

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00101

Metro North Crossing MOB

September 17, 2025

Docket # X7

Request

Rezoning Without a Plan

Applicant

Dan Horn
Metro North Crossing

Owner

Metro North Crossing, LLC

Site Information

Location	470 NW Legacy Dr.
Area	12 Acres
Zoning	MPD
Council District	2 nd
County	Clay
School District	Platte County R-III

Surrounding Land Uses

North: Religious assembly/ undeveloped land, zoned R-7.5
South: Mixed use development, zoned UR
East: Multi-family apartments, zoned R-1.5
West: Detached residences/ Sports, Entertainment and Spectator, zoned R-7.5/ UR

KC Spirit Playbook Alignment

CD-CPC-2025-00101: High alignment,

Land Use Plan

The Gashland/ Nashua Area Plan recommends Mixed Use Neighborhood Land Use for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

Major Street Plan

Northwest 88th Street, N. Baltimore Avenue and Metro North Drive are not identified on the Major Street Plan

Approval Process



Overview

The applicant seeks to rezone the existing parcel from MPD to District O. This rezoning will delete the current approved MPD plan thereby allowing the parcel to be developed under the O zoning district.

Existing Conditions

The 12-acre subject parcel is generally located at the southwest corner of NW 88th Street and N. Baltimore Avenue, north of Metro North Drive. The vacant site was part of the original Metro North Mall but was left out of the Metro North Crossing UR development plan in 2018. The site housed a budget cinema that has since been demolished. Access to the site is via two existing drive on Metro North Mall Drive and on NW 88th Street to the north.

Neighborhood(s)

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

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on September 10, 2025. A meeting summary is attached; Attachment #1.

Controlling + Related Cases

CD-CPC-2020-00036 – Ordinance No. 200369 passed by City Council on May 21, 2020, rezoned about 12 acres from District B3-2 to District MPD, and approved a development plan that allowed for an office building.

Project Timeline

The application was filed on May 23, 2025. Scheduling deviations have occurred due to the need to hold a Public Engagement meeting.

Professional Staff Recommendation

Docket #7 Approval Without Conditions

The applicant is requesting to rezone the 12-acre tract of land generally located at the southwest corner of NW 88th Street and N. Baltimore Avenue, north of Metro North Drive from District MPD to District O. The site used to house a budget cinema that has since been demolished. The vacant site was part of the original Metro North Mall but was left out of the Metro North Crossing UR development plan. There is about 40-foot change in grade from NW 88th Street to Metro North Mall Drive.

Ordinance No. 200369 passed by City Council on May 21, 2020, rezoned the parcel from District B3-2 to District MPD, and approved an MPD plan that allowed for 250,000 square feet of office facility with 297 parking spaces. The plan allowed for a 5-story office building with 40,000 square foot per floor. The plan also allowed for future expansion of another 50,000 square foot. The MPD plan limits the development of this parcel to the development described above. The proposed rezoning will allow all the uses permitted pursuant to 88-120-03. These uses include Residential uses, Public/Civic uses, limited Light Commercial and Office (including Medical Office) uses.

SPECIFIC REVIEW CRITERIA

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

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

A. Conformance with adopted plans and planning policies.

The Gashland/ Nashua Area Plan recommends Mixed Use Community land uses. The proposed use is consistent with the future land use recommended by the plan.

"The proposed rezoning advances the Gashland-Nashua Area Plan by allowing for the potential reuse of an infill site with existing infrastructure. The proposed rezoning from MPD (Master Planned Development) to O (Office) is aligned with the Mixed-Use Neighborhood Future Land Use designation and is the least intense business district permitted. The proposed rezoning will result in an economically viable site with potential uses that are compatible with the adjacent properties." – John Myers, Community Planning Division, 2nd District Planner.

B. Zoning and use of nearby property.

The proposed rezoning to O District will be consistent with the existing zoning and surrounding commercial uses. The nearby properties are single-family residences and a golf facility to the east and duplexes to the east. To the north is a mosque and to the south are multi-family residences.

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

The proposed rezoning will be consistent with the physical character of the area as stated in criteria B.

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

There are adequate existing public infrastructures to serve this parcel.

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

The parcel is currently vacant and is not part of the Metro North Mall redevelopment plan. The 2020 plan allowed for a 250,000 square feet of office facility with 297 parking spaces.

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

The parcel has been vacant for more than 10 years.

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

The proposed zoning will not have a negative impact on the area. It will provide flexibility in generating a cohesive plan that will blend with the overall redevelopment effort.

