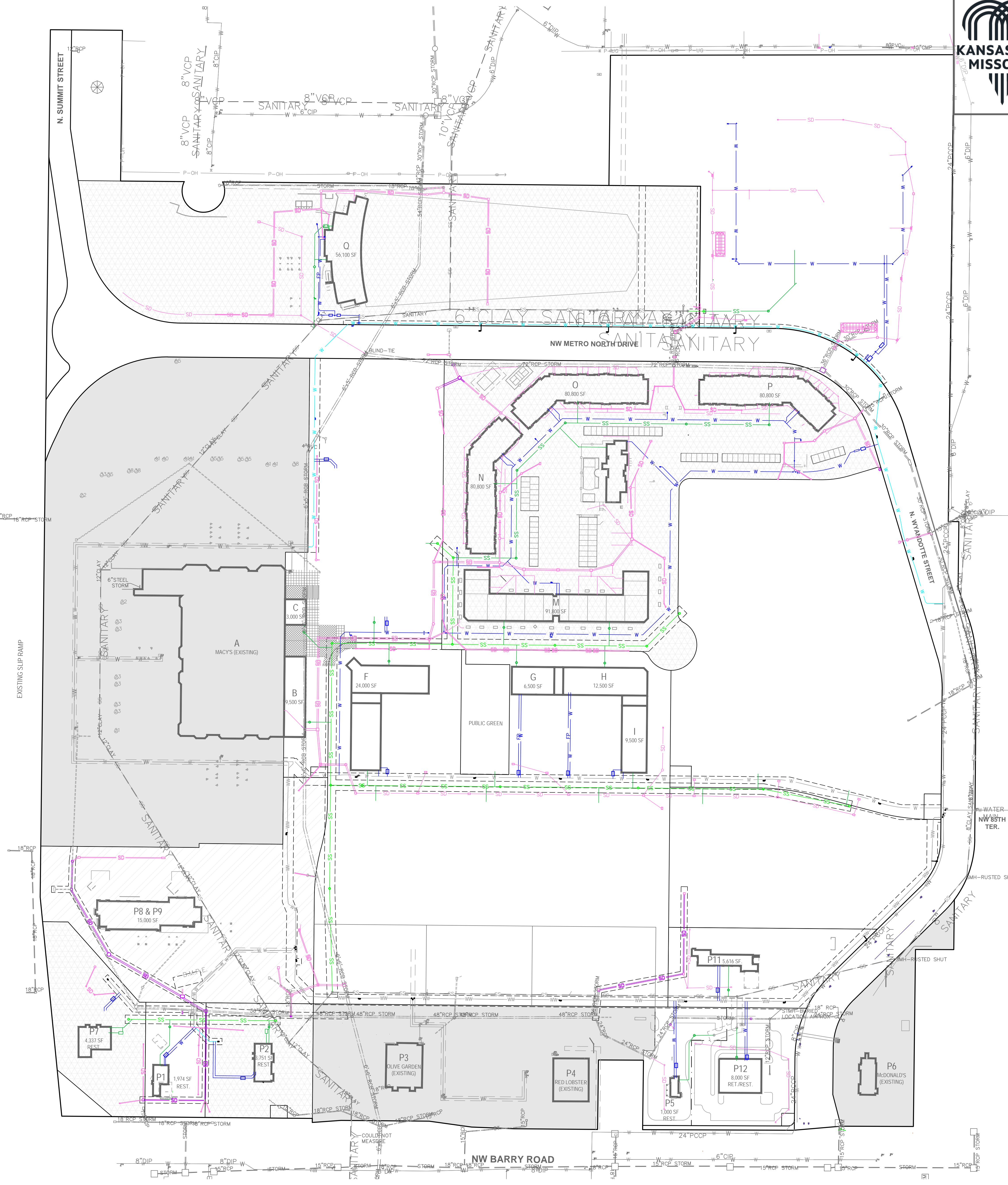
PRELIMINARY GRADING PLAN
 METRO NORTH CROSSING
 UR PLAN AMENDMENT
 KANSAS CITY, MO
 2023

drawn by: C-JH
 checked by: J-EJ
 designed by: N-EJ
 GACD by: J-EJ
 project no.: 018-0558-D
 date: 2023.10.27

SHEET
 05

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 USER: cholmquist

US HWY 169



LEGEND

- EXISTING LOTS
- COMPLETED LOTS PER APPROVED UR FINAL PLAN
- LOTS UNDER CONSTRUCTION PER APPROVED UR FINAL PLAN

LEGEND

ESS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER (PRIV.)
SS	PROPOSED SANITARY SEWER (PUB.)
SS	FUTURE SANITARY SEWER
ESS	EXISTING STORM SEWER
SS	PROPOSED STORM SEWER (PRIV.)
SS	PROPOSED STORM SEWER (PUB.)
SS	FUTURE STORM SEWER
EW	EXISTING WATER LINE
W	PROPOSED WATER LINE
FW	FUTURE WATER LINE



City Plan Commission
 Approved Subject to Conditions
 of Case No. CD-CP-2023-00165 On 12-05-2023

Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

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METRO NORTH
 CROSSING

NO.	REV.	DATE	REVISIONS DESCRIPTION	BY
1		2023.11.15	Revised per Staff comments.	

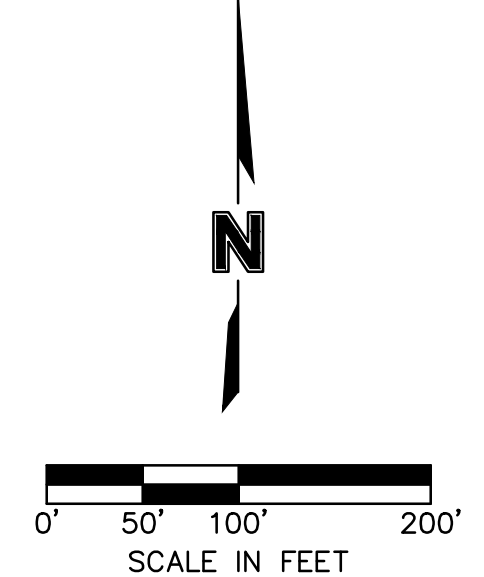
PRELIMINARY UTILITY PLAN
METRO NORTH CROSSING
UR PLAN AMENDMENT
 KANSAS CITY, MO

drawn by: CCH
 checked by: JEF
 designed by: NEJ
 GADC by: JEF
 project no.: 018-0558-D
 date: 2023.10.27

