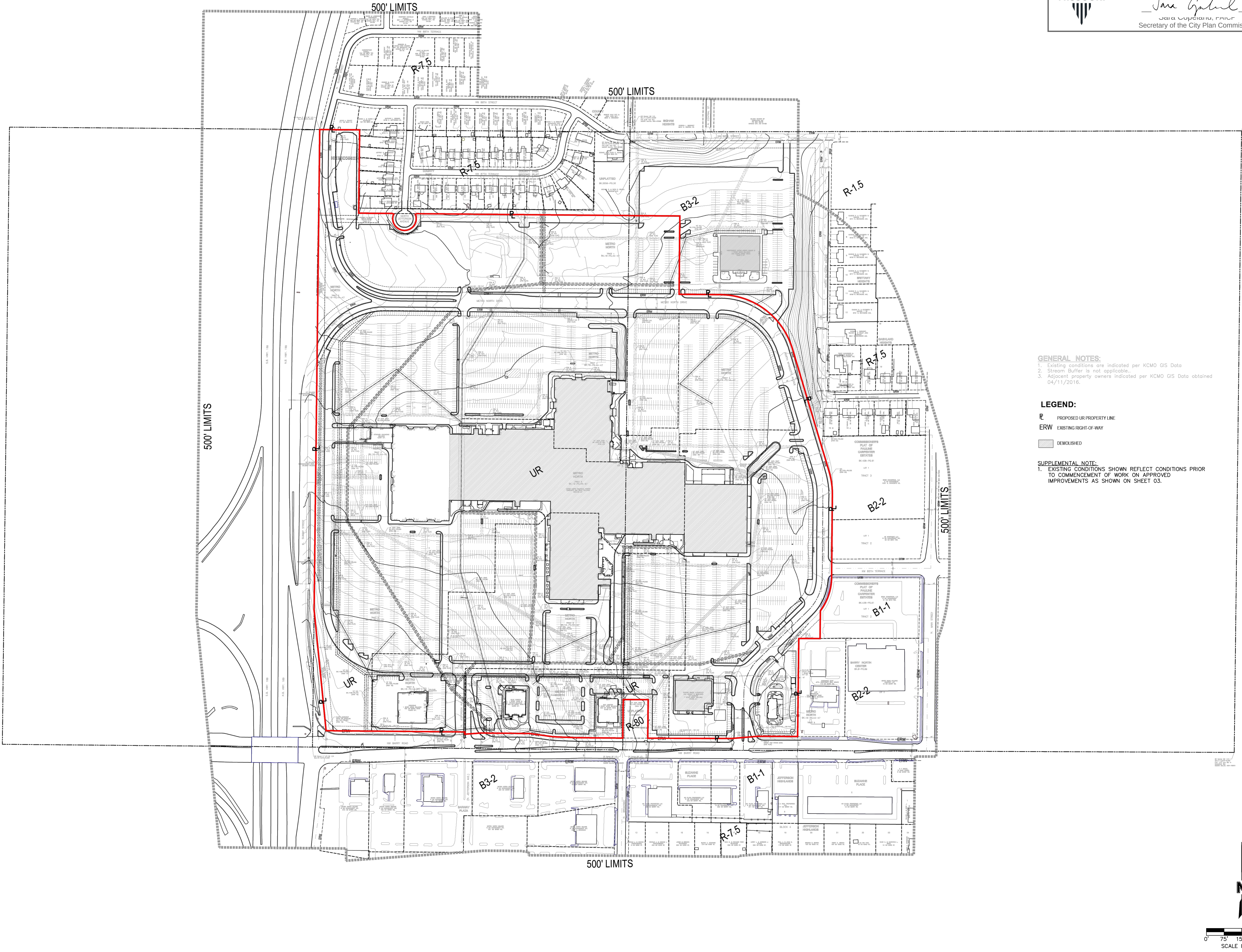




GENERAL NOTES:
1. Existing conditions are indicated per KCMO GIS Data.
2. Stream Buffer is not applicable.
3. Adjacent property owners indicated per KCMO GIS Data obtained 04/11/2016.

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.



