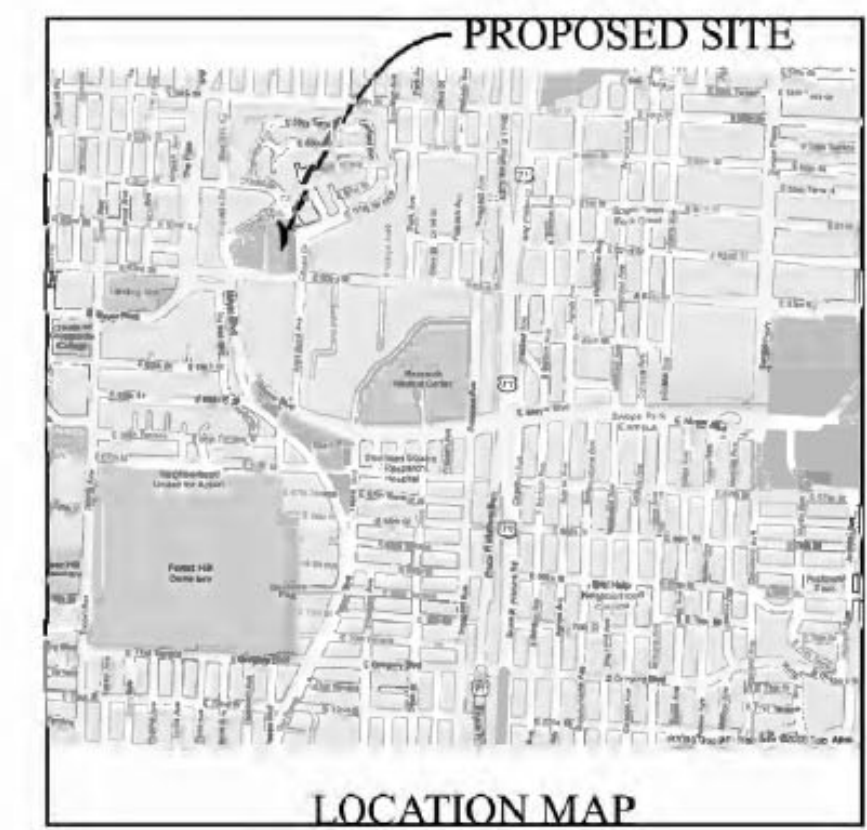


**METRO PLAZA SHOPPING CENTER**  
 IN THE N.W. 1/4 OF SEC. 4-48-33  
 KANSAS CITY, JACKSON COUNTY, MISSOURI

**LEGAL DESCRIPTION:**  
 LOT A BLUE HILLS CENTRE-TRACT ONE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

- A. Existing Zoning = CP-2
- B. Proposed Zoning = URD
- C. Area: 9.1885 Acre or 400,250 Sq. Ft.
- D. R.O.W. Acreage: 0
- E. Net land area: 400,250 Sq. Ft.
- Existing use: Main Building - Office\*/Retail  
 Outparcel Building - Office\* II
- Proposed Uses: Main Building-Office\*/Retail/Restaurant\*\* I  
 Entertainment Venue - Indoor Medium Capacity  
 Outparcel Building-Office\* I Retail Restaurant\*\* I  
 Entertainment Venue - Indoor Medium Capacity  
 \*\*Includes commercial uses like banks and financial services institutions  
 \*\*The total amount of space in the development devoted to restaurant use shall not exceed 10,000 sq.ft.
- F. Height of Building: 18 Ft.
- G. Gross floor area: 97,907 SF
- H. Possible Future: 112,577 SF (inc. 14,670 Addition)  
 Building Coverage: 97,907  
 Possible Future: 112,577 Sq. Ft.  
 F.A.R. : 0.24
- I. Possible Future: 0.28
- J. Residential Density: N/A
- Parking: Parking Provided-413 (470 existing spaces -57 spaces lost along 63rd St. as a result of right of way dedication)
- Required Parking Ratios  
 Retail-1 per 400 square feet  
 Office-1 per 1,000 square feet  
 Restaurant-1 per 75 square feet  
 Warehouse-1 per 4 employees  
 Entertainment venue - 1 per 4 seats or person capacity
- Required Parking:  
 -Retail Only-245 spaces (97,907/400 sf)  
 -Retail with 10,000 sf Restaurant-354 spaces (97,907/400 plus 10,000/75 sf)  
 -Retail with 10,000 sf Restaurant 10,000 Office and 5,064 sf (seating) Entertainment Venue-408 spaces (71,917/400 sf plus 10,000/75 sf plus 10,000/1000 sf plus 5,064 sf seating / 15sf per person / 4)  
 -Retail with Warehouse Addition (10 Employees)-248 spaces (97,907/400 sf plus 10 employees/4)
- K. Estimated Start: Mar 1, 2010  
 Estimated Complete Date: Sept. 1, 2011
- L. Amendments: N/A