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

Denial of the request would not result in any gain to the public health, safety or welfare. The hardship imposed on the property owner is that the current MPD zoning limits the use of the land to the construction of a 250,000 square feet of office facility with 297 parking spaces, or seek an amendment to the MPD plan.

ATTACHMENTS

1. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL WITHOUT CONDITION.

Respectfully Submitted,



Olofu Agbaji
Planner

Public Meeting Notice

Please join Metro North Crossing LLC
for a meeting about Rezoning a portion of Metro North Crossing to O (office)
case number CD-CPC-2025-00101

proposed for the following address: 220 NW Metro North Dr.

Kansas City, MO 64115

Follow the QR code to
join the Teams Meeting

Meeting Date: 09/10/2025
Meeting Time: 5:30 pm
Meeting Location: Virtual: Meeting ID 283 755 947 451 8
Passcode: qy7uw3Jy

Project Description:
Rezoning without plan to the O (office) zoning.



If you have any questions, please contact:

Name: Dan Horn

Phone: 816-979

Email: danhorn@blueridgetower.net

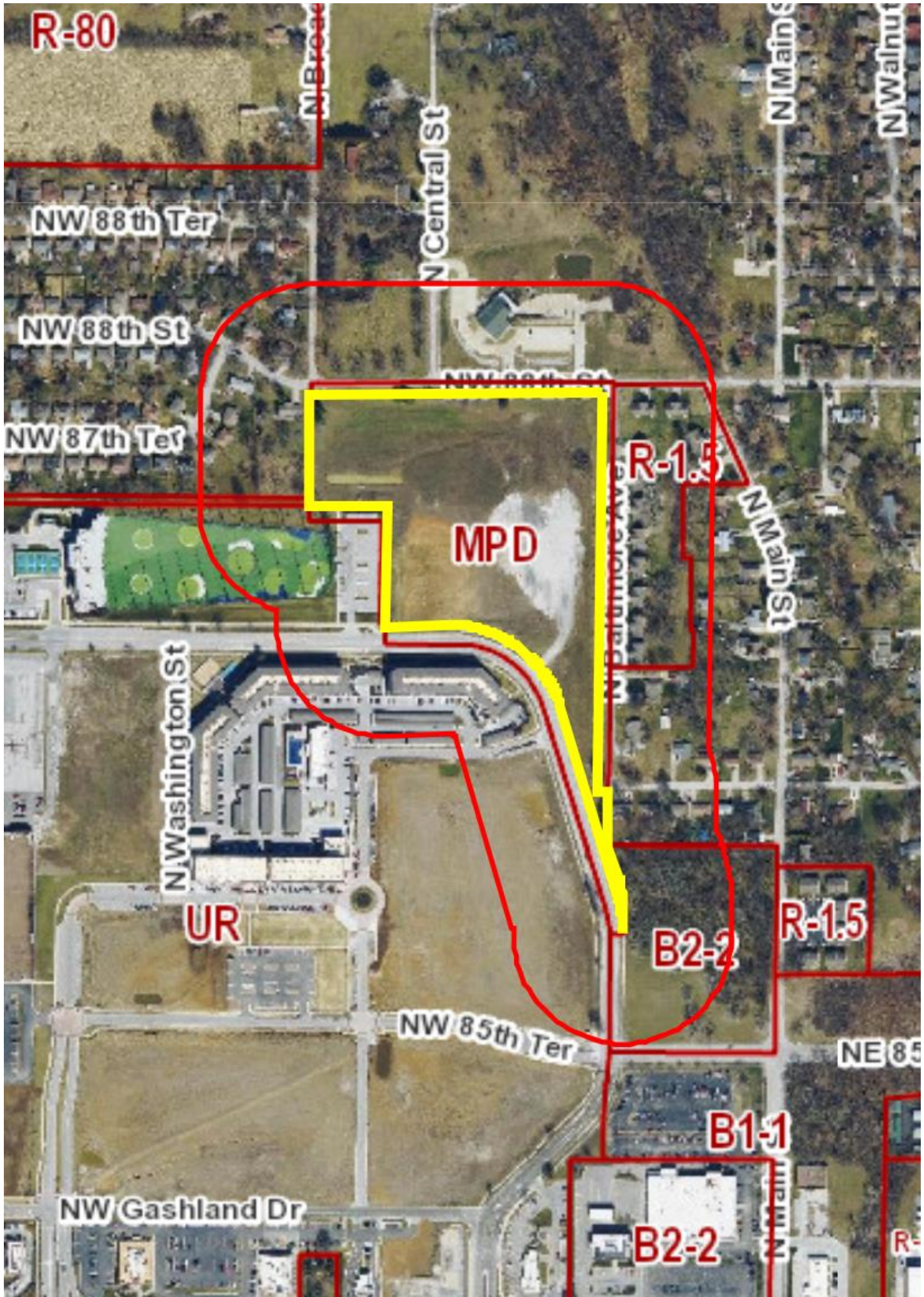
You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



