

Docket #4

CD-CPC-2025-00062

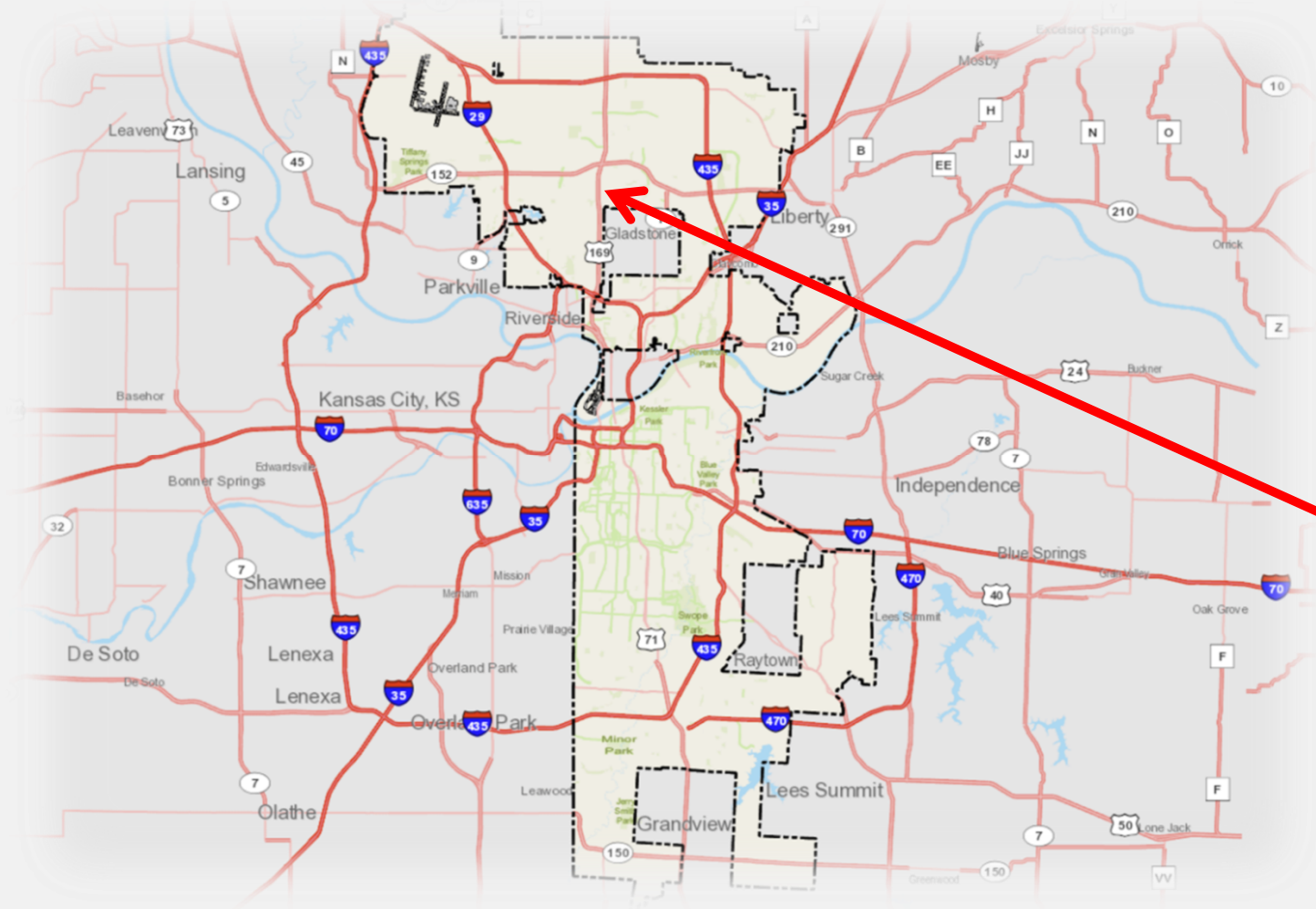
Rezoning to UR/Major Amendment

Metro North Crossing

June 18, 2025

City Plan Commission





Site



Site





View looking NE from NW Barry Rd & 169



View looking east from 169

Proposed Allowed Uses



AREA SUMMARY - RETAIL/OFFICE

SPACE	DESCRIPTION	BLDG AREA (SF)	PARKING REQ.	PARKING PROV.	REQ. SHORT-LONG-TERM BIKE SPACES	PROV. SHORT-LONG-TERM BIKE SPACES	LOT AREA (SF / AC)	BLDG HEIGHT	PHASE
A	EXISTING MACYS - 2 LEVELS	204,000	510	1164	84/22	42/11	659,590/15.14	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	5/3	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	18/8	9/4	437,181/10.04	50	
M	LOWER LEVEL - RETAIL	30,600	77	79	8/5	4/3	499,942/11.48	47 FT (175 FT NETS)	
Q	COMPLETED - T-SHOTZ (3-STORY)	56,100	141	313	32/13	16/7	466,312/10.71	47 FT (175 FT NETS)	