SHEET
06

REVISIONS

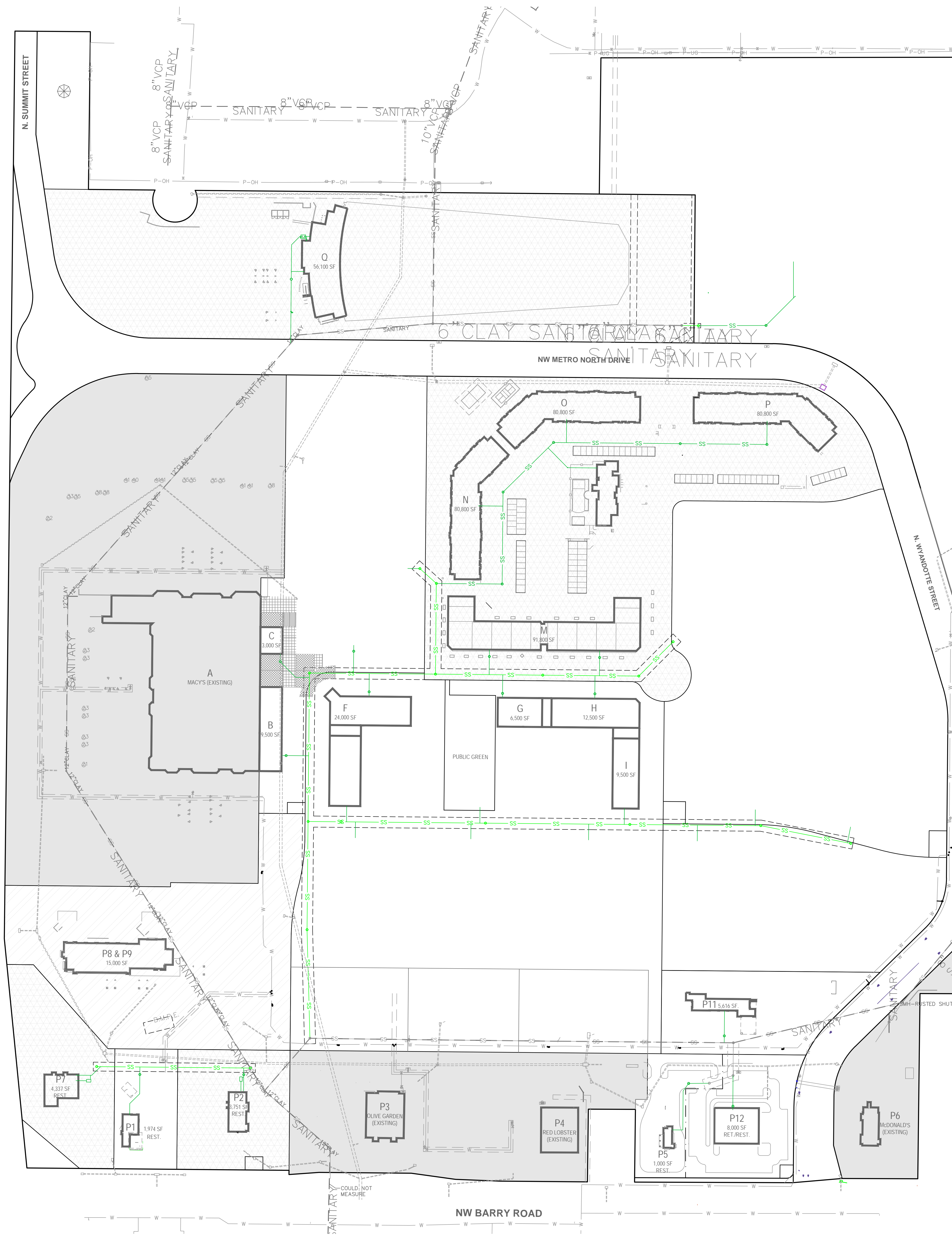
2023



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US HWY 169

EXISTING SLIP RAMP



City Plan Commission
 Approved Subject to Conditions
 of Case No. **CD-CPC-2023-00165** On **12-05-2023**

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 Joseph Rexwinkle, AICP
 Secretary of the Commission

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METRO NORTH
 CROSSING

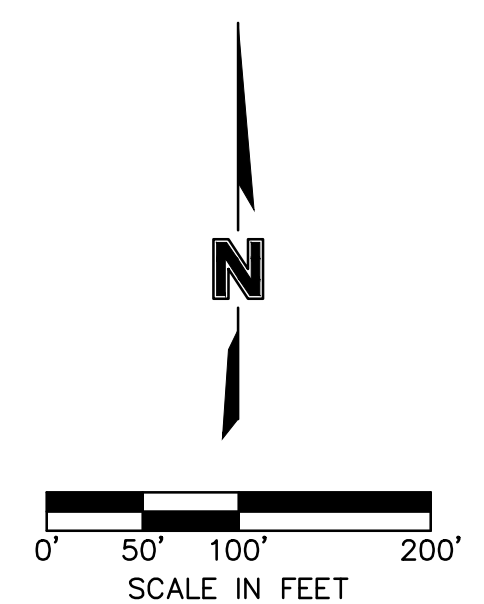
- LEGEND**
- EXISTING LOTS
 - COMPLETED LOTS PER APPROVED UR FINAL PLAN
 - LOTS UNDER CONSTRUCTION PER APPROVED UR FINAL PLAN

- LEGEND**
- EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER (PRIV.)
 - PROPOSED SANITARY SEWER (PUB.)
 - FUTURE SANITARY SEWER

NO.	REV.	DATE	REVISIONS DESCRIPTION	BY
1		2023.11.15	Revised per Staff comments.	

PRELIMINARY SANITARY SEWER PLAN
 METRO NORTH CROSSING
 UR PLAN AMENDMENT
 KANSAS CITY, MO
 2023

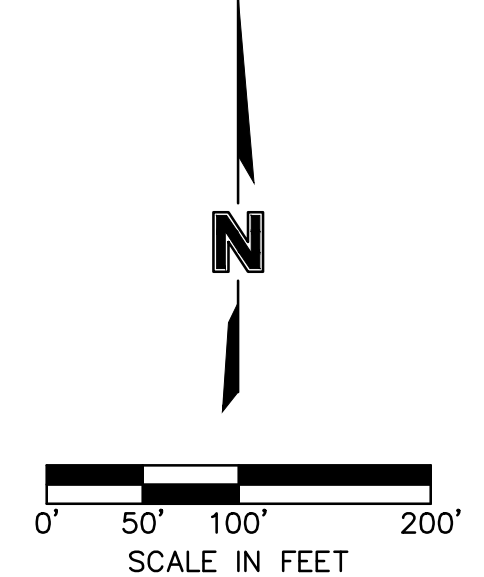
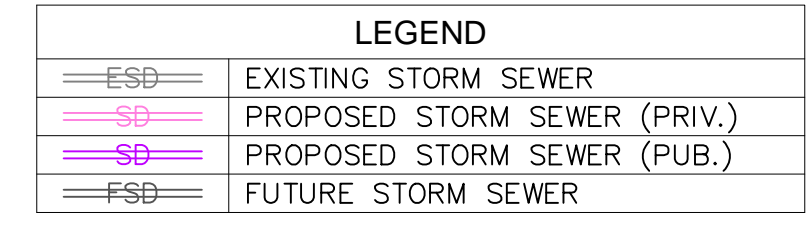
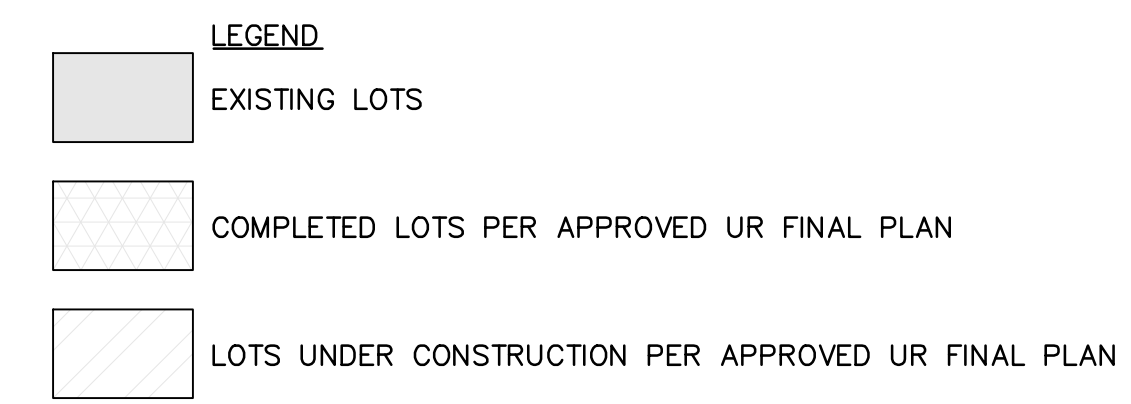
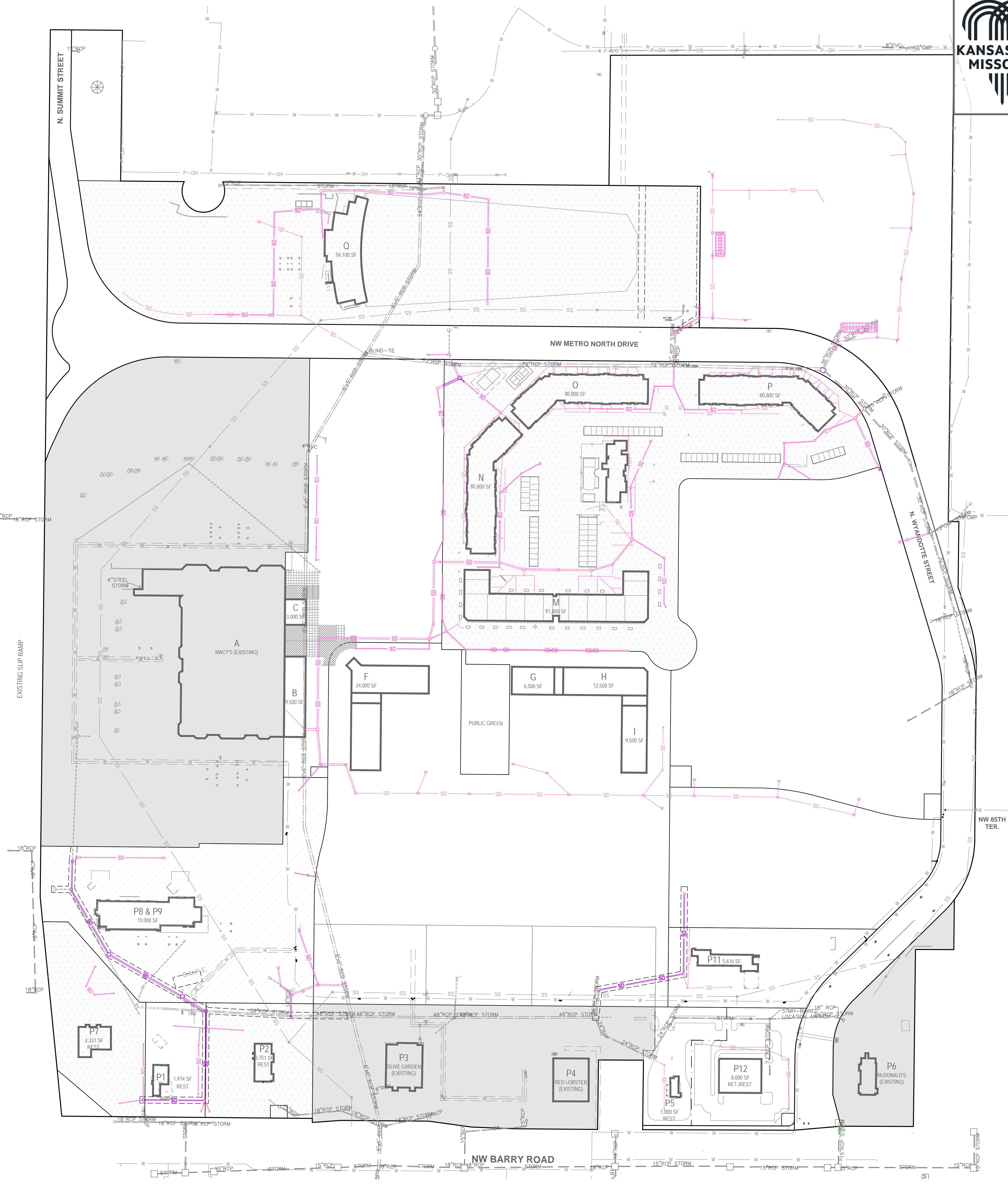
drawn by: CCH
 checked by: JEF
 designed by: NEJ
 GINCO by: JEF
 project no.: 018-0558-D
 date: 2023.10.27



