



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

December 5, 2023

Project Name
Metro North Crossing

Docket # 6

Request
CD-CPC-2023-00165
Rezoning to UR

Applicant
Chris Holmquist
Olsson Associates

Owner
Matt Gibbs
Hill4, LLC

Location 650 NW Barry Road
Area About 103 acres
Zoning UR
Council District 2nd
County Clay
School District Platte County R-III

Surrounding Land Uses
North: Residential, zoned R-7.5
South: Commercial, B3-2 / B1-1
East: Residential/Commercial, MPD/ B2-2
West: US Highway 169

Major Street Plan
NW Barry Road is identified as an established arterial on the City's Major Street Plan.

Land Use Plan
The Gashland/Nashua Area Plan recommends mixed use community for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 10/27/2023. No scheduling deviations from 2023 Cycle V have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 11/27/2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The 103-acre site is currently being redeveloped with retail, recreational and residential uses on the generally flat area located on the north side of NW Barry Road and directly east of US Highway 169.

SUMMARY OF REQUEST + KEY POINTS

A request to approve a major amendment to an approved UR Preliminary Development in District UR (Urban Redevelopment) on about 103 acres generally located at US 169 and NW Barry Road.

CONTROLLING + RELATED CASES

CD-CPC-2010-00176 – Amending a previously approved UR plan to allow for the redevelopment of the existing Metro North Mall and construction of up to 1,000,000 square feet of mixed use residential, commercial, office, hotel, theater and a entertainment complex on 17 lots (**Ordinance No. 210568**, approved by Council on July 1st, 2021).

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

6 APPROVAL WITH CONDITIONS

PLAN REVIEW & ANALYSIS

The applicant is seeking to amend the previously approved UR preliminary development plan. The proposal is to change lot P1's specific use as a bank (financial institution) with a drive-through to allow for a drive-through restaurant. The applicant and master developer have expressed to city staff that the market conditions have changed since the plan was previously approved and that there is no market for developing a free-standing bank. Staff has always recommended a lower intensity drive-through user on this property to help alleviate peak traffic congestion; the applicant did provide a traffic impact study (TIS) which was reviewed and approved by Public Works.

SPECIFIC REVIEW CRITERIA**Development Plans, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

The proposed amendment is to only allow for a drive-through restaurant on Lot P1.

B. The proposed use must be allowed in the district in which it is located;

The proposed amendment is to add the drive-through restaurant as a permitted use on Lot P1.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

Staff's primary concern is vehicular congestion created by the proposed drive-through restaurant. A traffic impact study was submitted to and approved by Public Works.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

The pedestrian circulation plan is not changing from the previously approved plan.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The proposed plan will provide for adequate utilities based on City standards.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The applicant will be required to submit a UR Final Plan to City Planning and Development prior to the issuance of any building permit.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The preliminary landscape plan provided will buffer the overall development site from surrounding properties.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The previously approved plan shows that the site is nearly entirely impervious.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

No trees are proposed to be removed for this amendment.

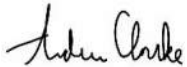
ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke, AICP
Planner



Plan Conditions, Corrections, & Suggestions Report

Recommended To
Recommended By Staff

Report Date: November 29, 2023
Case Number: CD-CPC-2023-00165
Project: Metro North Crossing

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit. (11/09/2023)
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (11/09/2023)
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08. (11/09/2023)
4. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. (11/09/2023)
5. That Ordinance No. 210568, including all conditions provided therein, shall remain in full force and effect. (11/09/2023)
6. Signage shall comply with the Council Approved Signage Plan (Ord. No. 230414). (11/09/2023)

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

7. The developer shall submit a new, or update previously accepted Macro Storm Drainage Study from a Missouri-licensed civil engineer to the Land Development Division for the overall development in accordance with adopted standards to address development amendments or modified conveyance systems, etc., along with providing a detailed Micro study prior to final platting or issuance of a building permit (whichever occurs first), that is in general compliance with the Macro and adopted standards, including a BMP level of service analysis, and securing permits to construct any improvements as required by the Land Development Division. (11/06/2023)
8. The arterial improvements proposed on the development plans must be reviewed and accepted by the Transportation Development Committee and the Impact Fee District Committee before an application for impact fee credits will be accepted. (11/06/2023)
9. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (11/06/2023)
10. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks. (11/06/2023)
11. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy. (11/06/2023)
12. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat. (11/06/2023)
13. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (11/06/2023)

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

14. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (11/06/2023)
15. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (11/06/2023)
16. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required. (11/06/2023)
17. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. (11/06/2023)

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

18. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1) Fire Water Flow (11/01/2023)
19. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
 - Fire hydrant distribution shall follow IFC-2018 Table C102.1 Hydrant (11/01/2023)
20. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
 - Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
 - Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) Fire Department Access (11/01/2023)
21. • Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
 - Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1) Fire Department Access (11/01/2023)
22. • New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221) First Responder Radio Coverage (11/01/2023)
23. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) Fire Department Access (11/01/2023)

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

24. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Bryan Wagner 816-513-0275
North of River contact - Pedro Colato 816-513-4892 (11/03/2023)
25. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
(11/03/2023)

METRO NORTH CROSSING UR PLAN AMENDMENT

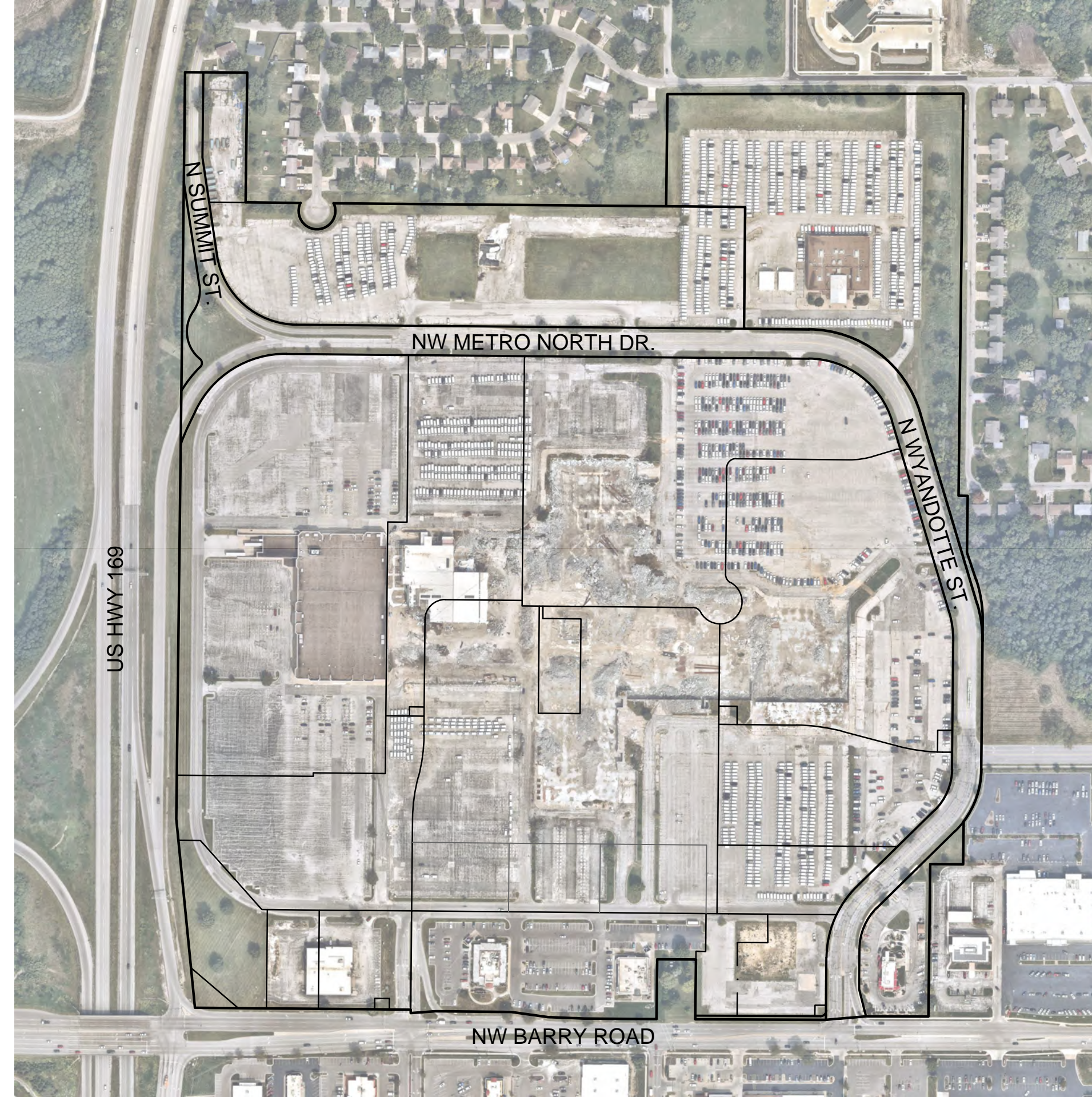
SECTIONS 10 & 11, TOWNSHIP 51N, RANGE 33W
IN KANSAS CITY, CLAY COUNTY, MO

PROJECT TEAM CONTACT LIST

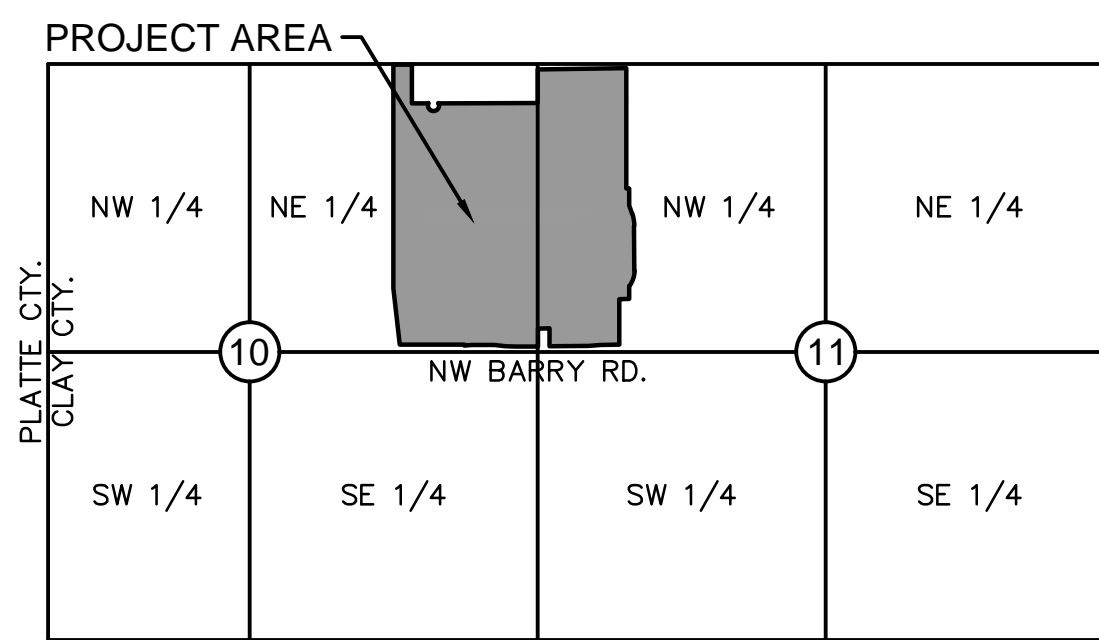
OWNER / DEVELOPER
MNCB, LLC
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MISSION, KS 66202
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EMAIL: MGIBBS@RECORPROPERTIES.COM

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EMAIL: JROUBEUSH@OLSSON.COM



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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.

BY

REVISIONS DESCRIPTION

NO. REV. DATE

1 2023.11.15

Revised per Staff comments.