City Plan Commission
Approved Subject to Conditions
of Case No CD-CPC-2025-00062 on 06-18-2025
Sara Cepeda, FAICP
Secretary of the City Plan Commission

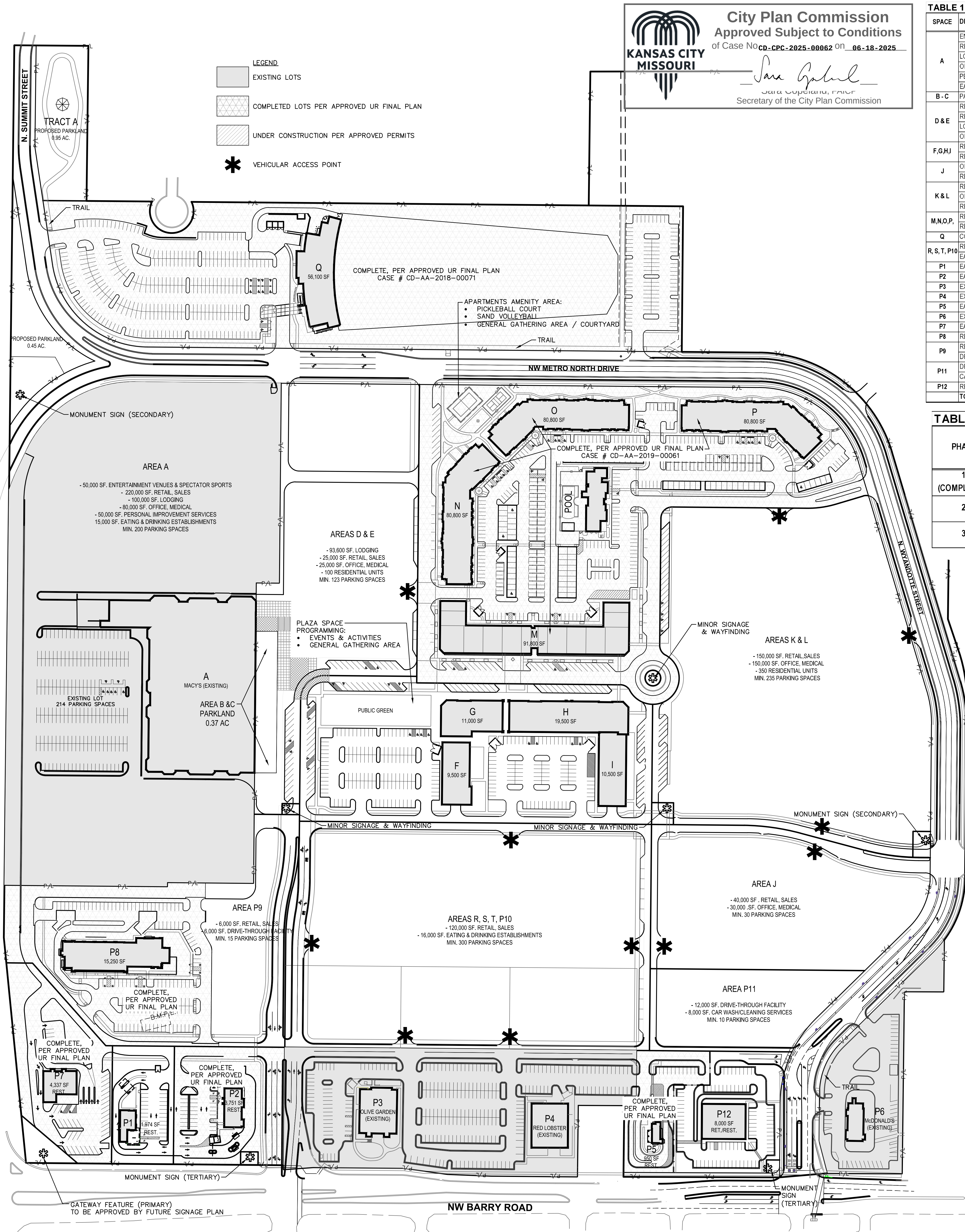
METRONORTH
CROSSING

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Missouri Certificate of Authority #001592
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North Kansas City, MO 64116
TEL 816.381.1177
FAX 816.381.1888
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EXISTING CONDITIONS
METRO NORTH CROSSING
UR PLAN AMENDMENT

KANSAS CITY, MO
2025
drawn by: CJH
checked by: NH
designed by: CJH
QA/QC by: NH
project no.: 018-0558-D
date: 2025.03.28