SHEET
 06A

DWG: F:\2018\0501-1000\018-0558-D\40-Design\AutoCAD\Preliminary Plans\Sheets\NCV\01_Development_Plan_42x30_C_JUL01_80558.dwg USER: cholmquist
 DATE: Nov 15, 2023 11:08am

US HWY 169
 EXISTING SLIP RAMP



City Plan Commission
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 of Case No. **CD-CPC-2023-00165** On **12-05-2023**

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METRO NORTH
 CROSSING

NO.	REV.	DATE	REVISIONS DESCRIPTION	BY
1		2023.11.15	Revised per Staff comments.	

PRELIMINARY STORM SEWER PLAN
METRO NORTH CROSSING
UR PLAN AMENDMENT
 KANSAS CITY, MO

drawn by: CCH
 checked by: JEF
 designed by: NEJ
 GACD by: JEF
 project no.: 018-0558-D
 date: 2023.10.27

SHEET
06B

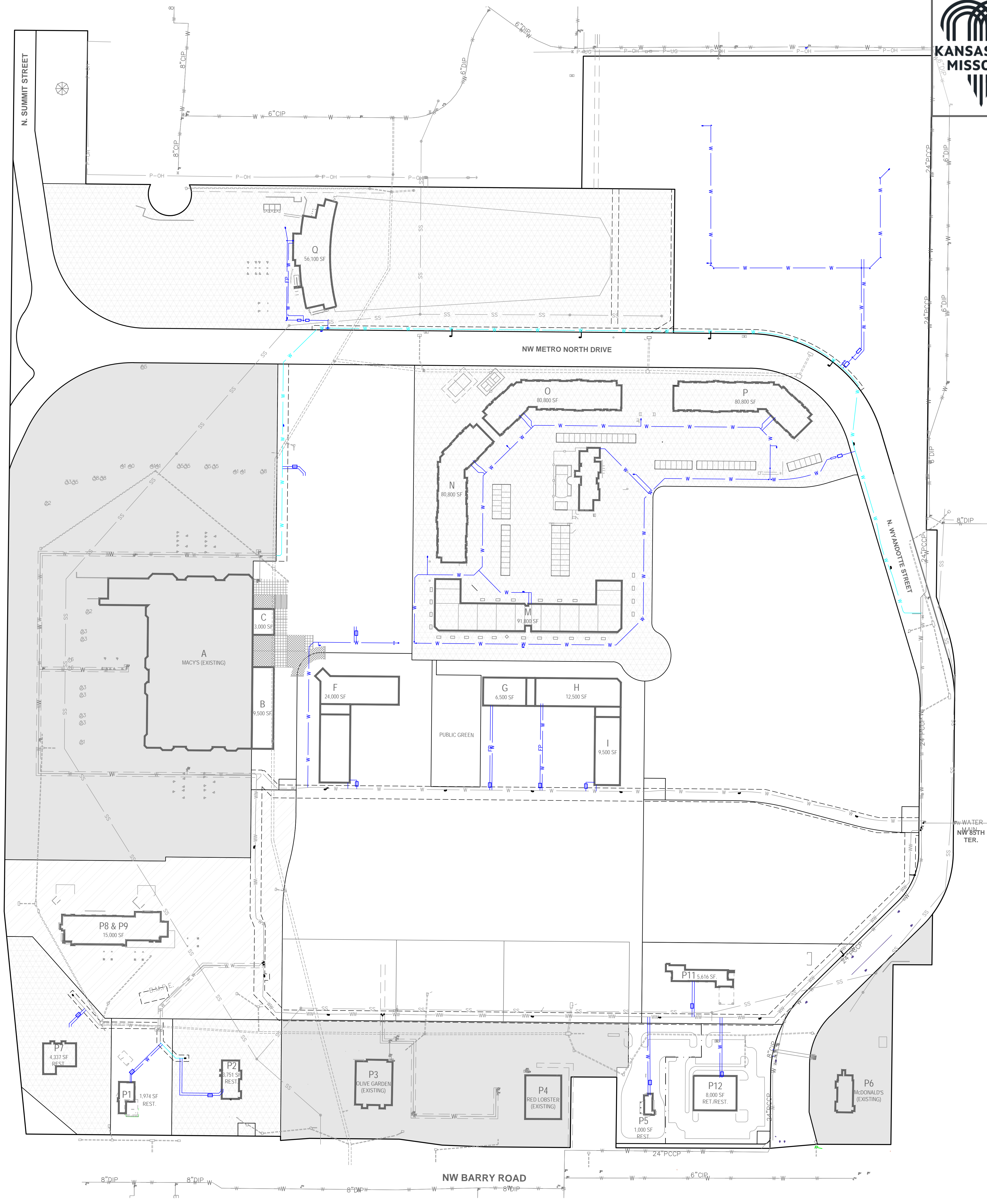
REVISIONS

2023

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 DATE: Nov 17, 2023 8:37am USER: cholmquist

US HWY 169

EXISTING SLIP RAMP



City Plan Commission
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 of Case No. **CD-CPC-2023-00165** On **12-05-2023**

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 Secretary of the Commission

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METRO NORTH
 CROSSING

LEGEND

- EXISTING LOTS
- COMPLETED LOTS PER APPROVED UR FINAL PLAN
- LOTS UNDER CONSTRUCTION PER APPROVED UR FINAL PLAN

LEGEND

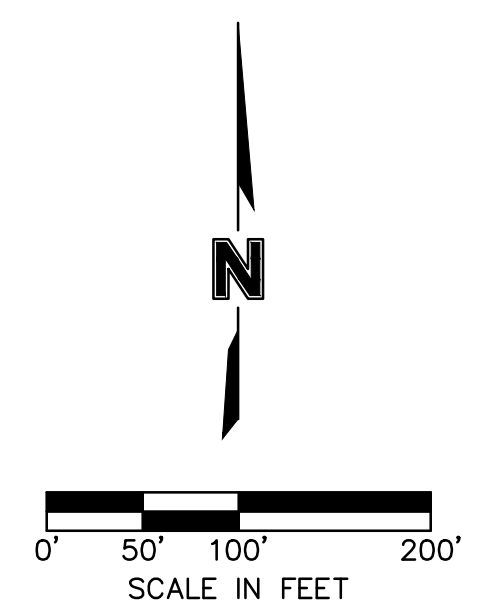
- EW EXISTING WATER LINE
- W PROPOSED WATER LINE (PRIVATE)
- W PROPOSED WATER LINE (PUBLIC)
- FW FUTURE WATER LINE

NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.11.15	Revised per Staff comments.	