TITLE SHEET

METRO NORTH CROSSING
UR PLAN AMENDMENT

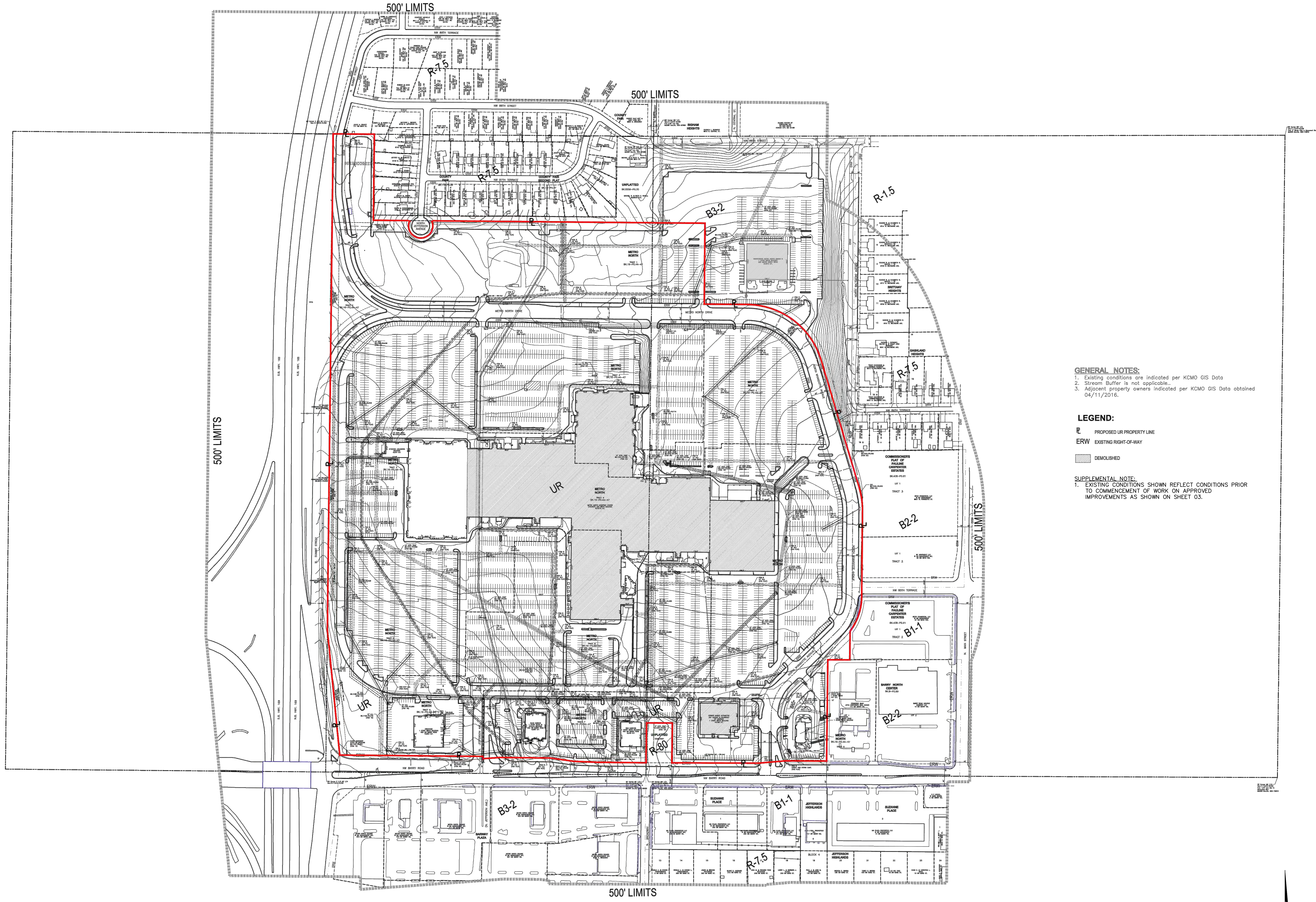
2023

REVISIONS

KANSAS CITY, MO

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

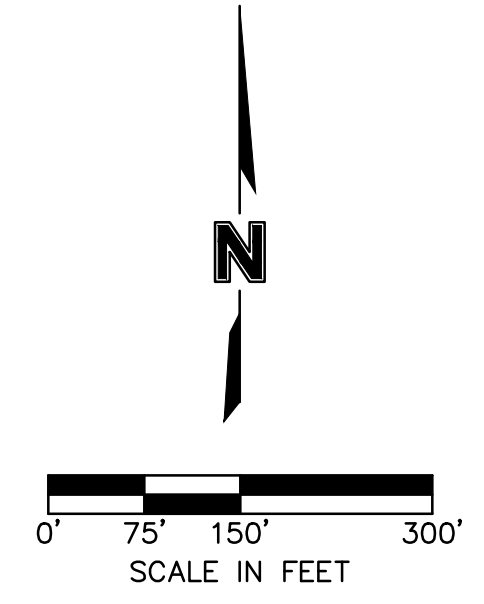
SHEET
01

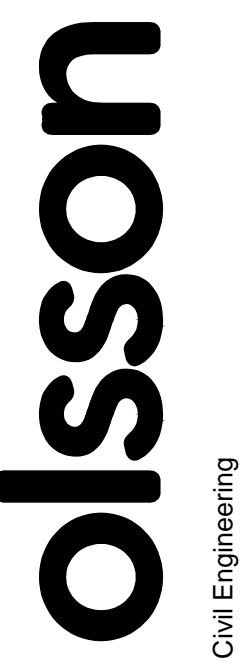


GENERAL NOTES:
 1. Existing conditions are indicated per KCMO GIS Data
 2. Stream Buffer is not applicable.
 3. Adjacent property owners indicated per KCMO GIS Data obtained 04/11/2016.

LEGEND:
 P PROPOSED UR PROPERTY LINE
 ERW EXISTING RIGHT-OF-WAY
 DEMOLISHED

SUPPLEMENTAL NOTE:
 1. EXISTING CONDITIONS SHOWN REFLECT CONDITIONS PRIOR TO COMMENCEMENT OF WORK ON APPROVED IMPROVEMENTS AS SHOWN ON SHEET 03.





Olsson - Civil Engineering
 Missouri Certificate of Authority #001592
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.881.1177
 FAX 816.361.1888
 www.olson.com

METRO NORTH
CROSSING

EXISTING CONDITIONS

METRO NORTH CROSSING
UR PLAN AMENDMENT

KANSAS CITY, MO

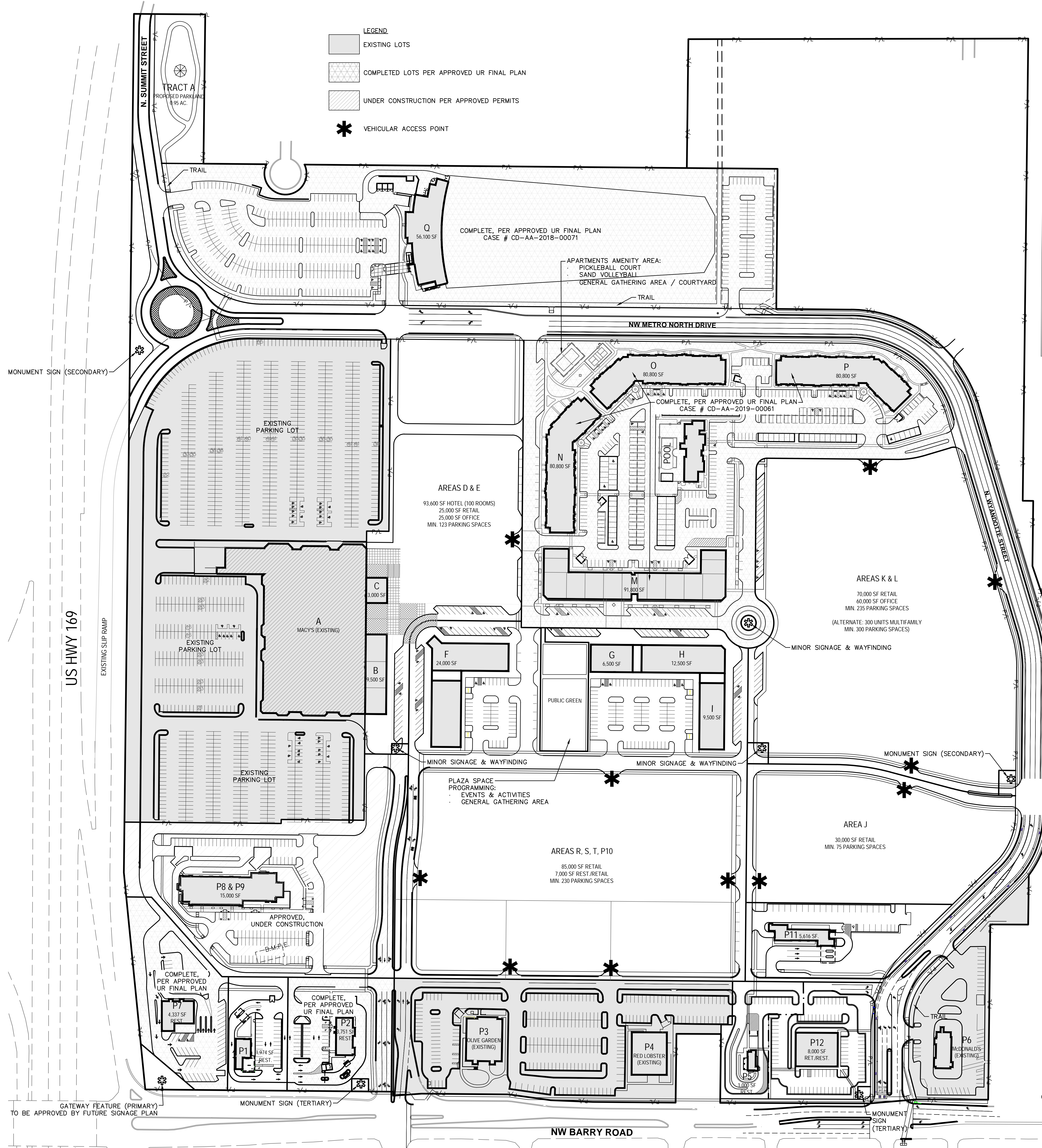
2023

REVISIONS

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

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

SHEET
02



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

USE	BLDG AREA (SF)	PARKING REQ.	PARKING PROV.	REQ. SHORT-TERM BIKE SPACES	PROV. SHORT-TERM BIKE SPACES
RETAIL	655,700	1,419	2,358	209/81	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.

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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