R, S, T	RETAIL	85,000	213	213	22/10	11/5	626,448/14.38	50	
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-LONG-TERM BIKE SPACES	PROV. SHORT-LONG-TERM BIKE SPACES	LOT AREA (SF / AC)	BLDG
P1	BANK	3,000	8	18	2/2	1/1	48,922/1.12	20
P2	RESTAURANT	3,751	38	43	5/2	3/1	70,933/1.63	20
P3	EXISTING - OLIVE GARDEN	9,000	90	121	13/3	7/2	206,726/4.72	20
P4	EXISTING - RED LOBSTER	8,000	80	121	13/3	7/2	206,726/4.72	20
P5	RESTAURANT	1,000	10	11	3/2	2/1	35,361/0.81	20
P6	EXISTING - MCDONALD'S	3,000	30	57	6/2	3/1	70,894/1.63	20
P7	RESTAURANT	4,337	44	47	4/2	2/1	59,666/1.37	20
P8 & P9	RESTAURANT / RETAIL	15,250	151	171	16/5	8/3	226,721/5.20	20
P10	RESTAURANT / RETAIL	7,000	18	18	2/2	1/1	59,933/1.38	20
P11	CARWASH	5,616	0	3	1/3	1/2	75,143/1.73	20
P12	RESTAURANT / RETAIL	8,000	80	83	8/2	4/1	61,405/1.41	20
TOTAL		67,954	549	693	73/28	39/16		