SHEET
02



City Plan Commission

Approved Subject to Conditions

of Case No **CD-CPC-2025-00062** on **06-18-2025**

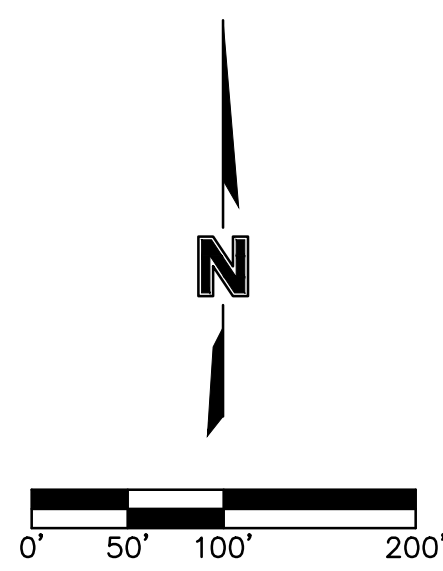
Sara Capelano, FRCR

Secretary of the City Plan Commission

TABLE 1. AREA SUMMARY - ALLOWED USES											
SPACE	DESCRIPTION	BLDG AREA (SF)	UNITS / ROOMS	PARKING REQ.	PARKING PROV.	REQ. SHORT-TERM BIKE SPACES	PROV. SHORT-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	55/144	55/144	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	
D & E	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	
F,G,H,I	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	
J	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	
K & L	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	
M,N,O,P	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)	
Q	RETAIL SALES (LOWER LEVEL)	30,600		77	79	8/5	8/5	499,942 / 11.48	50 FT	(COMP)	
	COMPLETE ED - T-SHOT Z (3-STORY)	56,100		141	313	32/13	16/7	468,312 / 10.71	47 FT (175 FT NETS)	(COMP)	
R,S,T,P10	RETAIL SALES	120,000		190	190	19/15	19/15	626,448 / 14.38	50 FT	(COMP)	
	EATING & DRINKING ESTABLISHMENTS	16,000		160	160	16/7	16/7	626,448 / 14.38	30 FT	3	
P1	EATING & DRINKING ESTABLISHMENTS	1,974		20	26	3/2	2/1	48,922 / 1.12	30 FT	1	
P2	EATING & DRINKING ESTABLISHMENTS	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	206,726 / 4.72	20 FT	(EX)	
P4	EXISTING - RED LOBSTER	8,000		80	121	13/3	7/2	206,726 / 4.72	20 FT	(EX)	
P5	EATING & DRINKING ESTABLISHMENTS	960		10	11	3/2	2/1	35,361 / 0.81	20 FT	(COMP)	
P6	EXISTING - MCDONALDS	3,000		30	57	8/2	3/1	70,894 / 1.63	20 FT	(EX)	
P7	EATING & DRINKING ESTABLISHMENTS	4,337		44	47	4/2	2/1	59,666 / 1.37	20 FT	(COMP)	
P8	RETAIL SALES	15,250		39	126	13/3	7/2	226,721 / 5.20	20 FT	(COMP)	
P9	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	
P11	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	3/12	3/12	75,143 / 1.73	20 FT	2	
P12	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				

TABLE 2. PARKLAND DEDICATION							
PHASE	UNITS	REQUIRED PARKLAND (AC.)	PROPOSED PARKLAND (AC.)	DEDICATED TRAIL (AC.)	TOTAL PARKLAND PROVIDED (AC.)	ACRES REMAINING (PAYMENT-IN-LIEU OF LAND DEDICATION) (AC.)	COMPLETION DATE
1 (COMPLETED)	249	2.99	0.95	1.58	2.53	0.46	2021
2	114	1.37	0.87	0	0.87	0.55	2026
3	450	5.40	TBD	TBD	TBD	TBD	2027