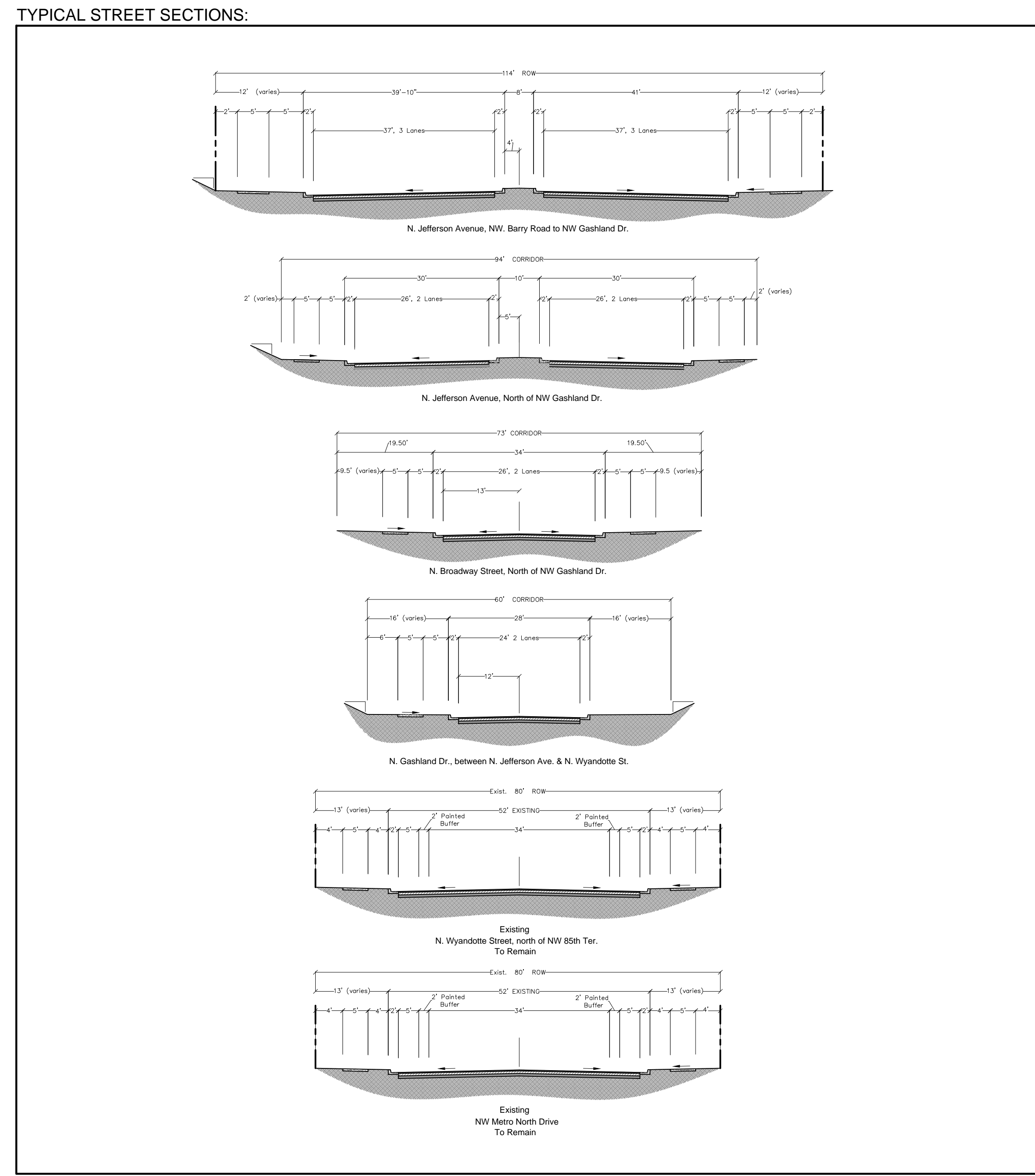
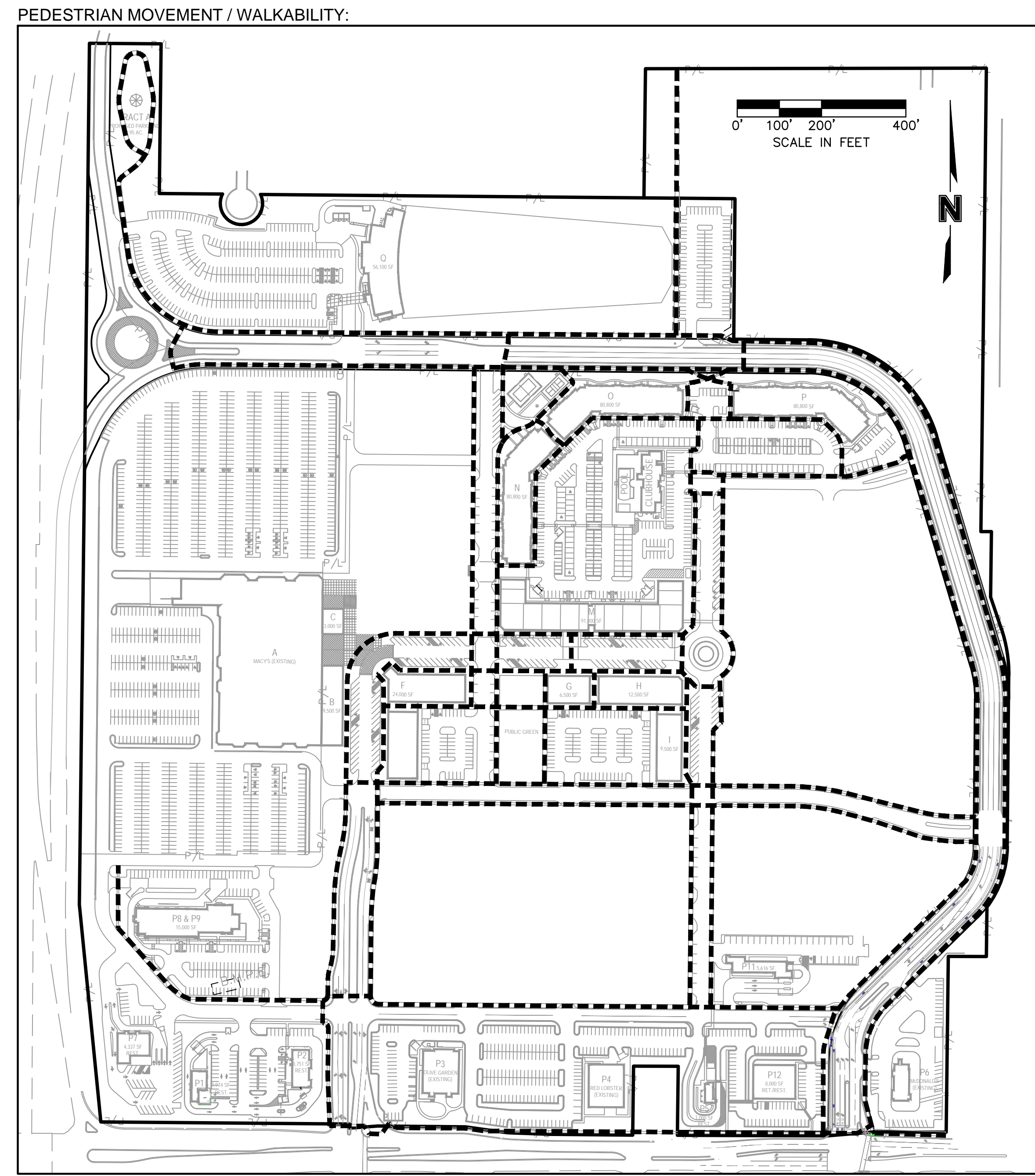
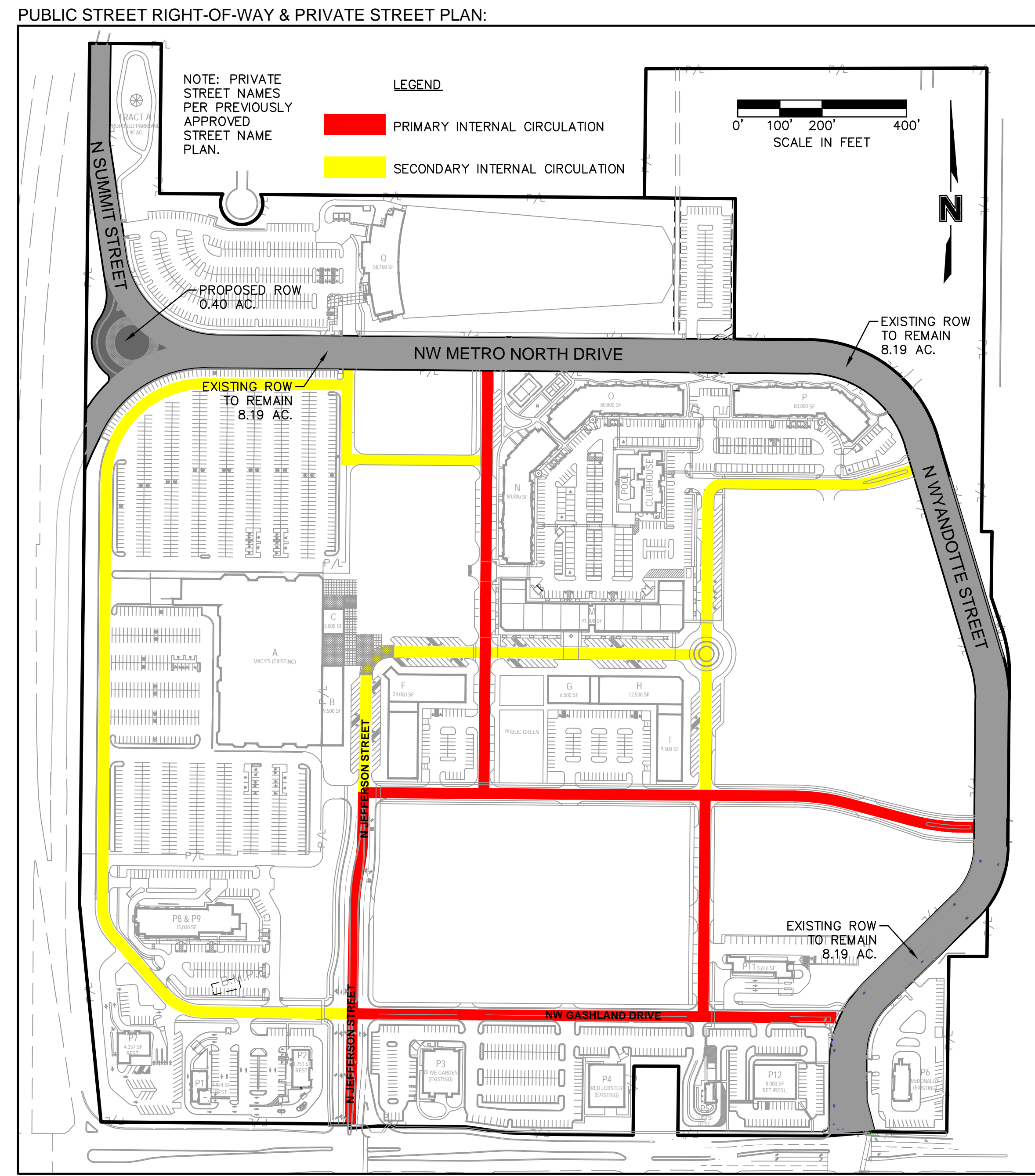
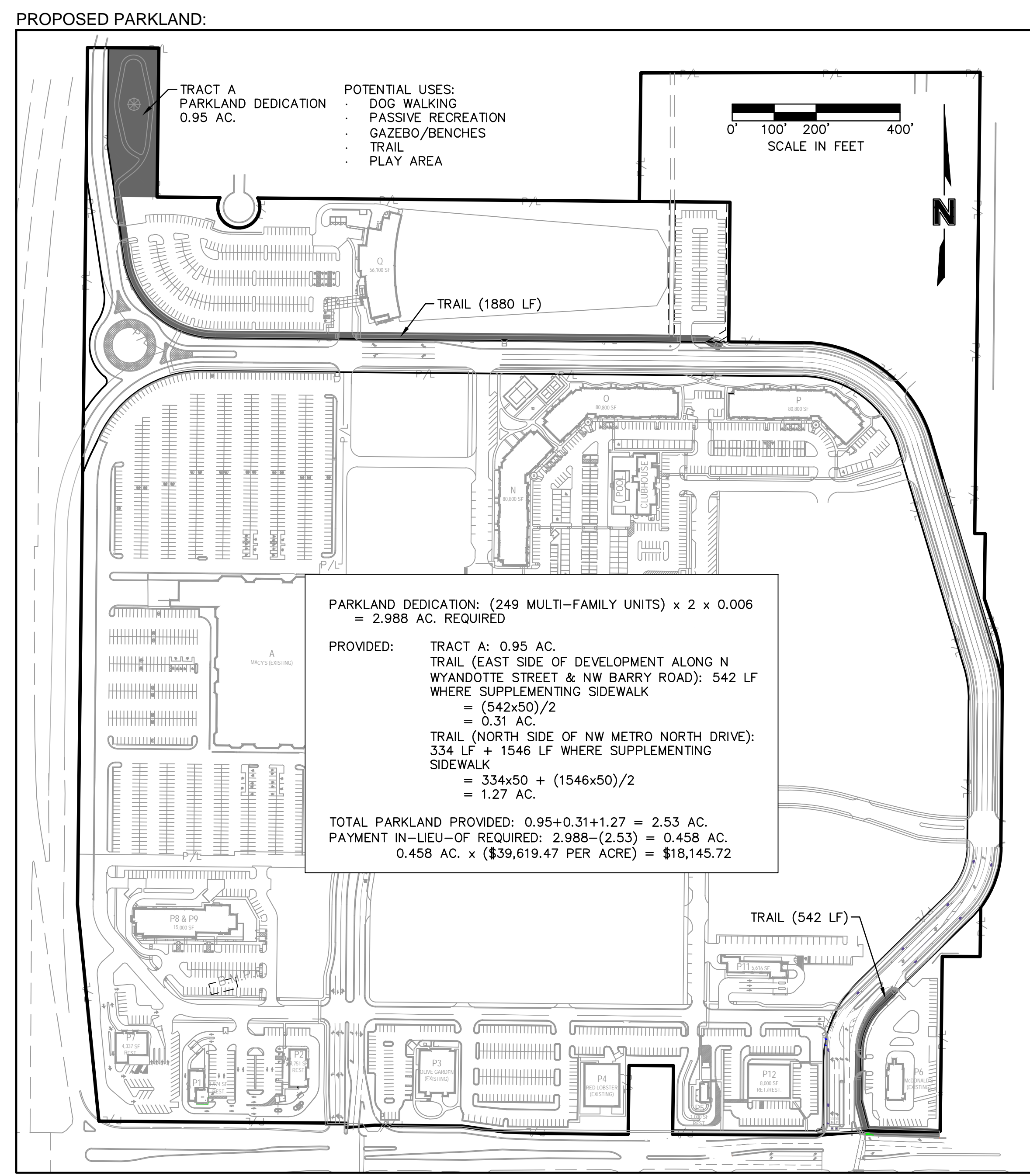
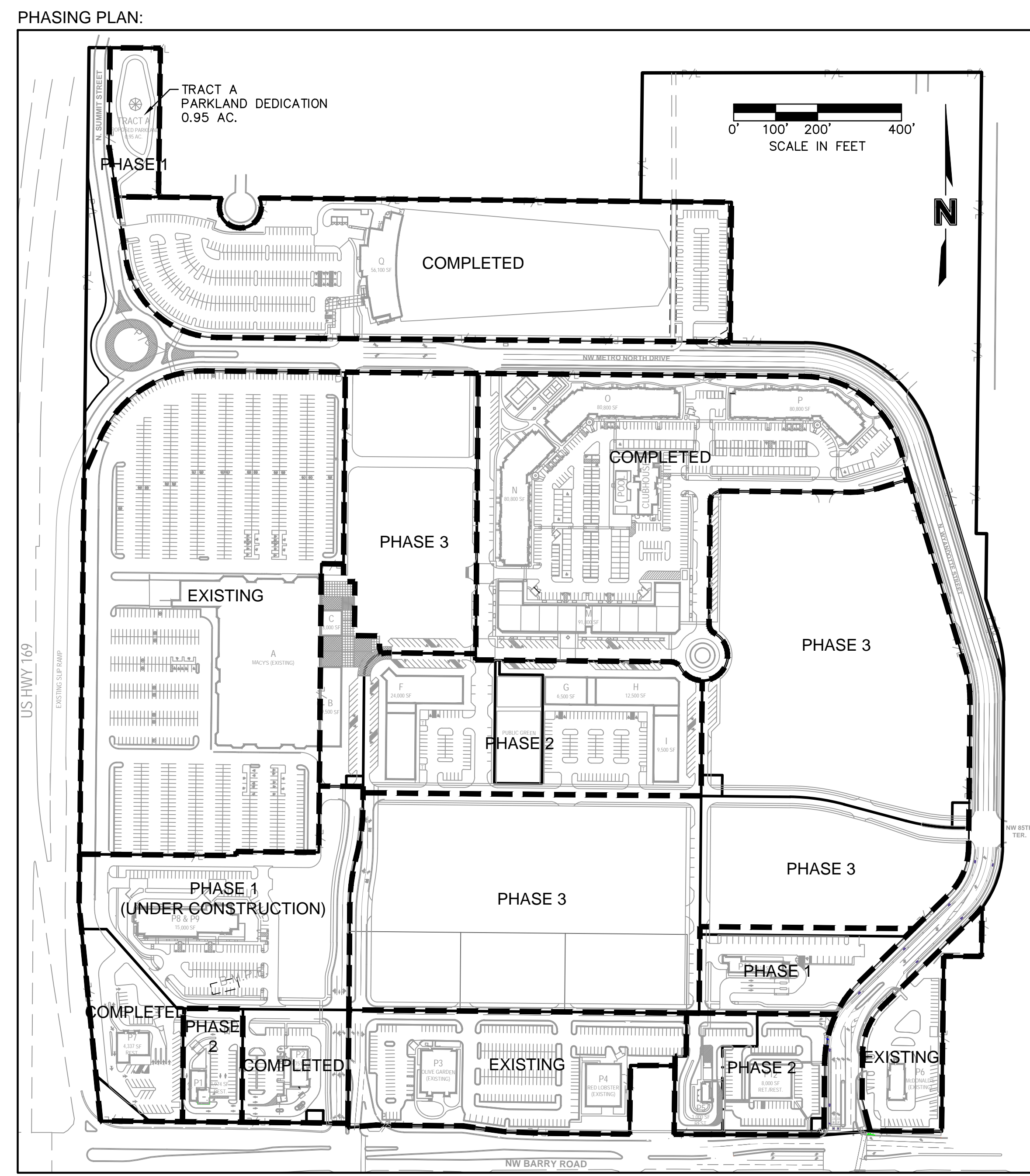
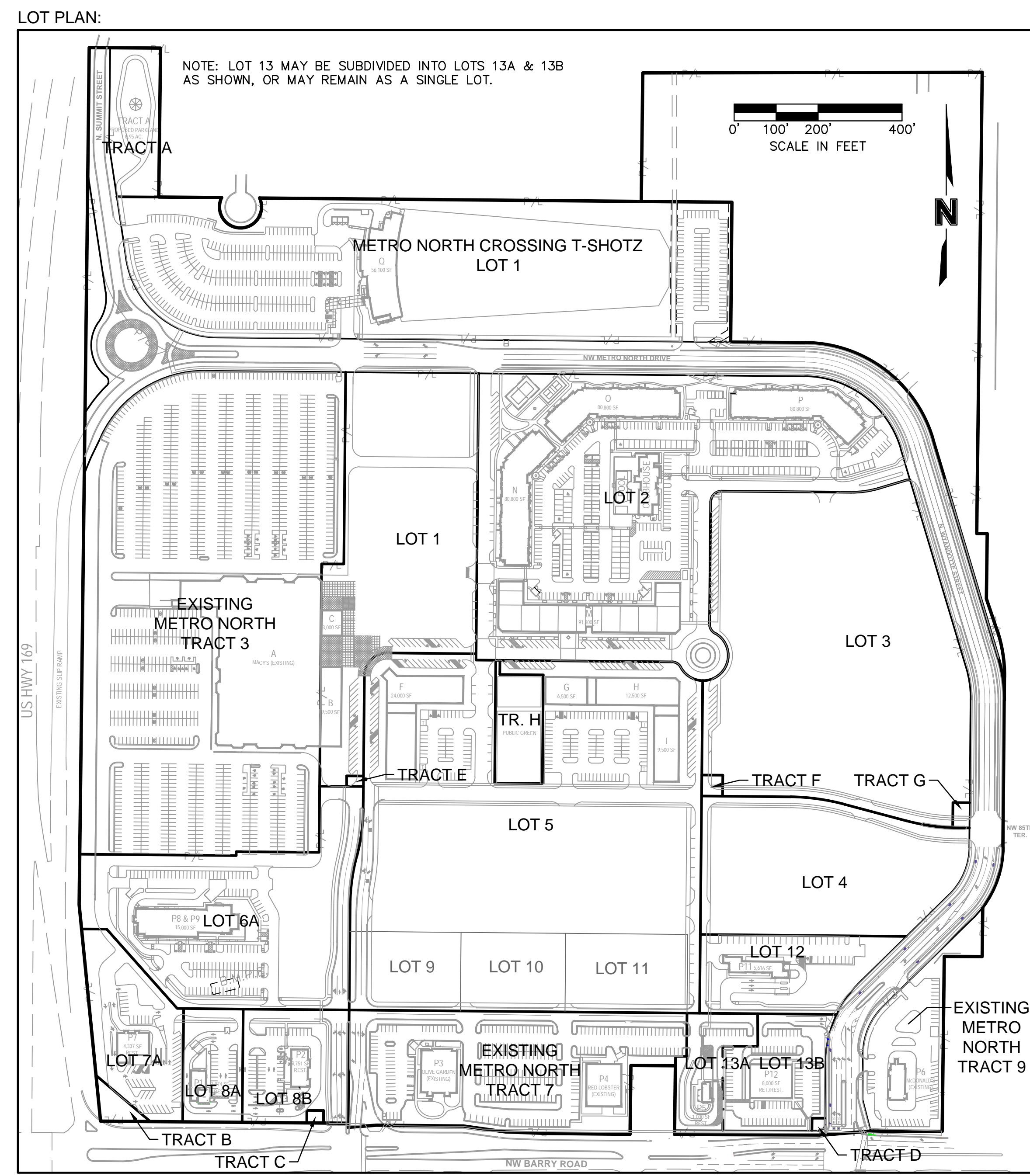
METRO NORTH CROSSING
UR PLAN AMENDMENT