PRELIMINARY WATER PLAN
METRO NORTH CROSSING
UR PLAN AMENDMENT
 KANSAS CITY, MO

drawn by: CCH
 checked by: JEF
 designed by: NEJ
 GADG by: JEF
 project no.: 018-0558-D
 date: 2023.10.27

SHEET
06C

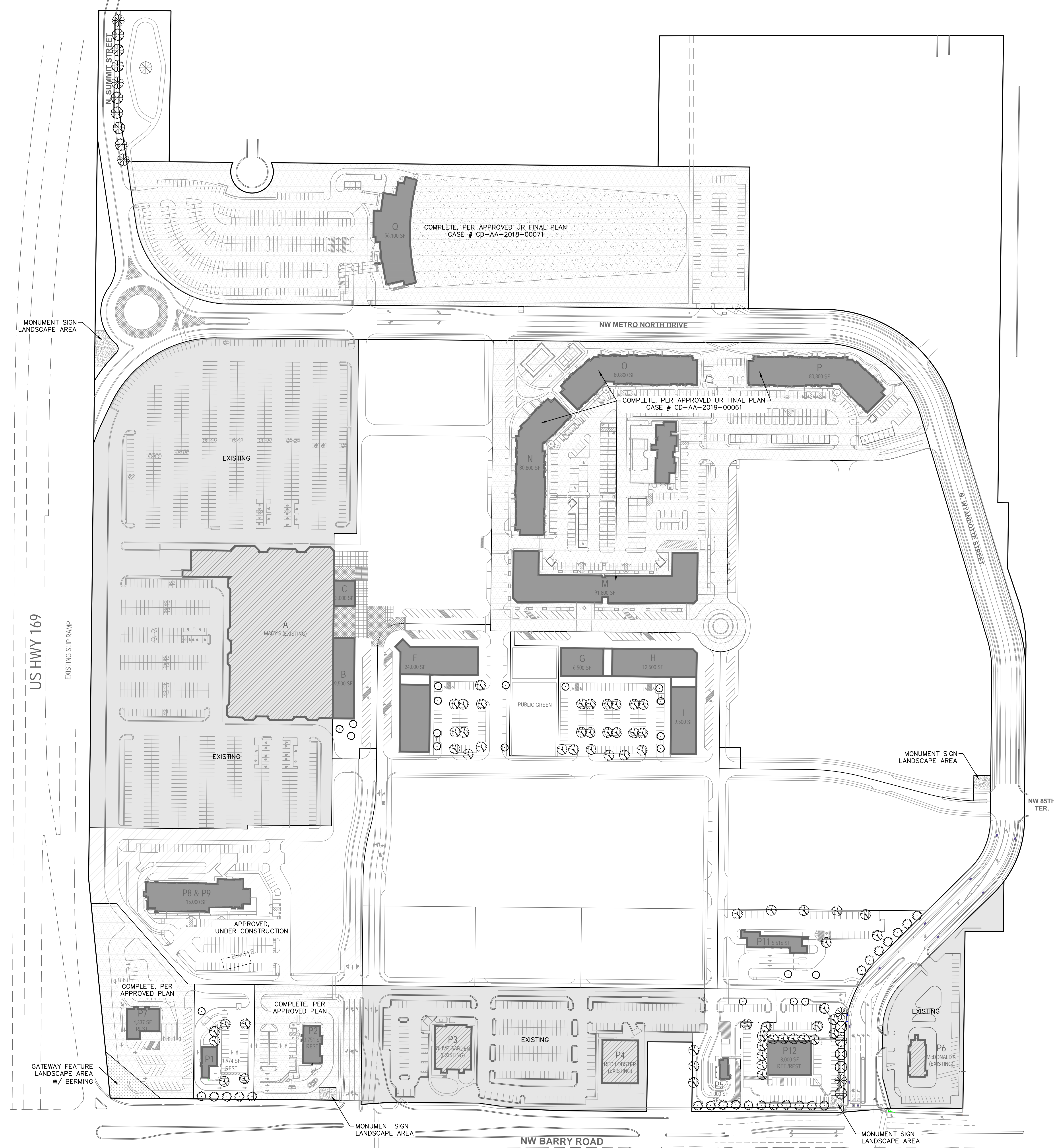


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 DATE: Nov 15, 2023 11:10am USER: cholmquist

KANSAS CITY MISSOURI
 City Plan Commission
 Approved Subject to Conditions
 of Case No. CD-CPC-2023-00165 On 12-05-2023
 Joseph Rexwinkle, AICP
 Secretary of the Commission

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METRO NORTH CROSSING



LEGEND

- EXISTING LOTS
- COMPLETED LOTS PER APPROVED UR FINAL PLAN
- LOTS UNDER CONSTRUCTION PER APPROVED UR FINAL PLAN

- NOTES:**
- GENERAL PROPOSED TREE LOCATIONS AND QUANTITIES PER 88-425 OF THE KANSAS CITY ZONING & DEVELOPMENT CODE ARE AS SHOWN ON THIS PLAN.
 - TREE TYPE (DECIDUOUS, ORNAMENTAL, AND EVERGREEN) SHALL BE SELECTED AND INCLUDED ON UR FINAL PLAN.
 - GENUS AND SPECIES OF ALL PROPOSED PLANT MATERIAL SHALL BE SELECTED AND INCLUDED ON UR FINAL PLAN AND/OR BUILDING PERMIT PLANS.
 - REQUIRED SHRUBS PER 88-425 OF THE KANSAS CITY ZONING & DEVELOPMENT CODE SHALL BE INCLUDED ON UR FINAL PLAN.
 - FINAL LANDSCAPE AND HARDSCAPE DESIGN OF ALL AREAS INCLUDING BUILDING FOUNDATION PLANTINGS, STREETSCAPE DESIGN, MONUMENT SIGN PLANTINGS, PEDESTRIAN WALKWAY ENHANCEMENTS, SCREENING, AND GENERAL LANDSCAPING SHALL BE PER THE UR FINAL PLAN AND BUILDING PERMIT PLANS.
 - ALL PROPOSED PLANT MATERIAL SIZE AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH 88-425 OF THE KANSAS CITY ZONING & DEVELOPMENT CODE.
 - LANDSCAPE CALCULATIONS LISTED BELOW DO NOT INCLUDE LANDSCAPING FOR EXISTING, COMPLETED, OR UNDER-CONSTRUCTION LOTS.
 - ALL PROPOSED LOTS SHALL PROVIDE 3% OF LANDSCAPE AREA PER PARKING SPACE. PER 88-425.
 - FUTURE LOTS WITH NO LANDSCAPING SHOWN SHALL MEET ALL REQUIREMENTS OF 88-425, AND INCLUDED ON UR FINAL PLAN.
 - ALL PROPOSED LOTS WITH FRONTAGE TO N WYANDOTTE STREET AND/OR NW BARRY ROAD (LOTS 1, 3, 4, 7A, 8B, 12, 13) SHALL PROVIDE LANDSCAPING ALONG PUBLIC STREET FRONTAGE AS REQUIRED PER 88-425. THIS SHALL INCLUDE STREET TREES AND VEHICULAR USE AREA SCREENING TREES & SHRUBS.

LEGEND:

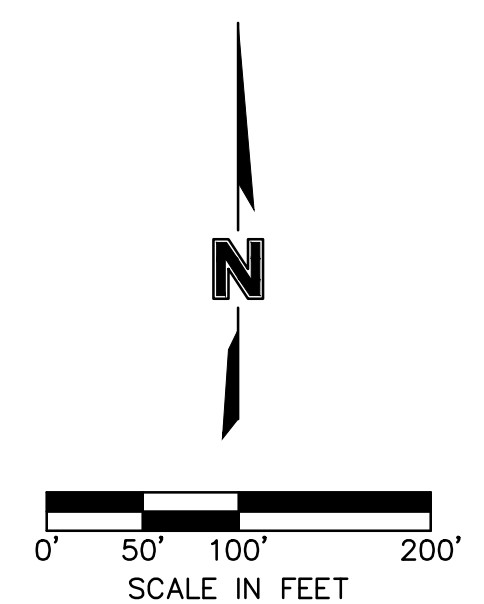
- PROPOSED STREET TREES (1 PER 30 FEET)
- PROPOSED INTERIOR PARKING LOT TREES (1 PER 5 PARKING SPACES)
- PROPOSED VEHICULAR USE SCREENING TREES (1 PER 30 FEET)
- PROPOSED GENERAL REQUIRED TREES (1 PER 5,000 SF OF PRINCIPAL BUILDING COVERAGE)

NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.11.15	Revised per Staff comments.	