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

Sincerely,

Dan Horn



R-80

N Broad St

N Central St

N Main St

N Walnut St

NW 88th Ter

NW 88th St

NW 87th Ter

NW 88th St

MPD

R-1.5

N Main St

N Washington St

UR

B2-2

R-1.5

NW 85th Ter

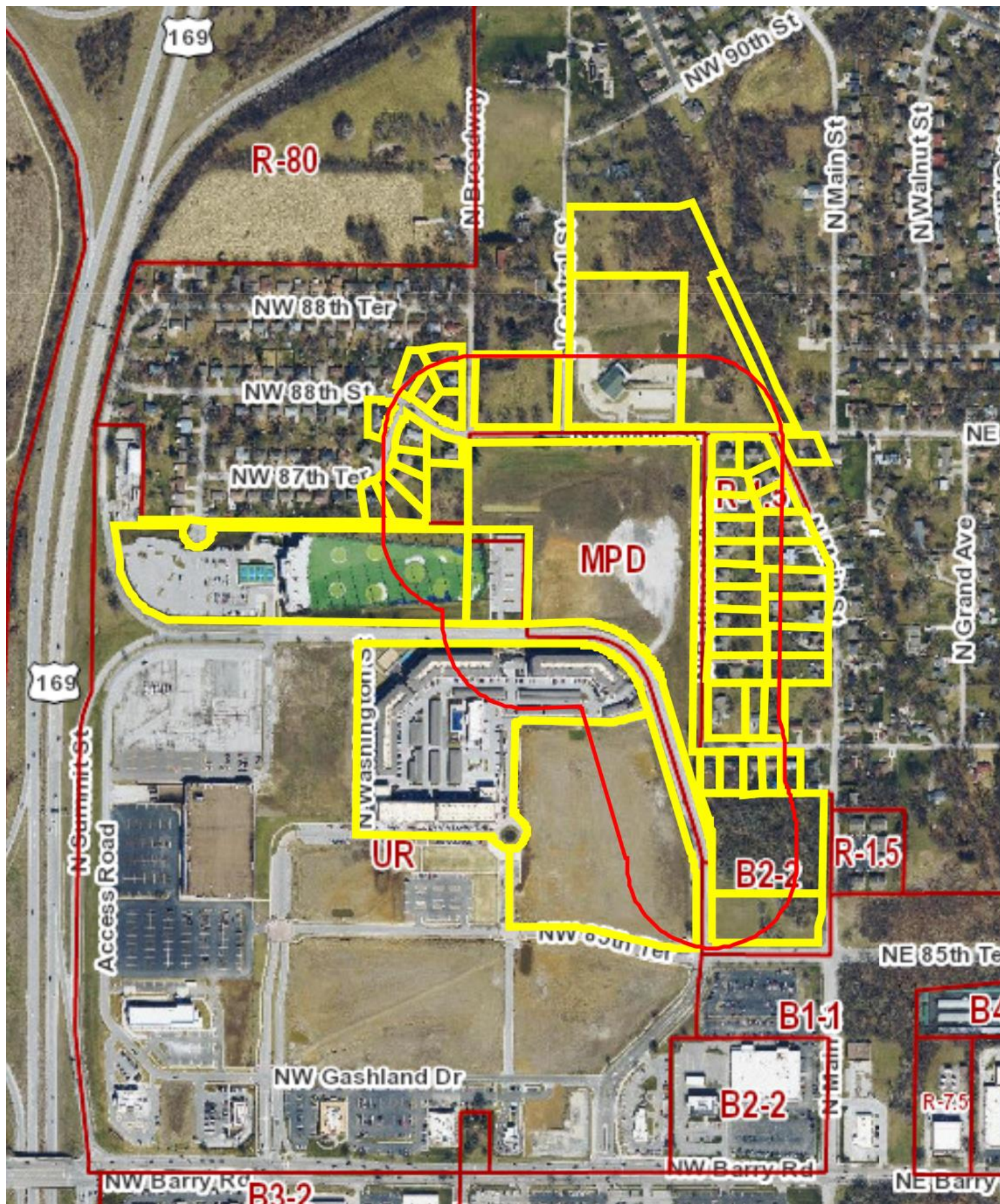
NE 85th St

B1-1

NW Gashland Dr

B2-2

R-1.5



300 foot buffer