KANSAS CITY, MO

drawn by: _____
 checked by: _____
 designed by: _____
 GNCV by: _____
 project no.: 018-0558-D
 date: 2023.10.27

SHEET 03

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 USER: cholmquist



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METRO NORTH CROSSING

BY: _____

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

PRELIMINARY SITE PLAN 02

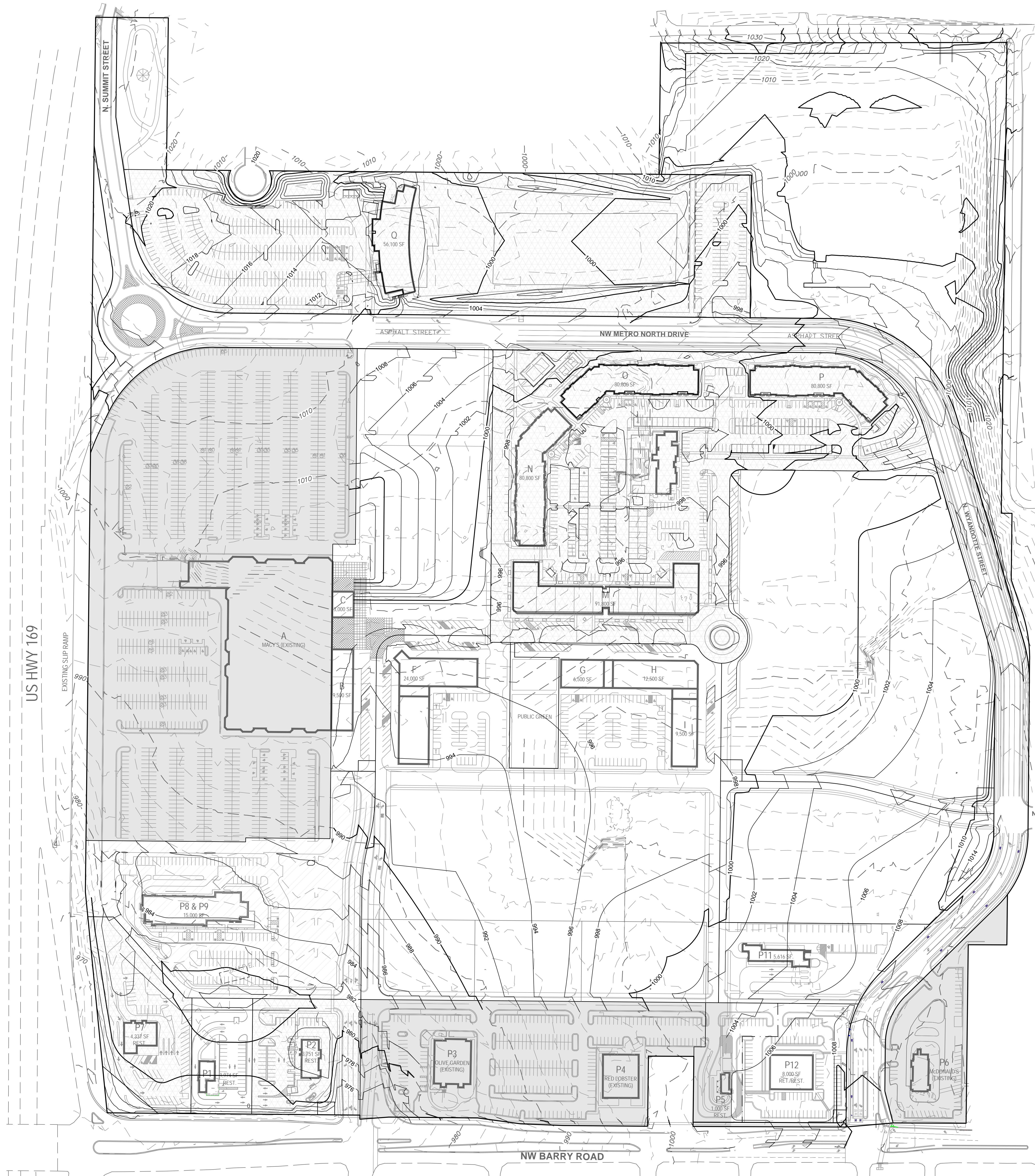
METRO NORTH CROSSING
 UR PLAN AMENDMENT

KANSAS CITY, MO

2023

drawn by: _____
 checked by: _____
 designed by: _____
 GACD by: _____
 project no.: 018-0558-D
 date: 2023.10.27