- 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
 - NET LAND AREA: 94.91 AC.
 - PROPOSED USES: RETAIL SALES, DRIVE-THROUGH FACILITY, CARWASH/CLEANING SERVICES, ENTERTAINMENT VENUES & SPECTATOR SPORTS, LODGING, OFFICE MEDICAL, PERSONAL IMPROVEMENTS, SELF-STORAGE WAREHOUSE, WAREHOUSING, WHOLESALING, STORAGE, FREIGHT MOVEMENT & RESIDENTIAL. REFER TO PRELIMINARY DEVELOPMENT DATA ABOVE FOR SPECIFIC USE FOR EACH BUILDING.
 - PRELIMINARY BUILDING HEIGHTS:
 - RETAIL: 50' (2-STORY)
 - LODGING/HOTEL: 100' (4-STORY)
 - EATING AND DRINKING ESTABLISHMENT: 30' (1-STORY)
 - SPORTS AND RECREATION, PARTICIPANT: 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: 610,562 SF (BUILDING FOOTPRINT COVERAGE); 1,214,512 SF (TOTAL FLOOR AREA)
 - TOTAL FLOOR AREA RATIO: 1,214,512 SF TOTAL FLOOR AREA / 4,116,611 SF NET LAND AREA = 0.29 F.A.R.
 - RESIDENTIAL DENSITY: 1/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
 - OFFICE, MEDICAL: 4 PER 1000 SF
13. COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE ARE DEPENDENT UPON MARKET DEMAND.
14. PARKLAND DEDICATION: (MULTI-FAMILY UNITS) x 2 x 0.006 = 0.00 AC. PAYMENT IN LIEU FOR PARKLAND DEDICATION SHALL BE AT THE RATE OF \$20,065.67 PER ACRE.
15. FINAL PROGRAMMING OF PLAZA SPACE (LOCATED WEST OF BUILDING 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.
- BIKE PARKING:
SHORT-TERM AND LONG-TERM BIKE 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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PRELIMINARY SITE PLAN 01

METRO NORTH CROSSING
UR PLAN AMENDMENT

KANSAS CITY, MO

BY

REVISIONS DESCRIPTION

DATE

NO. REV.

2025

drawn by: C.J.H.

checked by: N.H.

designed by: C.J.H.

QA/QC by: N.H.