TABLE 1. AREA SUMMARY - ALLOWED USES

SPACE	DESCRIPTION	BLDG AREA (SF)	UNITS / ROOMS	PARKING REQ.	PARKING PROV.	REQ. SHORT-LONG-TERM BIKE SPACES	PROV. SHORT-LONG-TERM BIKE SPACES	LOT AREA (SF / AC)	BLDG HEIGHT	PHASE
A	ENTERTAINMENT VENUES & SPECTATOR SPORTS	50,000		313	313	32/13	32/13	659,590/15.14	40 FT	3
	RETAIL SALES	220,000		550	550	55/44	55/44	659,590/15.14	50 FT	2
	LODGING	100,000	0/286	48	48	5/19	5/19	659,590/15.14	100 FT	3
	OFFICE MEDICAL	80,000		320	320	32/16	32/16	659,590/15.14	100 FT	3
	PERSONAL IMPROVEMENTS	50,000		125	125	13/5	13/5	659,590/15.14	20 FT	3
B-C	EATING & DRINKING ESTABLISHMENTS	15,000		150	150	15/6	15/6	659,590/15.14	30 FT	3
	PARKLAND (SEE TABLE 2)							255,817/5.87		2
	RESIDENTIAL		100/0	100	100	10/34	10/34	255,817/5.87	60 FT	3
	RETAIL SALES	25,000		63	63	8/5	8/5	255,817/5.87	50 FT	3
	LODGING	93,000	0/150	25	25	3/10	3/10	255,817/5.87	100 FT	3
D & E	OFFICE MEDICAL	25,000		100	100	10/5	10/5	255,817/5.87	50 FT	3
	RESIDENTIAL (2 LEVELS ABOVE PARKING & RETAIL)	99,350	114/0	114	214	22/38	22/38	258,526/5.93	50 FT	2
	RETAIL SALES (LOWER LEVEL OF RESIDENTIAL)	27,800		70	111	11/6	11/6	258,526/5.93	50 FT	2
	OFFICE MEDICAL	30,000		120	120	12/6	12/6	183,502/4.21	50 FT	3
	RETAIL SALES	40,000		75	75	8/6	8/6	183,502/4.21	50 FT	3
F, G, H, J	RESIDENTIAL		350/0	350	350	35/12	35/12	437,181/10.04	60 FT	3
	OFFICE MEDICAL	150,000		600	600	60/30	60/30	437,181/10.04	60 FT	3
	RETAIL SALES	150,000		375	375	38/30	38/30	437,181/10.04	50 FT	3
	RESIDENTIAL	303,600	249/0	249	357	38/246	38/246	499,942/11.48	60 FT	(COMP)
	RETAIL SALES (LOWER LEVEL)	30,600		77	79	8/5	4/3	499,942/11.48	50 FT	(COMP)
K & L	COMPLETED - T-SHOTZ (3-STORY)	56,100		141	313	32/13	16/7	466,312/10.71	47 FT (175 FT NETS)	(COMP)
	RETAIL SALES	120,000		190	190	19/15	19/15	626,448/14.38	50 FT	3
	EATING & DRINKING ESTABLISHMENTS	16,000		160	160	16/7	16/7	626,448/14.38	30 FT	3
	EATING & DRINKING ESTABLISHMENTS	1,974		20	26	3/2	2/1	48,922/1.12	30 FT	1
	EATING & DRINKING ESTABLISHMENTS	3,751		38	38	5/2	3/1	70,933/1.63	20 FT	(COMP)
M, N, O, P	EXISTING - OLIVE GARDEN	9,000		90	121	13/3	7/2	206,726/4.72	20 FT	(EX)
	EXISTING - RED LOBSTER	8,000		80	121	13/3	7/2	206,726/4.72	20 FT	(EX)
	EATING & DRINKING ESTABLISHMENTS	950		10	11	3/2	2/1	35,361/0.81	20 FT	(COMP)
	EXISTING - MCDONALD'S	3,000		30	57	6/2	3/1	70,894/1.63	20 FT	(COMP)
	EATING & DRINKING ESTABLISHMENTS	4,337		44	47	4/2	2/1	59,666/1.37	20 FT	(COMP)
Q	RETAIL SALES	15,250		39	126	13/3	7/2	226,721/5.20	20 FT	(COMP)
	RETAIL SALES	6,000		10	10	3/1	3/1	226,721/5.20	20 FT	1
	DRIVE-THROUGH FACILITY	6,000		0	10	3/1	3/1	226,721/5.20	20 FT	1
	DRIVE-THROUGH FACILITY	30,000		0	15	3/12	3/12	75,143/1.73	20 FT	2
	CAR WASH/CLEANING SERVICES	30,000		0	15	3/0	3/2	75,143/1.73	20 FT	2
R, S, T, P10	RETAIL SALES	8,000		20	83	8/2	4/1	61,405/1.41	20 FT	2
	TOTAL	1,807,712	813/466	4,696	5,418	570/626	519/611			