PRELIMINARY LANDSCAPE PLAN
 METRO NORTH CROSSING
 UR PLAN AMENDMENT
 KANSAS CITY, MO
 2023

drawn by: CJH
 checked by: JEL
 designed by: NEI
 GAI/DC by: JEL
 project no.: 018-0558-B
 date: 2023.10.27

SHEET 07



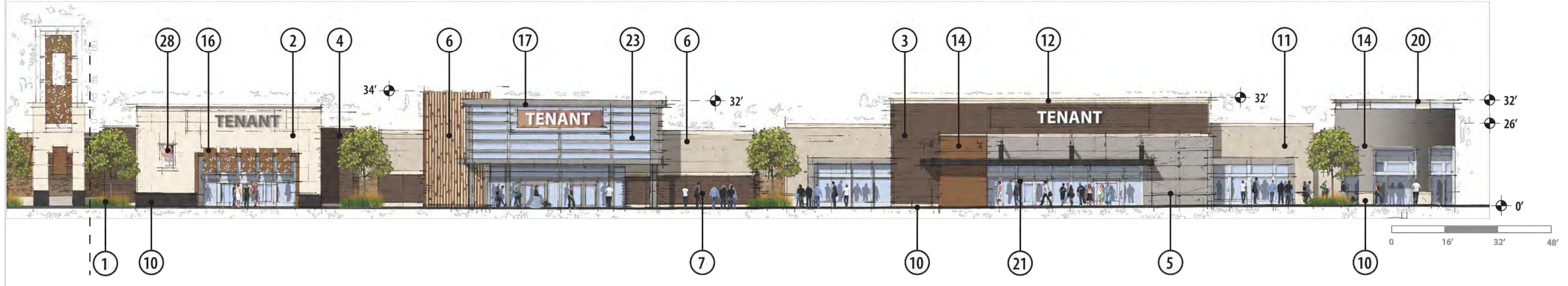
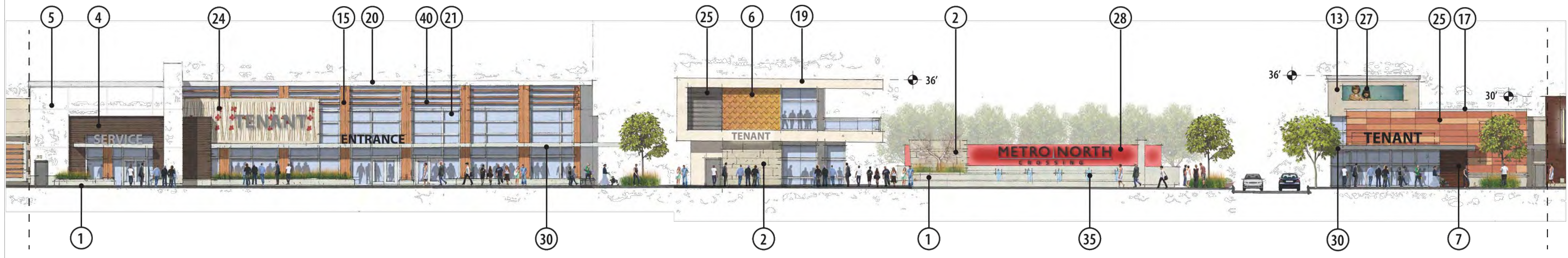
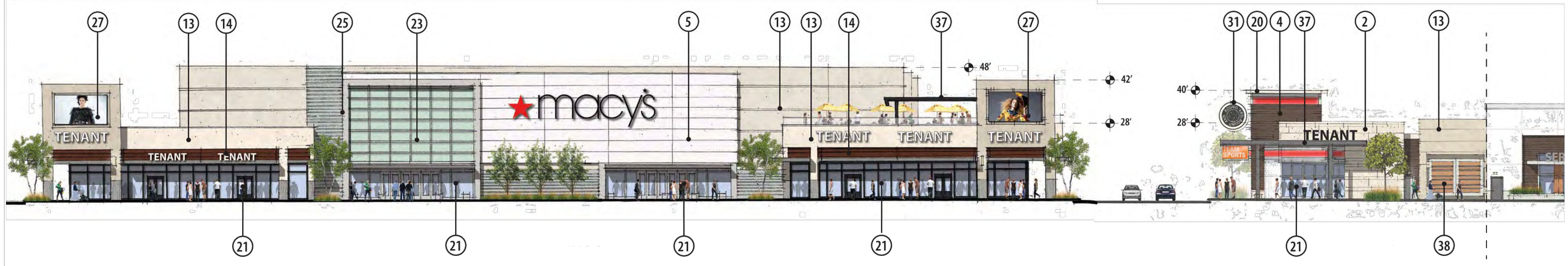
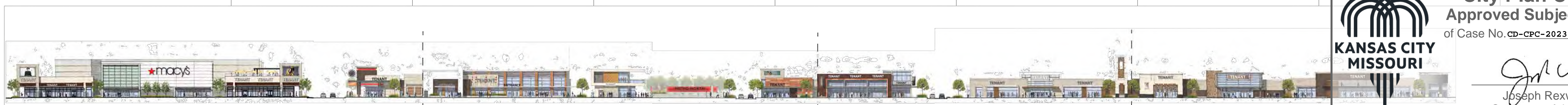


Joseph Rexwinkle, AICP
Secretary of the Commission

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1301 Burlington Street
North Kansas City, MO 64116
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METRO NORTH
CROSSING



NOTES

- LANDSCAPING PLANTER OR BED
- THINSET NATURAL STONE CLADDING
- BRICK MASONRY TYPE 1
- BRICK MASONRY TYPE 2
- LARGE FORMAT EXTERIOR TILE/PORCELAIN PANELS
- PRECAST PANEL SYSTEM W/ FORMLINER
- PRECAST PANEL SYSTEM W/ THINSET BRICK MASONRY
- CORDOBA STONE MASONRY TYPE 1 (SMOOTH FACED)
- CORDOBA STONE MASONRY TYPE 2 (ROCK FACED)
- CAST STONE BASE/TRIM
- PRECAST PANEL W/HIGH-PERFORMANCE COATING TO MATCH EIFS
- DECORATIVE FOAM PARAPET CAP
- EIFS EXTERIOR CLADDING SYSTEM
- COMPOSITE WOOD CLADDING SYSTEM/RAINSCREEN
- ROUGH HEWN TIMBER COLUMNS
- DECORATIVE PLASMA CUT METAL PANEL SOLAR SHADE
- METAL PARAPET CAP
- METAL PANEL RAINSCREEN
- ACM METAL PANEL SYSTEM
- BREAK-METAL TRIM/FLASHING/CORNICE CAP
- STOREFRONT GLAZING SYSTEM
- FRITTED GLASS PATTERN LANGUAGES
- TRANSLUCENT OR SPANDREL GLASS
- DECORATIVE RESIN PANEL ACCENT CLADDING (3 FORM OR EQUAL)
- CEMENT BOARD RAINSCREEN SYSTEM
- METAL MESH SYSTEM
- INTERACTIVE GRAPHIC DISPLAY BY TENANT
- DECORATIVE SIGN GRAPHIC W/ BACK ILLUMINATION
- DECORATIVE RESIN PANEL CANOPY/SOLAR SHADE
- METAL CANOPY W/ COMPOSITE WOOD SOFFIT
- MARQUEE/BLADE SIGN BY TENANT
- WALL SIGN BY TENANT
- DECORATIVE LIGHTING/LIGHT FIXTURES
- CLOCK FACE - BACK ILLUMINATED
- FOUNTAIN/ W/SMALL LAMINAR WATERFALL, BUBBLERS
- GLASS BALCONY
- METAL AND WOOD TRELLIS/ARBOR
- GALVANIZED METAL GRATES W/COMPOSITE WOOD CLADDING
- DECORATIVE METAL BAND
- METAL GRILLE/SOLAR SHADE

BY

REVISIONS DESCRIPTION

NO. REV. DATE

BUILDING CHARACTER ELEVATIONS

METRO NORTH CROSSING
UR PLAN AMENDMENT

KANSAS CITY, MO

drawn by: CCH
checked by: JEF
designed by: NEI
GASDC by: JEF
project no.: 018-0558-S
date: 2023.10.27