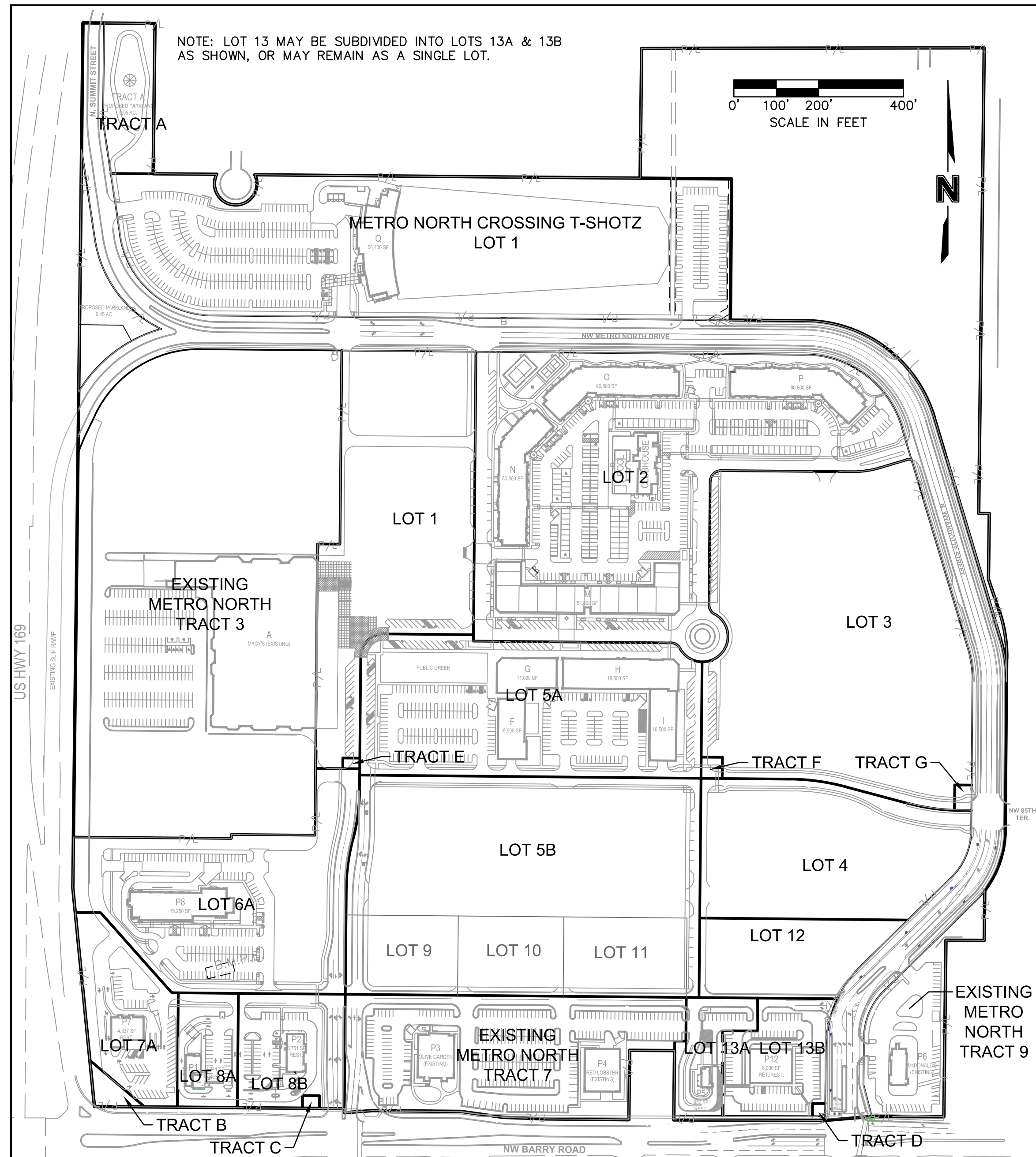
project no.: 018-0558-0

date: 2025.04.28

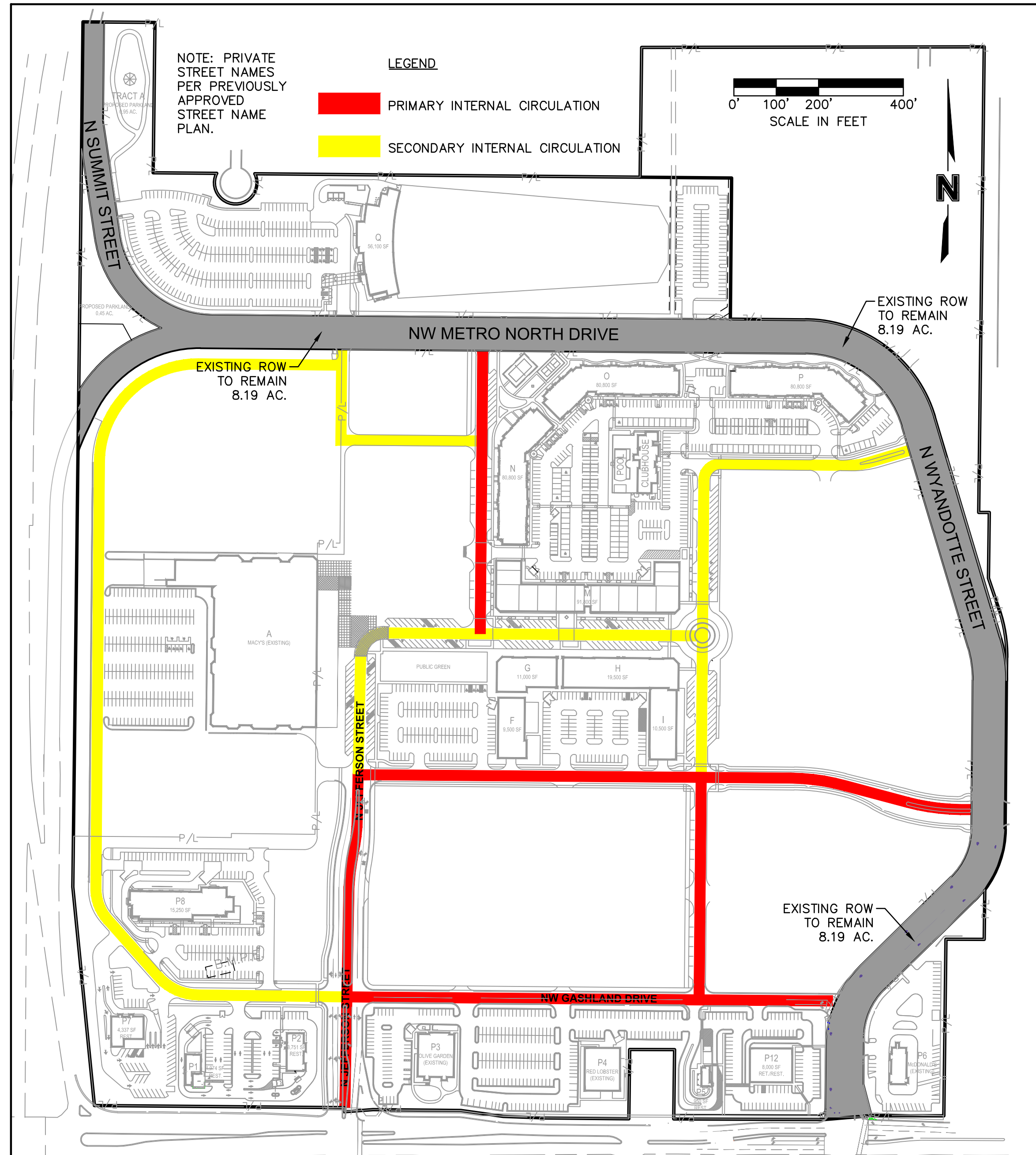