Previous Allowed Uses

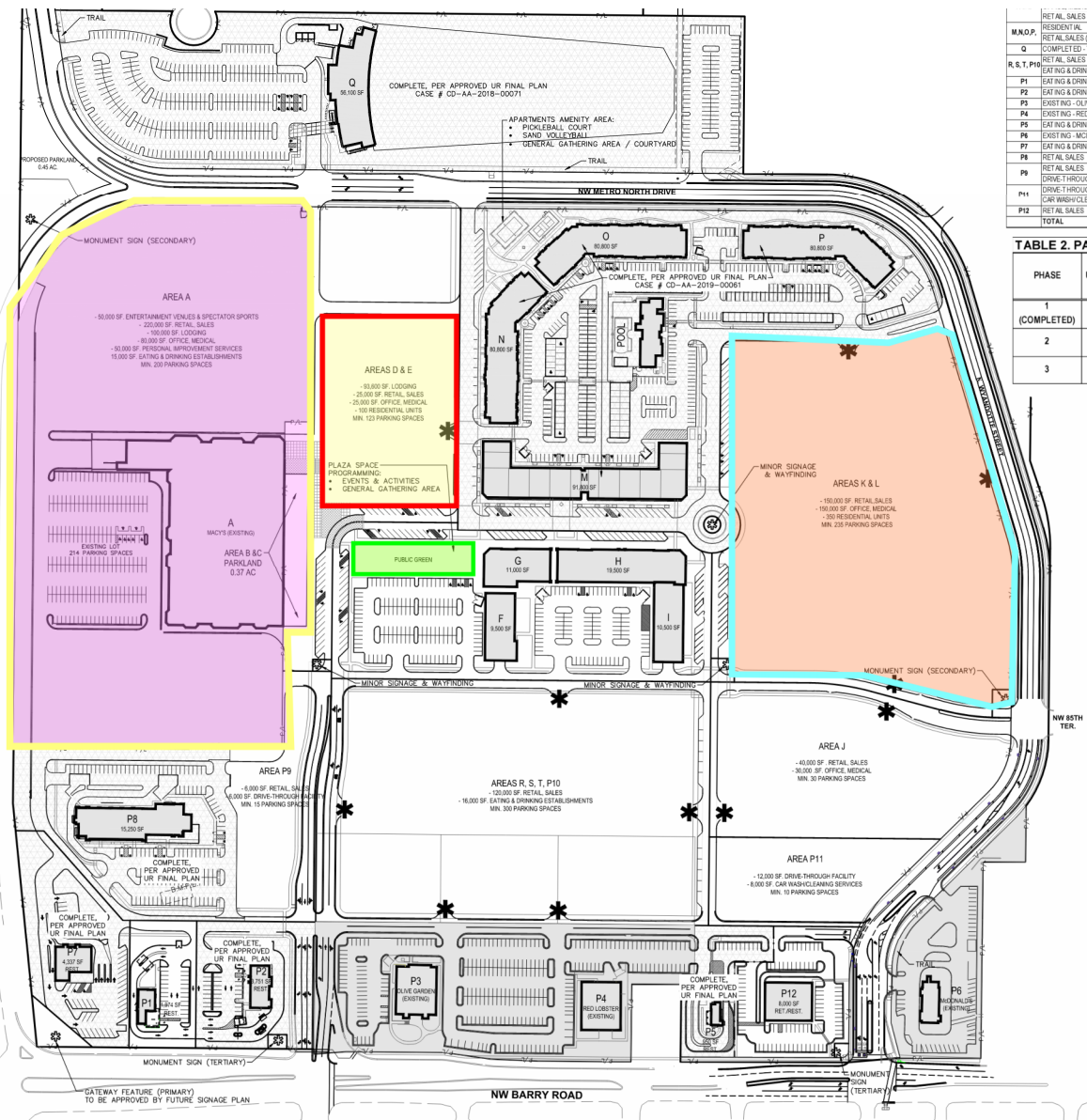


Major Amendment (revising allowed uses)



May 29, 2025 3:03pm

EXISTING SLIP RAMP



	RETAIL SALES
M,N,O,P	RESIDENTIAL
Q	RETAIL SALES (LOWE
R, S, T, P10	COMPLETED - T-SH
	RETAIL SALES
P1	EAT ING & DRINKING E
P2	EAT ING & DRINKING E
P3	EAT ING - OLIVE GAR
P4	EXIST ING - RED LOBS
P5	EAT ING & DRINKING E
P6	EXIST ING - MC DONAL
P7	EAT ING & DRINKING E
P8	RETAIL SALES
P9	RETAIL SALES
P11	DRIVE-THROUGH FAC
P12	DRIVE-THROUGH FAC
	CAR WASH/CLEANING
	RETAIL SALES
	TOTAL

TABLE 2. PARK

PHASE	UNIT
1 (COMPLETED)	249
2	114
3	450

Staff Recommendation

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Rezoning to UR/Major Amendment

Approval with Conditions