SHEET
08

DWG: F:\2018\0501-1000\018-0558-D\40-Design\AutoCAD\Preliminary Plans\Sheets\NCV\01_Development_Plans_42x30_VA_ARC01_80558.dwg
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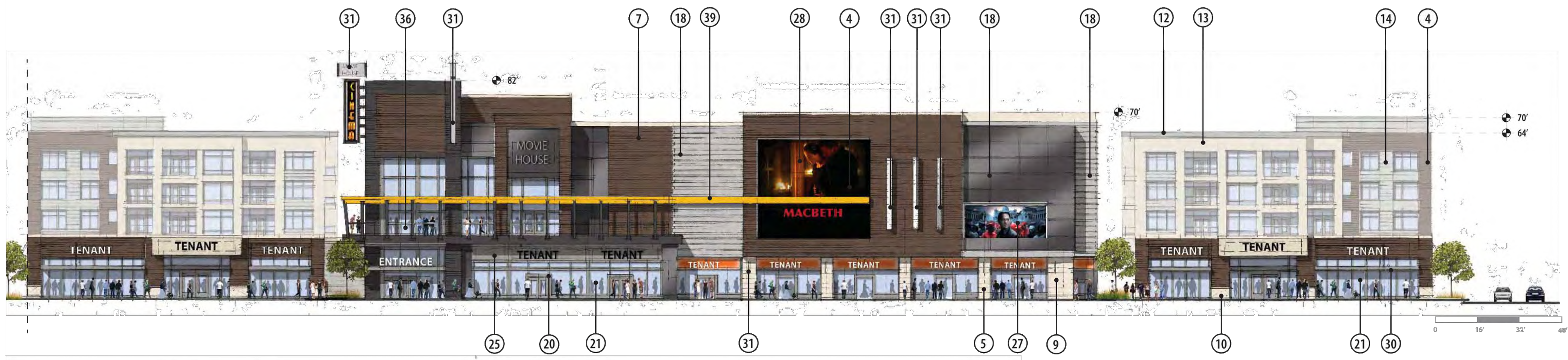
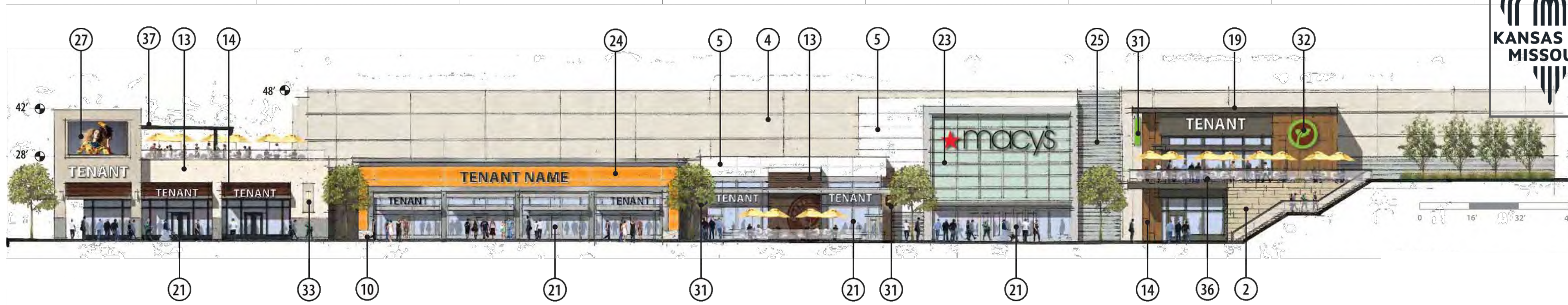


City Plan Commission
 Approved Subject to Conditions
 of Case No. CD-CPC-2023-00165 On 12-05-2023

Secretary of the Commission
 Joseph Rexwinkle, AICP

NOTES

1. LANDSCAPING PLANTER BED
2. THINSET NATURAL STONE CLADDING
3. BRICK MASONRY TYPE 1
4. BRICK MASONRY TYPE 2
5. LARGE FORMAT EXTERIOR TILE/PORCELAIN PANELS
6. PRECAST PANEL SYSTEM W/ FORMLINER
7. PRECAST PANEL SYSTEM W/ THINSET BRICK MASONRY
8. CORDOBA STONE MASONRY TYPE 1 (SMOOTH FACED)
9. CORDOBA STONE MASONRY TYPE 2 (ROCK FACED)
10. CAST STONE BASE/TRIM
11. PRECAST PANEL W/HIGH-PERFORMANCE COATING TO MATCH EIFS
12. DECORATIVE FOAM PARAPET CAP
13. EIFS EXTERIOR CLADDING SYSTEM
14. COMPOSITE WOOD CLADDING SYSTEM/RAINSCREEN
15. ROUGH HEWN TIMBER COLUMNS
16. DECORATIVE PLASMA CUT METAL PANEL SOLAR SHADE
17. METAL PARAPET CAP
18. METAL PANEL RAINSCREEN
19. ACM METAL PANEL SYSTEM
20. BREAK-METAL TRIM/FLASHING/CORNICE CAP
21. STOREFRONT GLAZING SYSTEM
22. FRITTED GLASS PATTERN LANGUAGES
23. TRANSLUCENT OR SPANDREL GLASS
24. DECORATIVE RESIN PANEL ACCENT CLADDING (3 FORM OR EQUAL)
25. CEMENT BOARD RAINSCREEN SYSTEM
26. METAL MESH SYSTEM
27. INTERACTIVE GRAPHIC DISPLAY BY TENANT
28. DECORATIVE SIGN GRAPHIC W/ BACK ILLUMINATION
29. DECORATIVE RESIN PANEL CANOPY/SOLAR SHADE
30. METAL CANOPY W/ COMPOSITE WOOD SOFFIT
31. MARQUEE/BLADE SIGN BY TENANT
32. WALL SIGN BY TENANT
33. DECORATIVE LIGHTING/LIGHT FIXTURES
34. CLOCK FACE - BACK ILLUMINATED
35. FOUNTAIN/ W/SMALL LAMINAR WATERFALL, BUBBLERS
36. GLASS BALCONY
37. METAL AND WOOD TRELIS/ARBOR
38. GALVANIZED METAL GRATES W/COMPOSITE WOOD CLADDING
39. DECORATIVE METAL BAND
40. METAL GRILLE/SOLAR SHADE



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METRO NORTH CROSSING

NO.	REV.	DATE	REVISIONS DESCRIPTION
1		2023.11.15	Revised per Staff comments.

BUILDING CHARACTER ELEVATIONS
 METRO NORTH CROSSING
 UR PLAN AMENDMENT
 KANSAS CITY, MO
 2023

drawn by: CJH
 checked by: JEB
 designed by: JEB
 GACD by: JEB
 project no.: 018-0558-0
 date: 2023.10.27

SHEET 09

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 DATE: Nov 15, 2023 11:11am
 USER: cholmquist





Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission



4 FRONT ELEVATION 2 - PRESENTATION
3/32" = 1'-0"



3 FRONT ELEVATION - PRESENTATION
3/32" = 1'-0"



2 REAR ELEVATION - PRESENTATION
3/32" = 1'-0"



1 REAR ELEVATION 2 - PRESENTATION
3/32" = 1'-0"



City Plan Commission
Approved Subject to Conditions
of Case No. **CD-CPC-2023-00165** On **12-05-2023**

Joseph Rexwinkle
Joseph Rexwinkle, AICP
Secretary of the Commission



3D PERSPECTIVE - OPTION 3

METRO NORTH CROSSING - RETAIL & TOWNHOME
KANSAS CITY, MISSOURI

A7

11/15/18





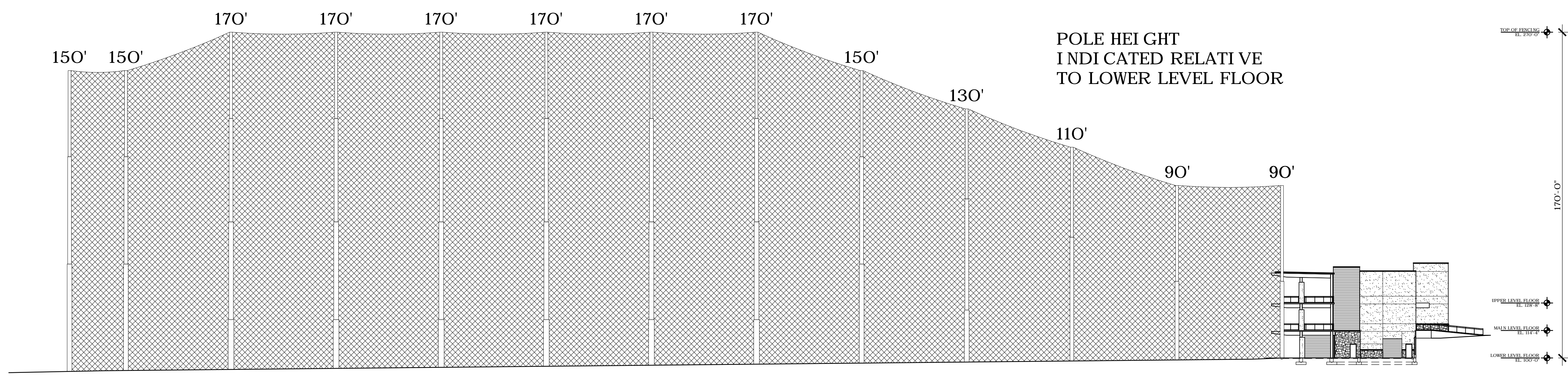
City Plan Commission
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Joseph Rexwinkle
 Joseph Rexwinkle, AICP
 Secretary of the Commission