\* Denotes Curb Depression Location For Concrete Sidewalk or Driveway Ramp.  
 Existing Curb  
 New Curb

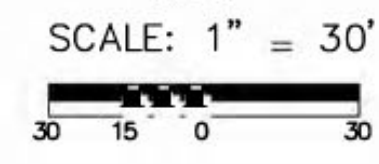
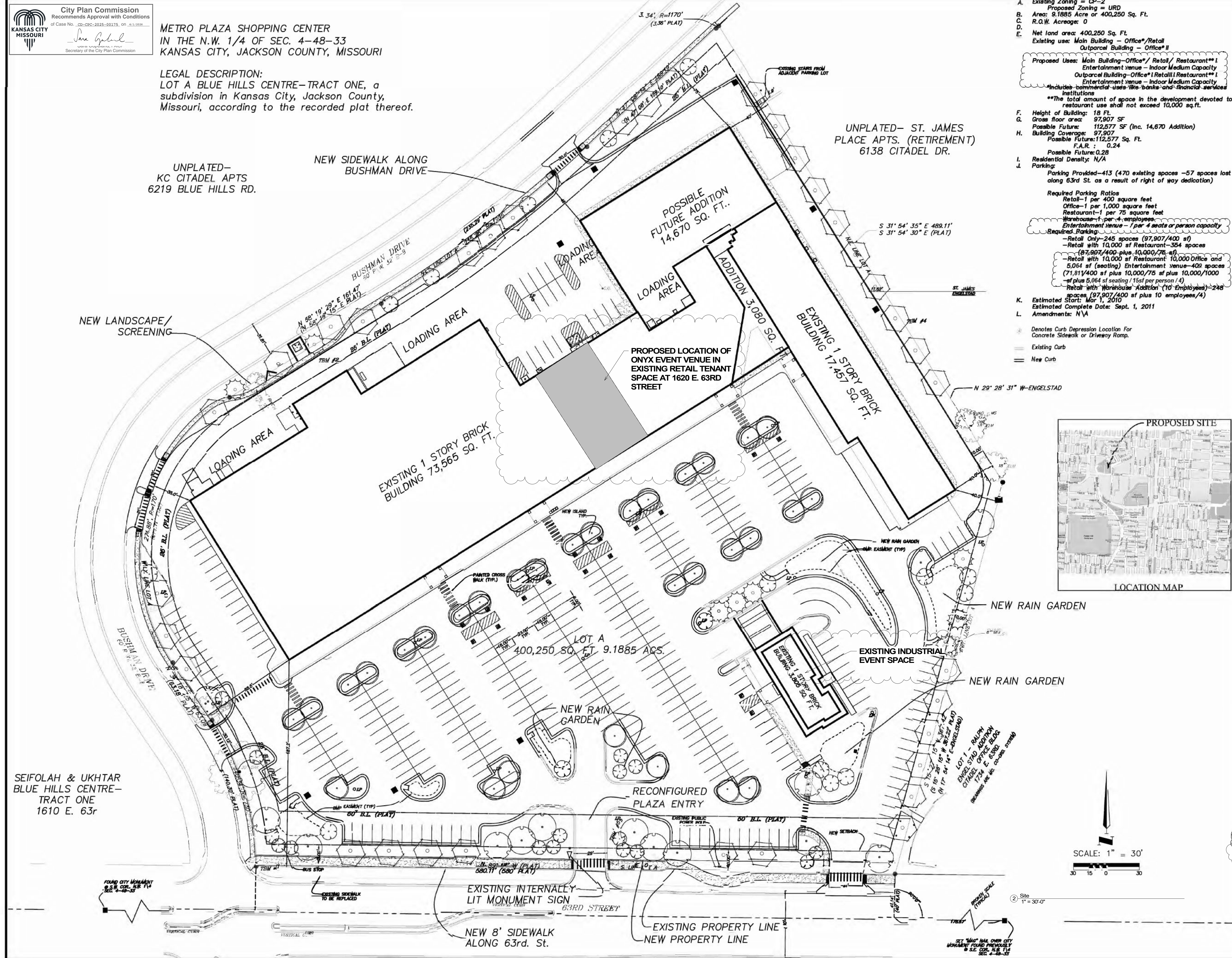


**Builders by Design, LLC**  
 a design/build company  
 4001 Martin Luther King Blvd. Suite 230  
 Kansas City, MO 64130

**Metro Plaza**  
 1801 East 63rd St., Kansas City, MO 64130

Date: 07-14-2023  
 Job Number:  
 Drawn By:  
 Checked By:

Revision Number	Date	Description
1	10/27/2025	Plan Amendment
2	03/12/2026	Plan Amendment



② Site 1" = 30'-0"