SHEET 04

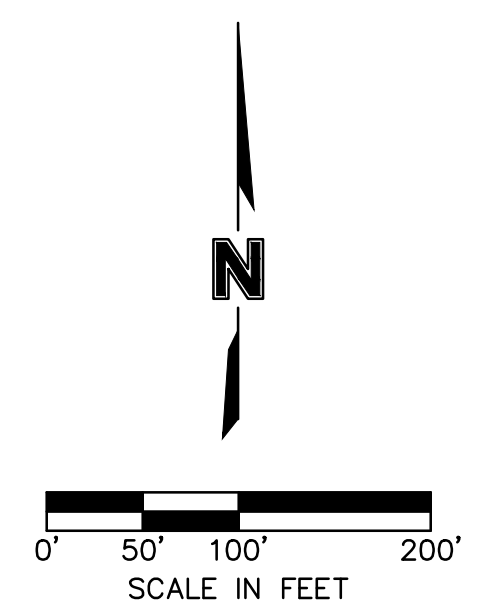


LEGEND

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

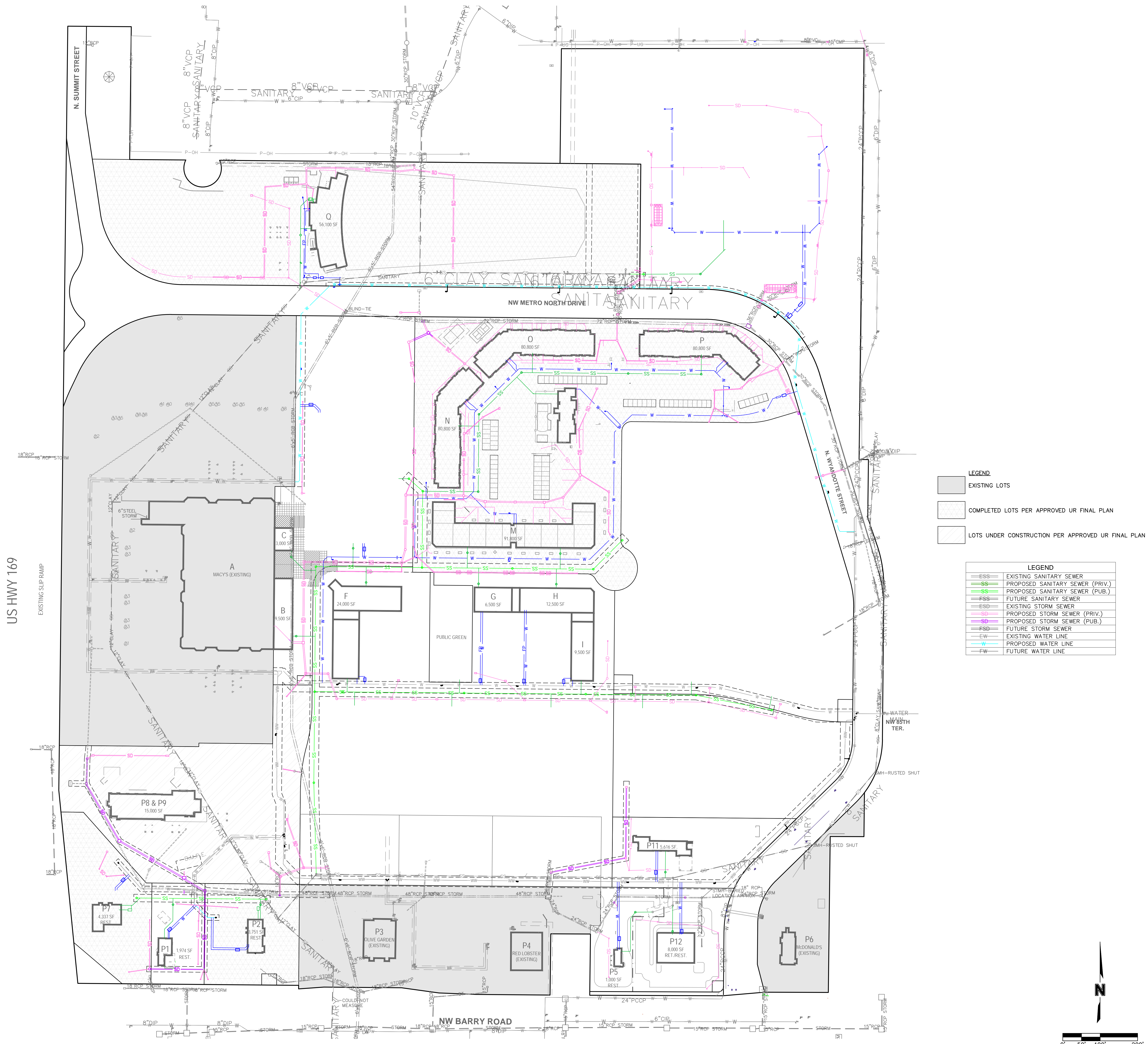
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	EXISTING INDEX CONTOURS
	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
	FUTURE INDEX CONTOURS
	FUTURE INTERMEDIATE CONTOURS



PRELIMINARY GRADING PLAN		NO. REV.	DATE	REVISIONS DESCRIPTION	BY
		1	2023.11.15	Revised per Staff comments.	
METRO NORTH CROSSING UR PLAN AMENDMENT					
KANSAS CITY, MO					
		2023			
SHEET 05		REVISIONS			

drawn by: C-JH
 checked by: J-EF
 designed by: N-EJ
 GA/COC by: J-EF
 project no.: 018-0558-D
 date: 2023.10.27

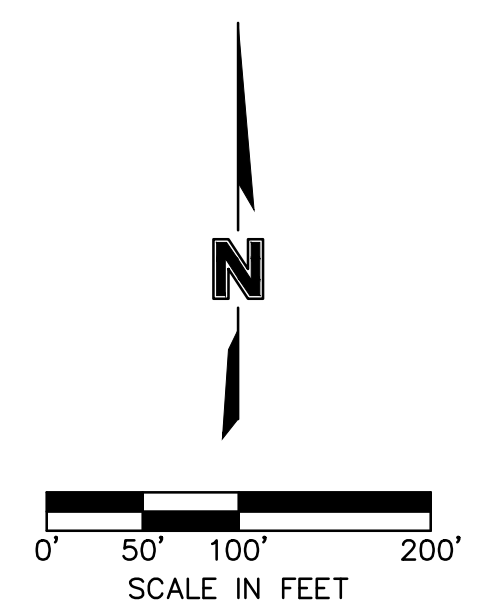


LEGEND

- 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



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METRO NORTH CROSSING

PRELIMINARY UTILITY PLAN

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UR PLAN AMENDMENT

KANSAS CITY, MO

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

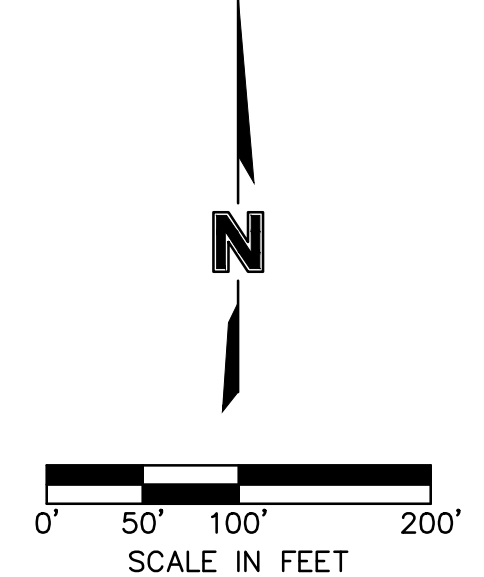
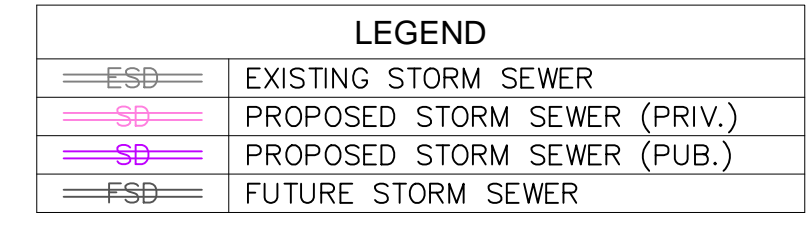
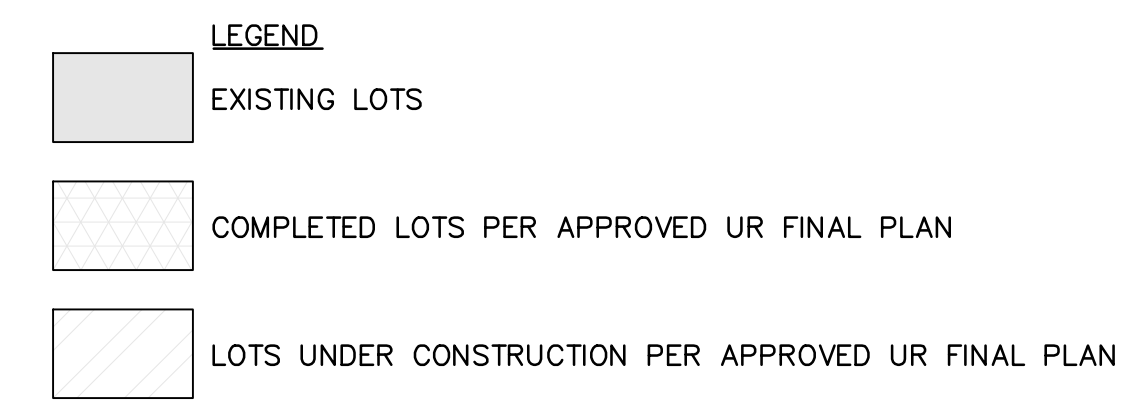
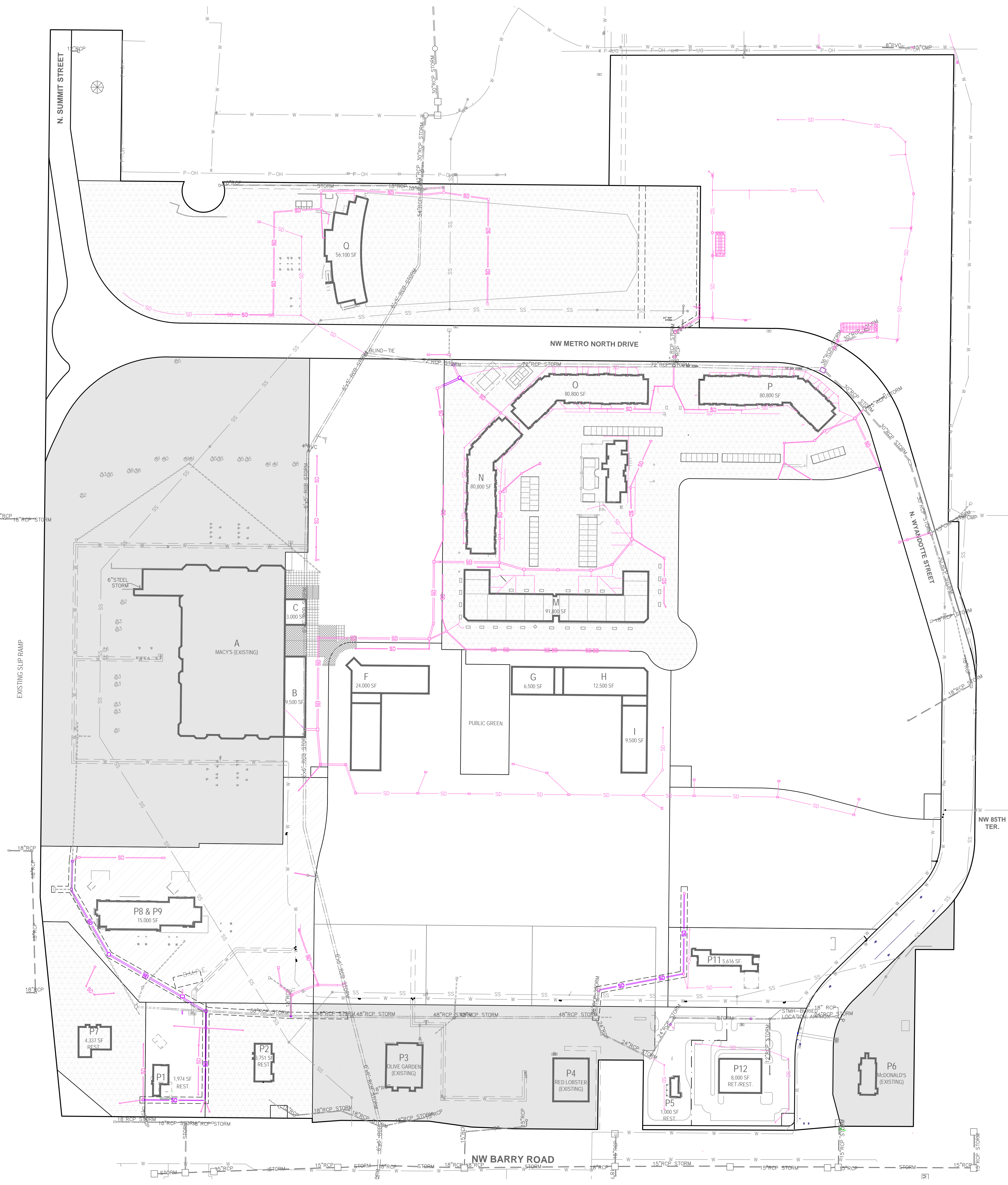
drawn by: _____ CCH
 checked by: _____ JEF
 designed by: _____ NEJ
 GAUCO by: _____ JEF
 project no.: 018-0558-D
 date: 2023.10.27

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SHEET 06

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METRONORTH
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PRELIMINARY STORM SEWER PLAN