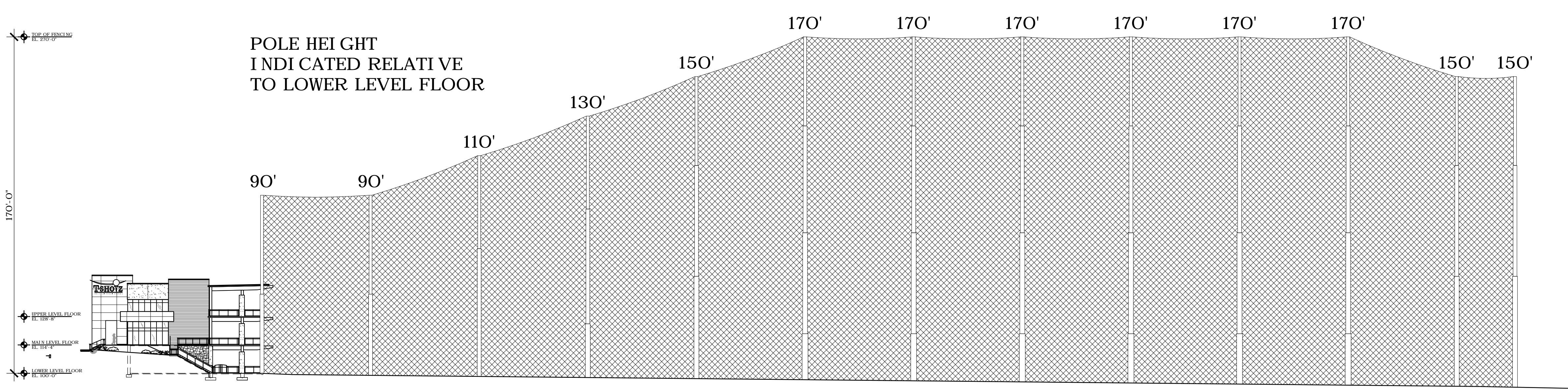
ARCHITECT:
 PIPER-WIND ARCHITECTS, INC.
 212 CENTRAL STREET, SUITE 143
 KANSAS CITY, MISSOURI 64108
 TEL: 816-474-3050 / FAX: 816-474-3051
 www.piper-wind.com

STRUCTURAL ENGINEER:
 ROB D. CAMPBELL & CO.
 4238 RELIEFVIEW
 KANSAS CITY, MISSOURI 64111
 TEL: 816-221-4144 / FAX: 816-531-8572
 www.rdc-eng.com

MEP ENGINEER:
 LANKFORD FENDLER +
 ASSOCIATES
 1730 Walnut
 KANSAS CITY, MISSOURI 64108
 TEL: 816-221-1411 / FAX: 816-221-1429
 www.lankfordfendler.com



2 NORTH OVERALL ELEVATION
 1/32" = 1'-0"



1 SOUTH OVERALL ELEVATION
 1/32" = 1'-0"

METRO NORTH CROSSING
 T-SHOTZ GOLF ENTERTAINMENT



PRELIMINARY
 NOT FOR
 CONSTRUCTION

UR FINAL PLAN

PROJECT NO.	2017
DATE	08/16/2018
DRAWN BY	
CHECKED BY	
REVISION DATE	DESCRIPTION

SHEET TITLE & NUMBER

EXTERIOR
 ELEVATIONS

7/21/2018 - HY 2018
 PIPER-WIND ARCHITECTS, INC.