SHEET

03

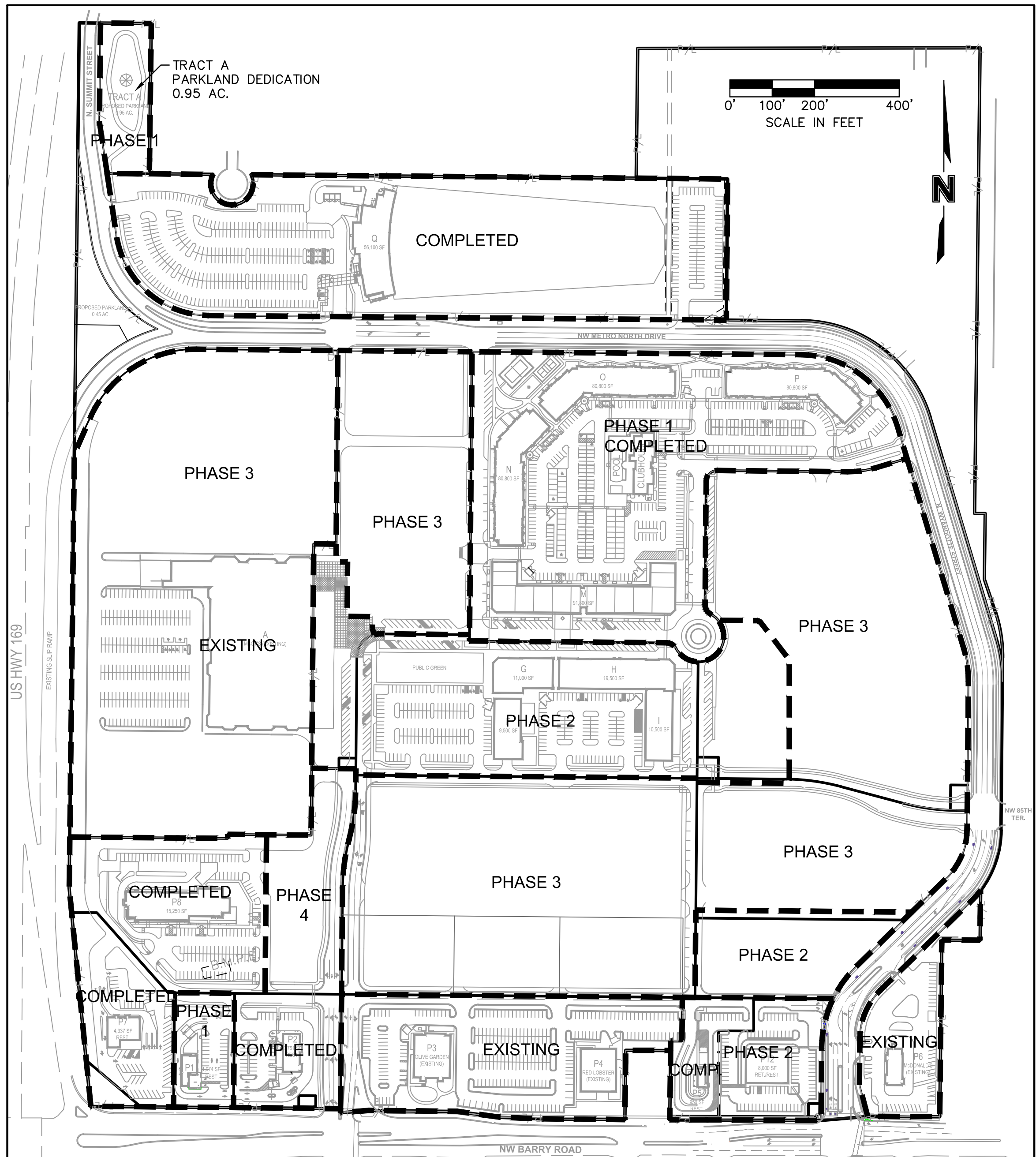
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