METRO NORTH CROSSING
UR PLAN AMENDMENT

KANSAS CITY, MO

2023

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

NO. DATE REVISION DESCRIPTION

NO.	DATE	REVISION DESCRIPTION
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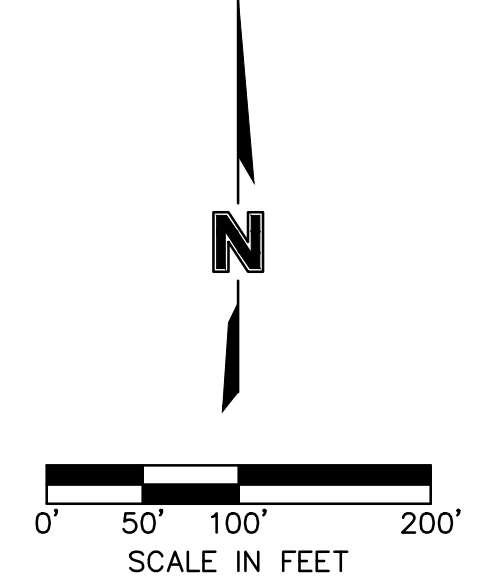
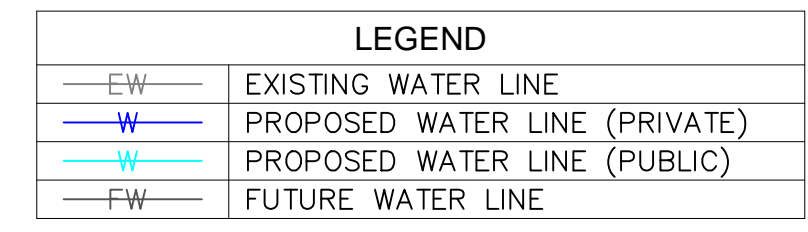
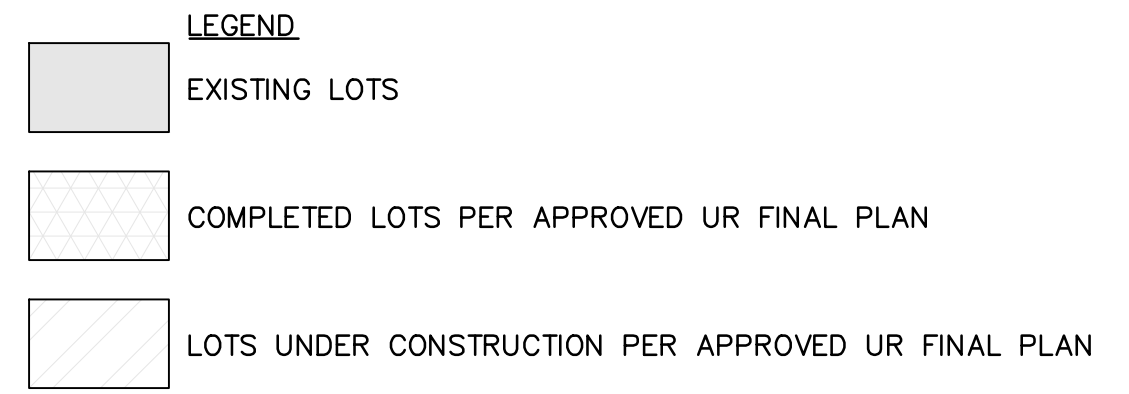
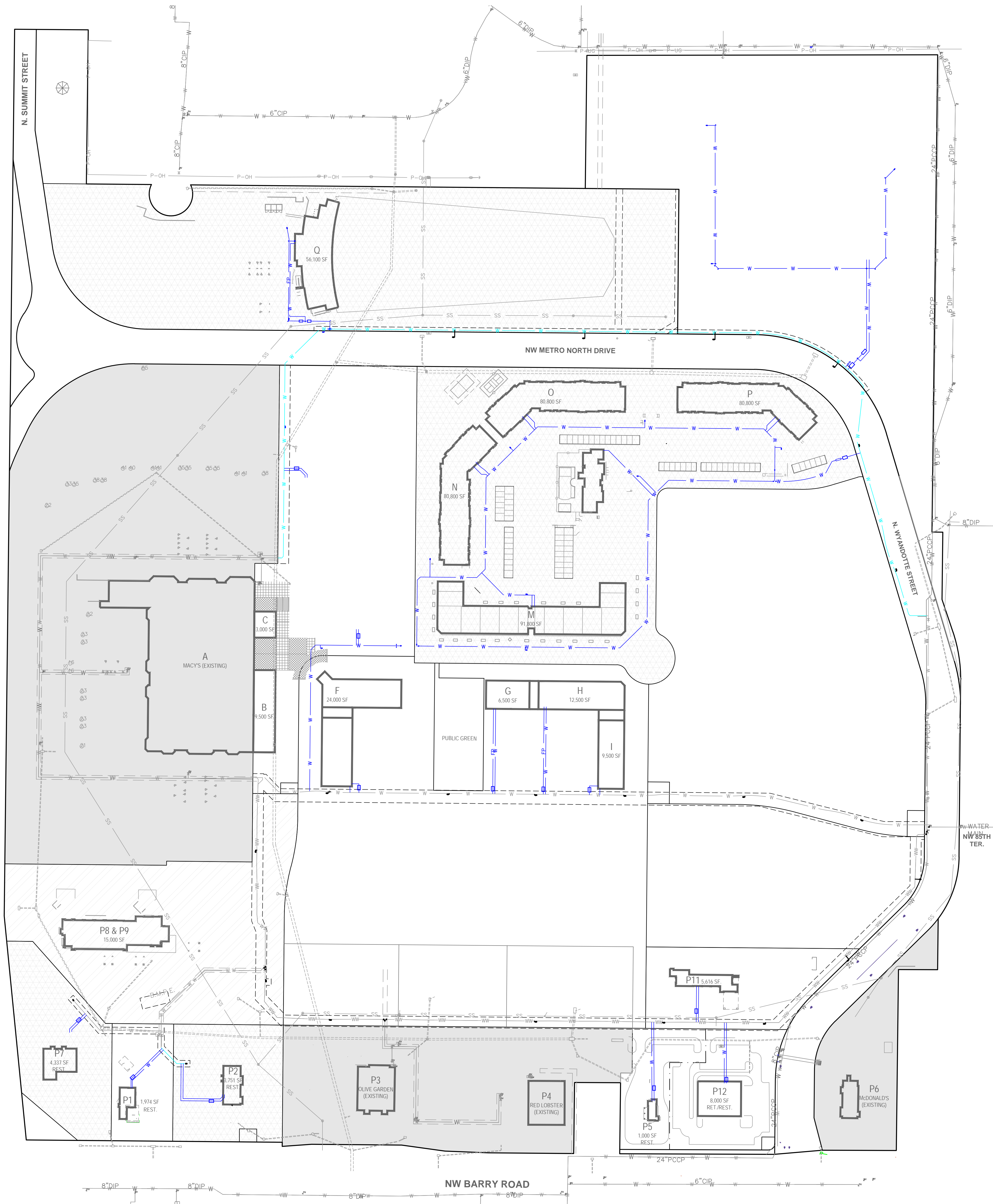
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US HWY 169

EXISTING SLIP RAMP



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BY: _____

REVISIONS DESCRIPTION

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

PRELIMINARY WATER PLAN

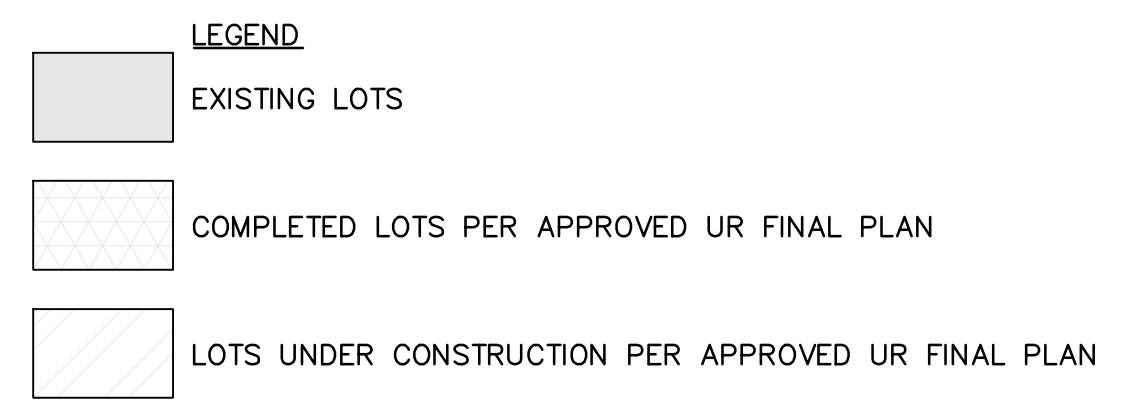
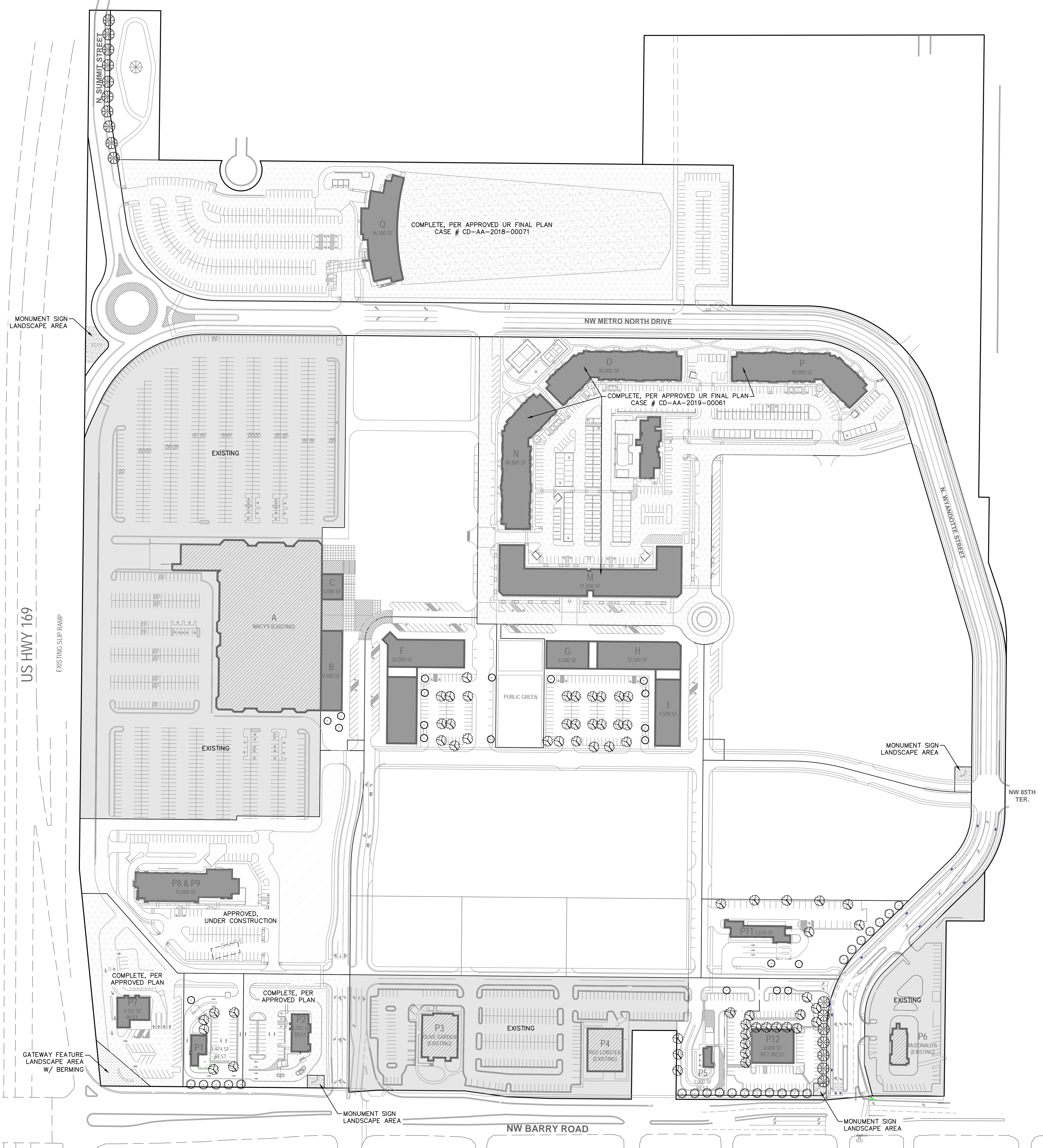
METRO NORTH CROSSING
UR PLAN AMENDMENT

KANSAS CITY, MO

2023

drawn by: _____ C:JH
 checked by: _____ J:EL
 designed by: _____ NEJ
 G:\DC by: _____ J:EL
 project no.: 018-0558-D
 date: 2023.10.27

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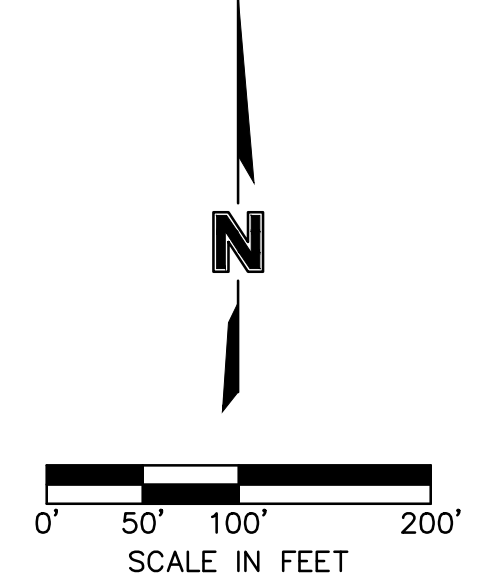


- NOTES:**
1. GENERAL PROPOSED TREE LOCATIONS AND QUANTITIES PER 88-425 OF THE KANSAS CITY ZONING & DEVELOPMENT CODE ARE AS SHOWN ON THIS PLAN.
 2. TREE TYPE (DECIDUOUS, ORNAMENTAL, AND EVERGREEN) SHALL BE SELECTED AND INCLUDED ON UR FINAL PLAN.
 3. GENUS AND SPECIES OF ALL PROPOSED PLANT MATERIAL SHALL BE SELECTED AND INCLUDED ON UR FINAL PLAN AND/OR BUILDING PERMIT PLANS.
 4. REQUIRED SHRUBS PER 88-425 OF THE KANSAS CITY ZONING & DEVELOPMENT CODE SHALL BE INCLUDED ON UR FINAL PLAN.
 5. 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.
 6. ALL PROPOSED PLANT MATERIAL SIZE AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH 88-425 OF THE KANSAS CITY ZONING & DEVELOPMENT CODE.
 7. LANDSCAPE CALCULATIONS LISTED BELOW DO NOT INCLUDE LANDSCAPING FOR EXISTING, COMPLETED, OR UNDER-CONSTRUCTION LOTS.
 8. ALL PROPOSED LOTS SHALL PROVIDE 3% OF LANDSCAPE AREA PER PARKING SPACE. PER 88-425.
 9. FUTURE LOTS WITH NO LANDSCAPING SHOWN SHALL MEET ALL REQUIREMENTS OF 88-425, AND INCLUDED ON UR FINAL PLAN.
 10. ALL PROPOSED LOTS WITH FRONTAGE TO N WYANDOTTE STREET AND/OR NW BARRY ROAD (LOTS 1, 3, 4, 7A, 8A, 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)