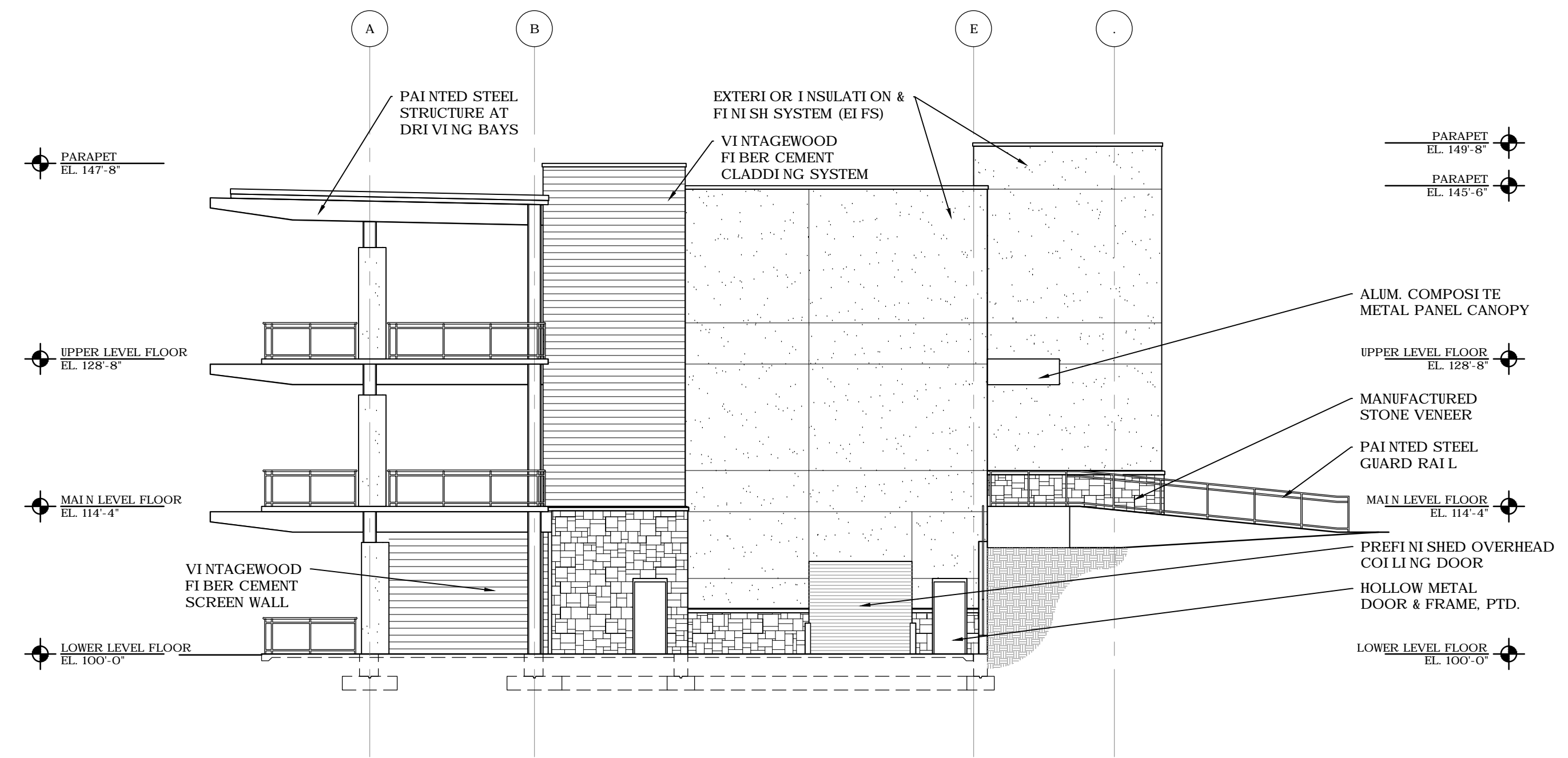


Joseph Rexwinkle, AICP
Secretary of the Commission

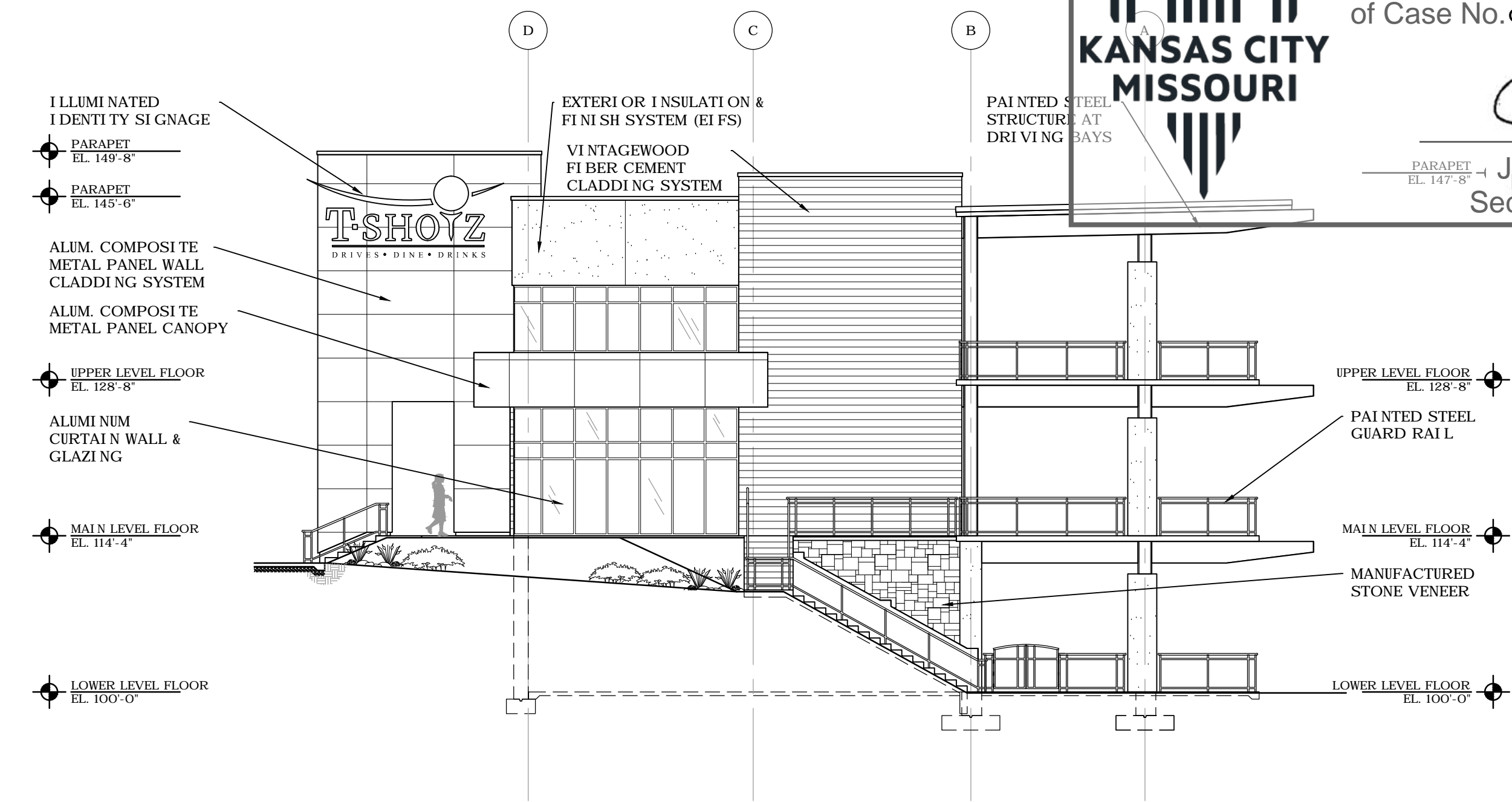
ARCHITECT:
PIPER-WIND ARCHITECTS, INC.
214 CENTRAL STREET, SUITE 143
KANSAS CITY, MISSOURI 64108
TEL: (816) 474-3050 / FAX: (816) 474-3051
www.piper-wind.com

STRUCTURAL ENGINEER:
BOB D. CAMPBELL & CO.
4538 BELLEVUE
KANSAS CITY, MISSOURI 64111
TEL: (816) 521-1144 / FAX: (816) 521-8572
www.bdc-eng.com

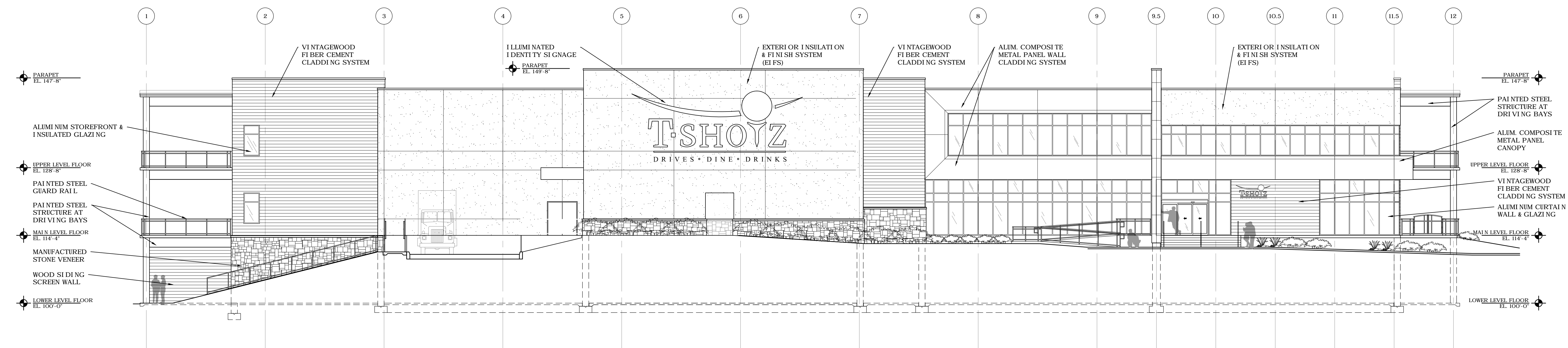
MEP ENGINEER:
LANFORD FENDLER + ASSOCIATES
1730 Walnut
KANSAS CITY, MISSOURI 64108
TEL: (816) 221-1411 / FAX: (816) 221-1429
www.lanfordsfendler.com



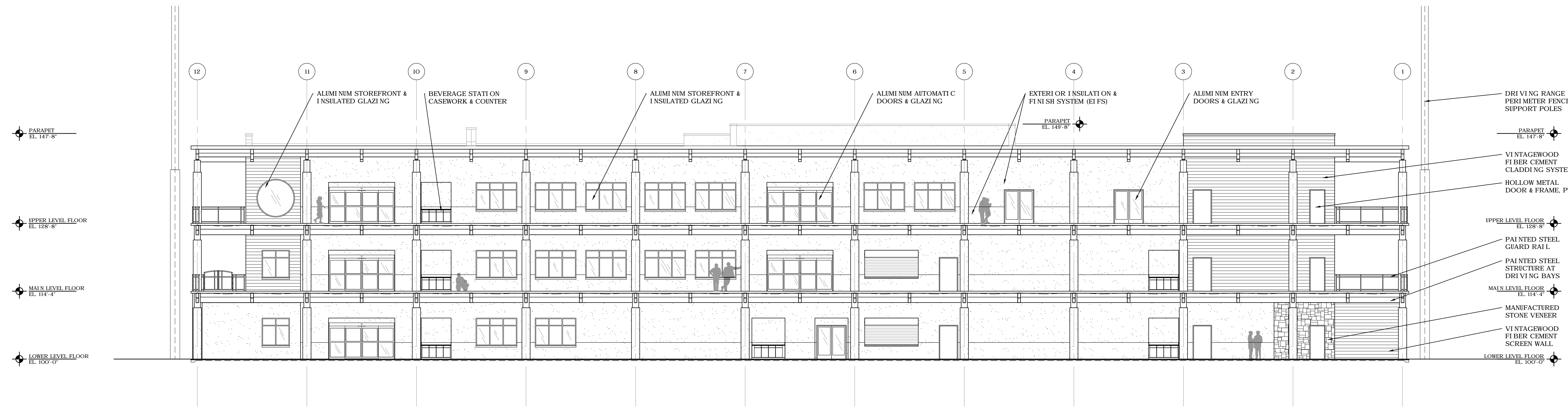
4 NORTH ELEVATION
3/32" = 1'-0"



3 SOUTH ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"

METRO NORTH CROSSING
T-SHOYZ GOLF ENTERTAINMENT



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PROJECT NO.	2017
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ENLARGED
EXTERIOR
ELEVATIONS
7/21/18 - HY 2018
PIPER-WIND ARCHITECTS, INC.

A-202