US HWY 169
 EXISTING SLIP RAMP

GATEWAY FEATURE
 LANDSCAPE AREA
 W/ BERMING



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

PRELIMINARY LANDSCAPE PLAN

METRO NORTH CROSSING
 UR PLAN AMENDMENT

KANSAS CITY, MO

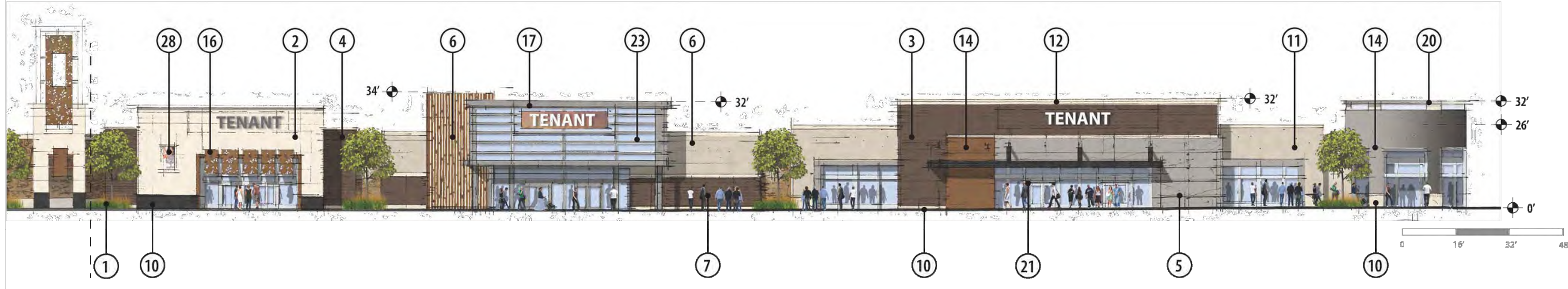
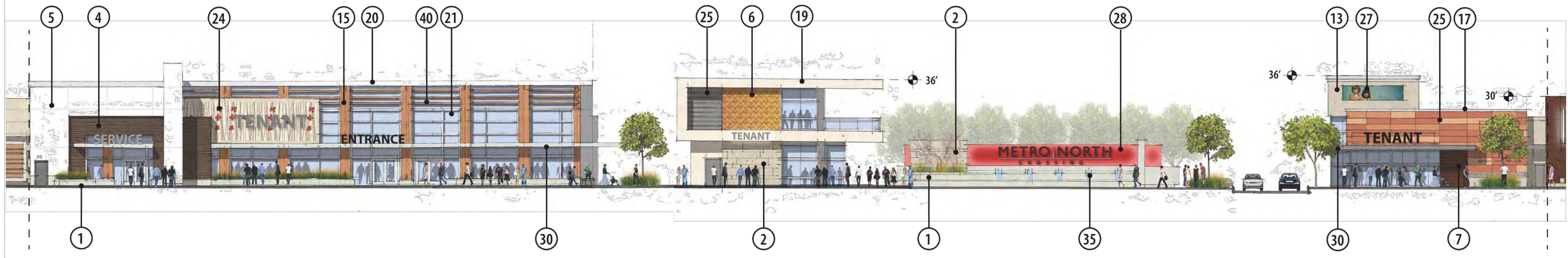
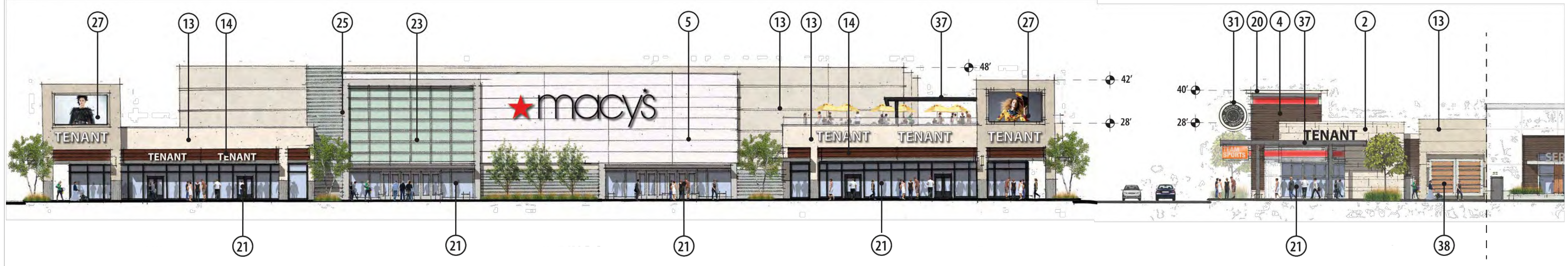
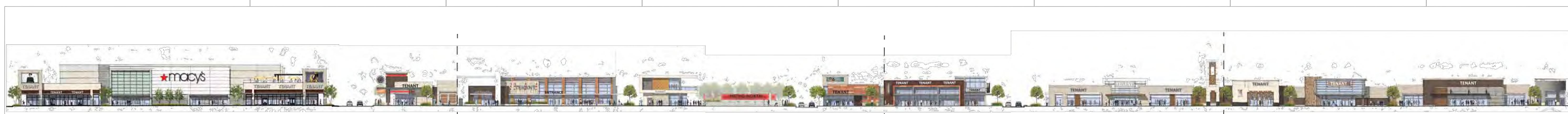
2023

REVISIONS

drawn by: _____ C:tl
 checked by: _____ J:EL
 G:ADC by: _____ NE
 project no.: 018-0558-D
 date: 2023.10.27

**SHEET
 07**

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 USER: cholinquist



- NOTES**
1. LANDSCAPING PLANTER OR 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 TRELLIS/ARBOR
 38. GALVANIZED METAL GRATES W/COMPOSITE WOOD CLADDING
 39. DECORATIVE METAL BAND
 40. METAL GRILLE/SOLAR SHADE

olsson
 Olsson - Civil Engineering
 Missouri Certificate of Authority #001592
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL 816.881.1177
 FAX 816.861.1888
 www.olson.com

METRO NORTH CROSSING

BY: _____

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

BUILDING CHARACTER ELEVATIONS

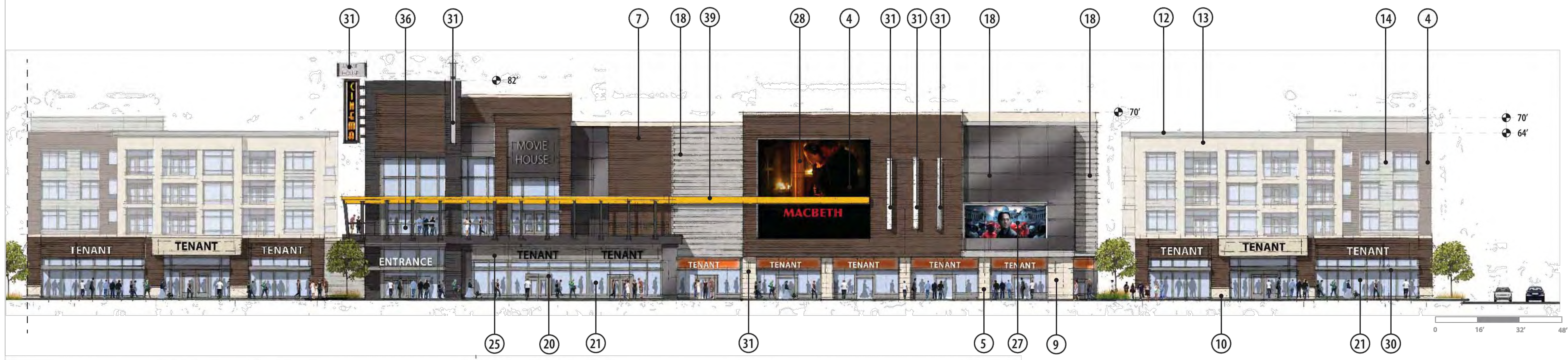
METRO NORTH CROSSING
 UR PLAN AMENDMENT

KANSAS CITY, MO 2023

drawn by: _____
 checked by: _____
 designed by: _____
 G.A.D.C. by: _____
 project no.: 018-0558-D
 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\A_ARC01_80558.dwg
 DATE: Nov 15, 2023 11:11am
 USER: cholmquist



NOTES

1. LANDSCAPING PLANTER OR 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
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METRO NORTH CROSSING

BY: _____
 REVISIONS DESCRIPTION

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

BUILDING CHARACTER ELEVATIONS

**METRO NORTH CROSSING
 UR PLAN AMENDMENT**

KANSAS CITY, MO

2023

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

SHEET 09



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"



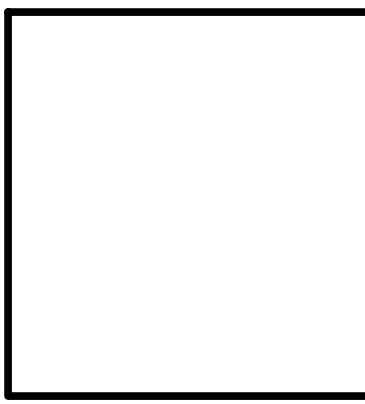
3D PERSPECTIVE - OPTION 3

METRO NORTH CROSSING - RETAIL & TOWNHOME
KANSAS CITY, MISSOURI

A7

rosemann & ASSOCIATES P.C. 

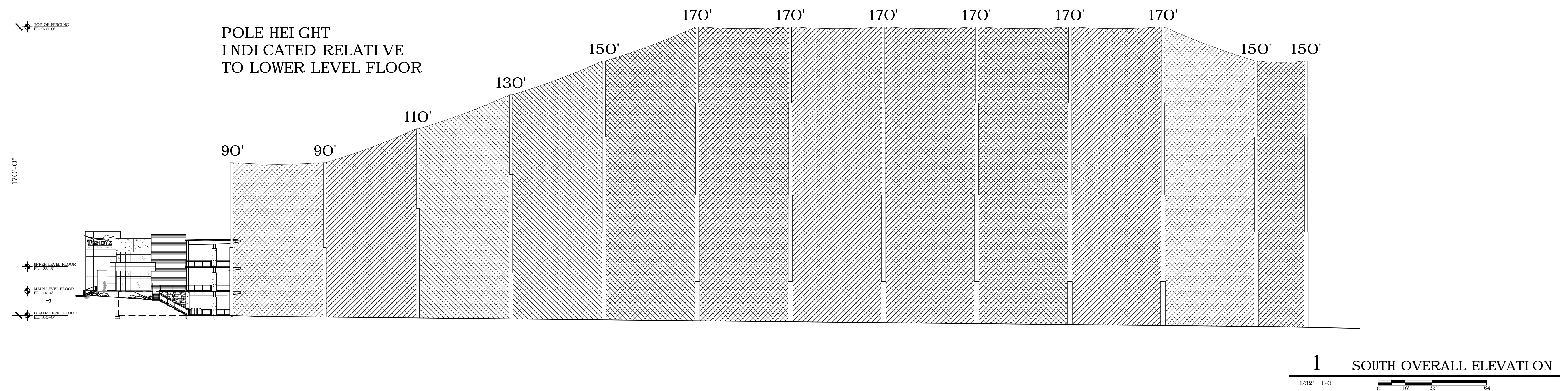
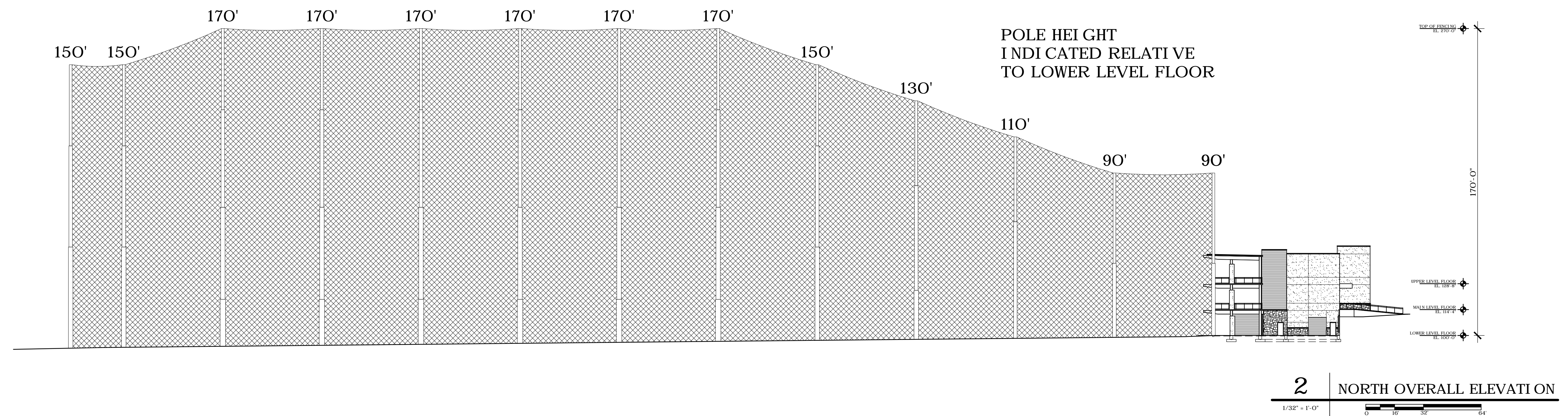
11/15/18



ARCHITECT:
 PIPER-WIND ARCHITECTS, INC.
 2121 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: 816-221-4141 / FAX: 816-221-1429
 www.lankfordfendler.com



METRO NORTH CROSSING
 T-SHOTZ GOLF ENTERTAINMENT



PRELIMINARY
 NOT FOR
 CONSTRUCTION

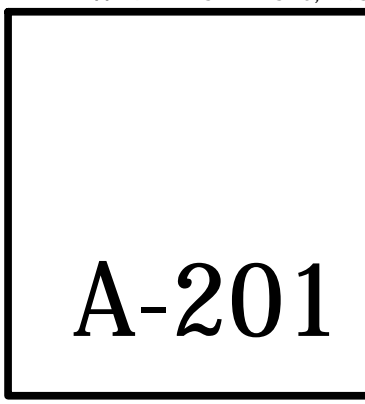
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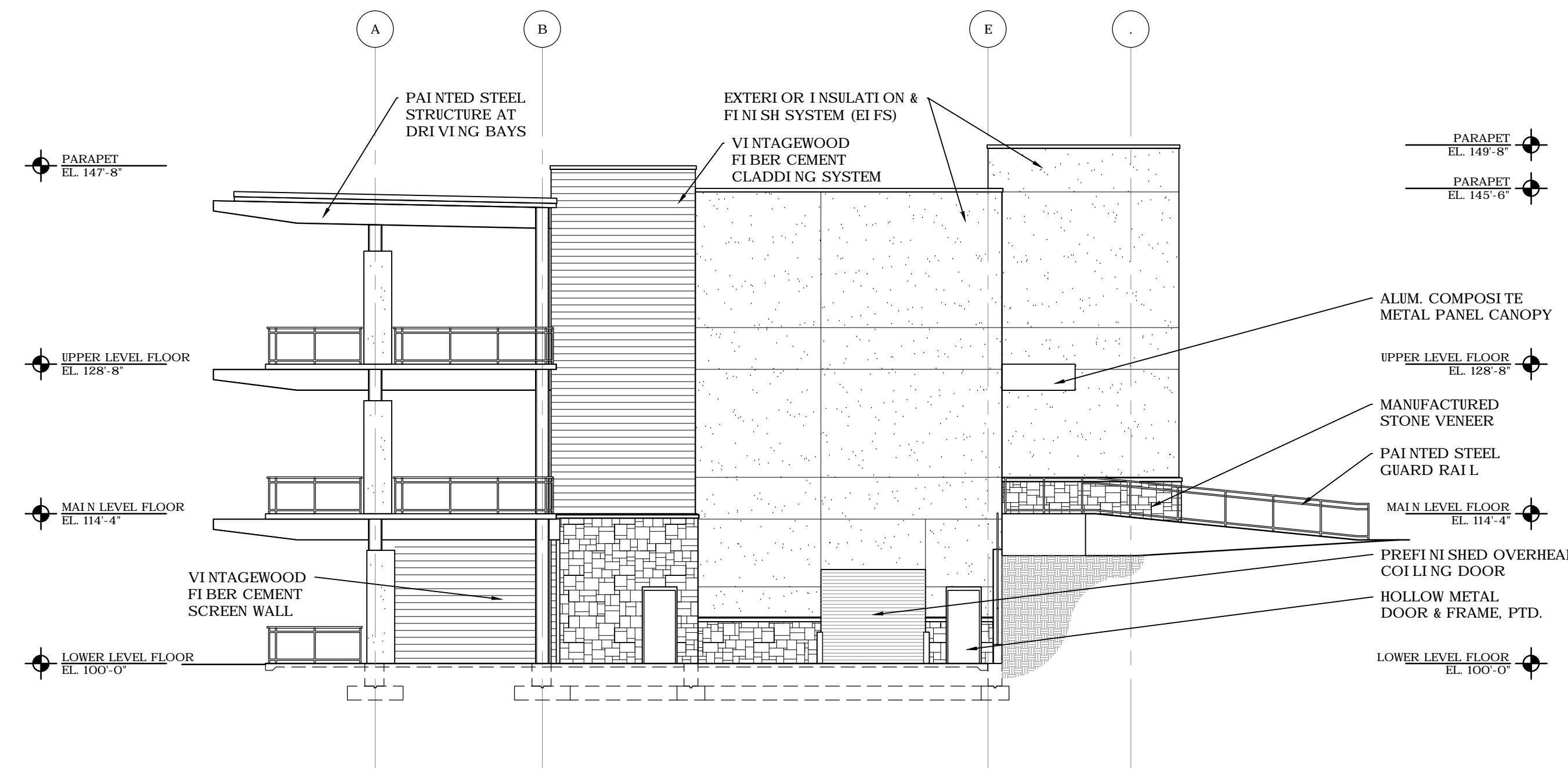
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DATE	08/16/2016
DRAWN BY	
CHECKED BY	
REVISION DATE	DESCRIPTION

SHEET TITLE & NUMBER

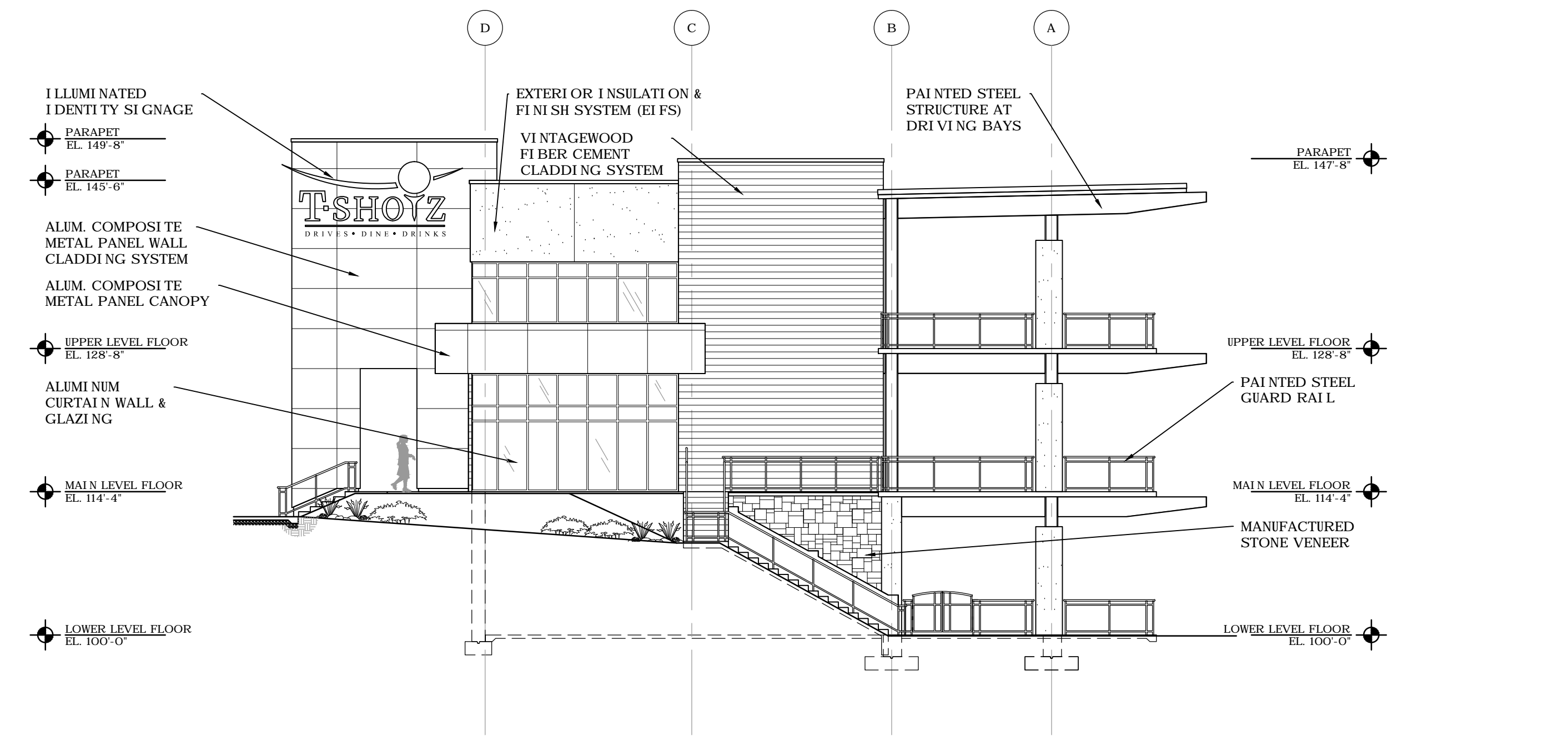
EXTERIOR
 ELEVATIONS

7/21/16 - HY 2018
 PIPER-WIND ARCHITECTS, INC.

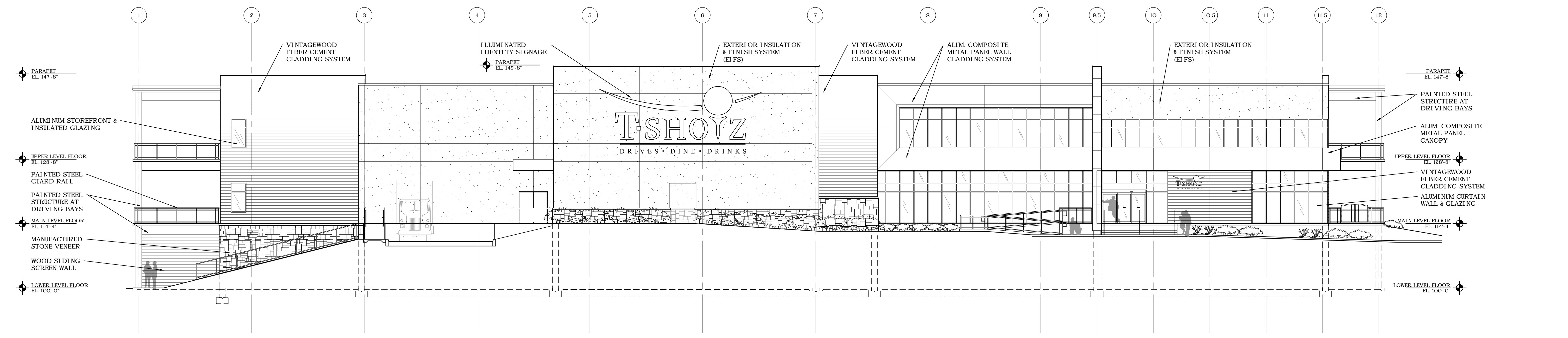




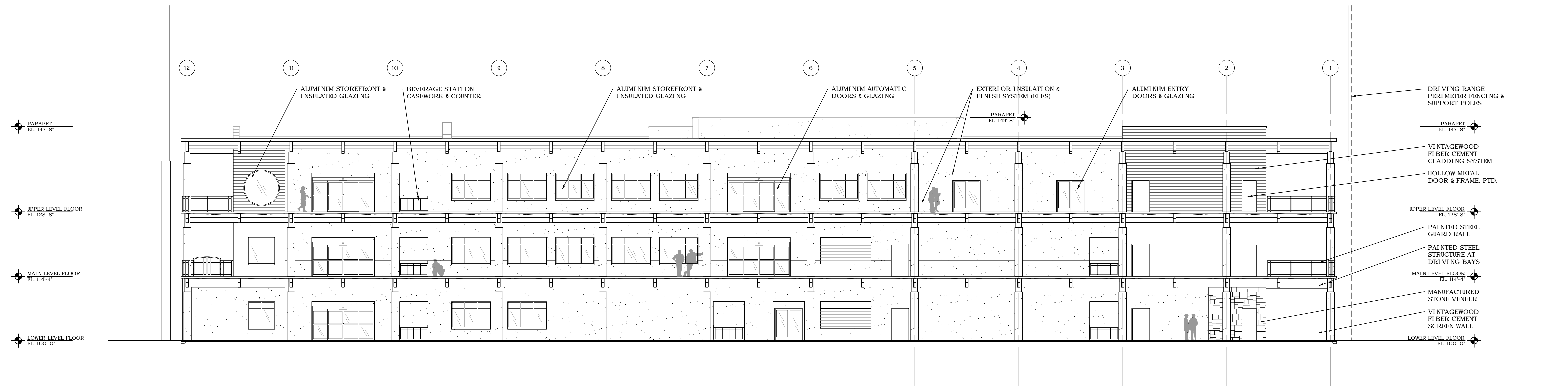
4 NORTH ELEVATION
3/32" = 1'-0"



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



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



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

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www.lanfordsfendler.com

METRO NORTH CROSSING
T-SHOYZ 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

ENLARGED
EXTERIOR
ELEVATIONS
7/21/18 - HY 2018
PIPER-WIND ARCHITECTS, INC.



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):