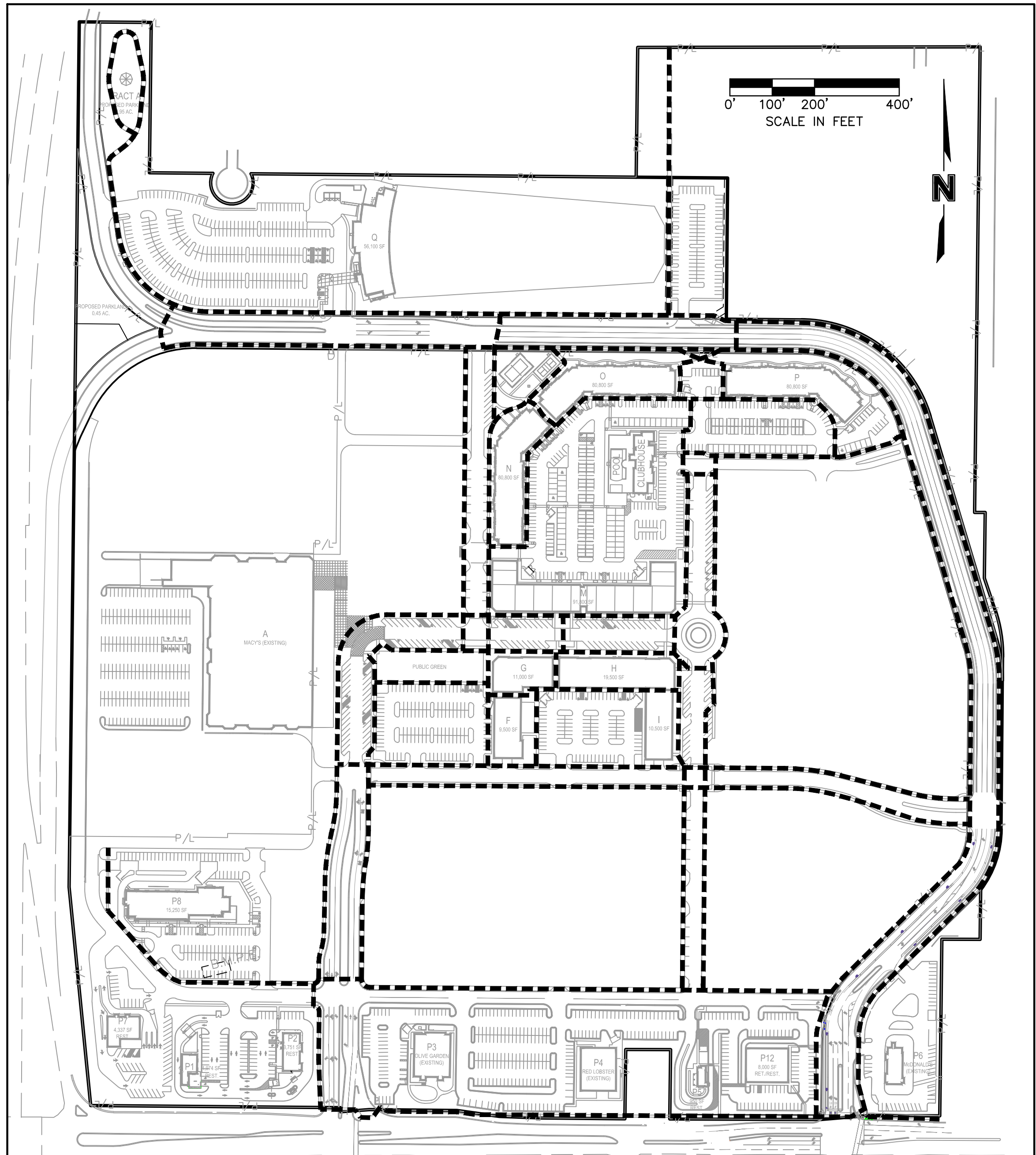
PUBLIC STREET RIGHT-OF-WAY & PRIVATE STREET PLAN:



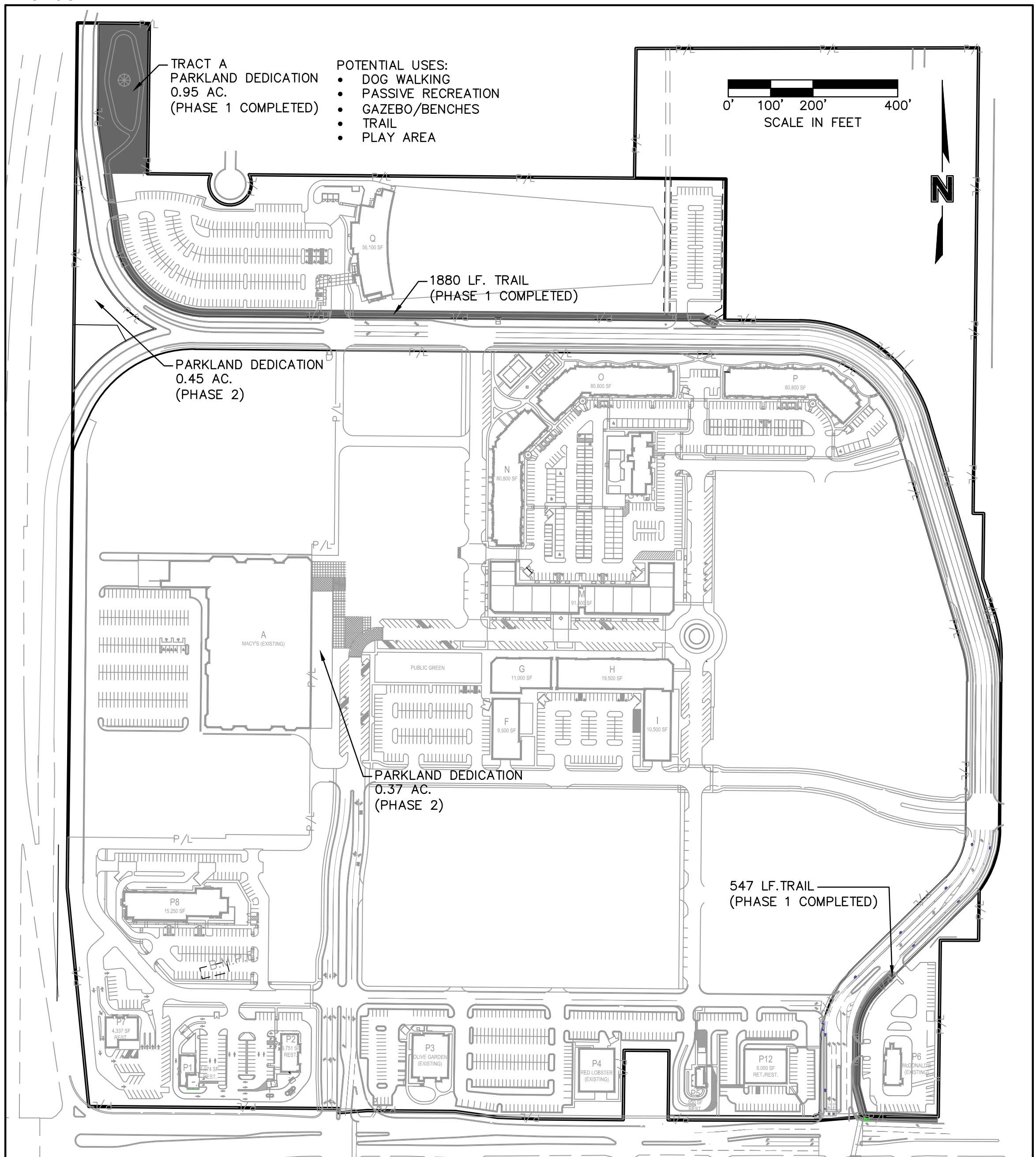
PHASING PLAN:



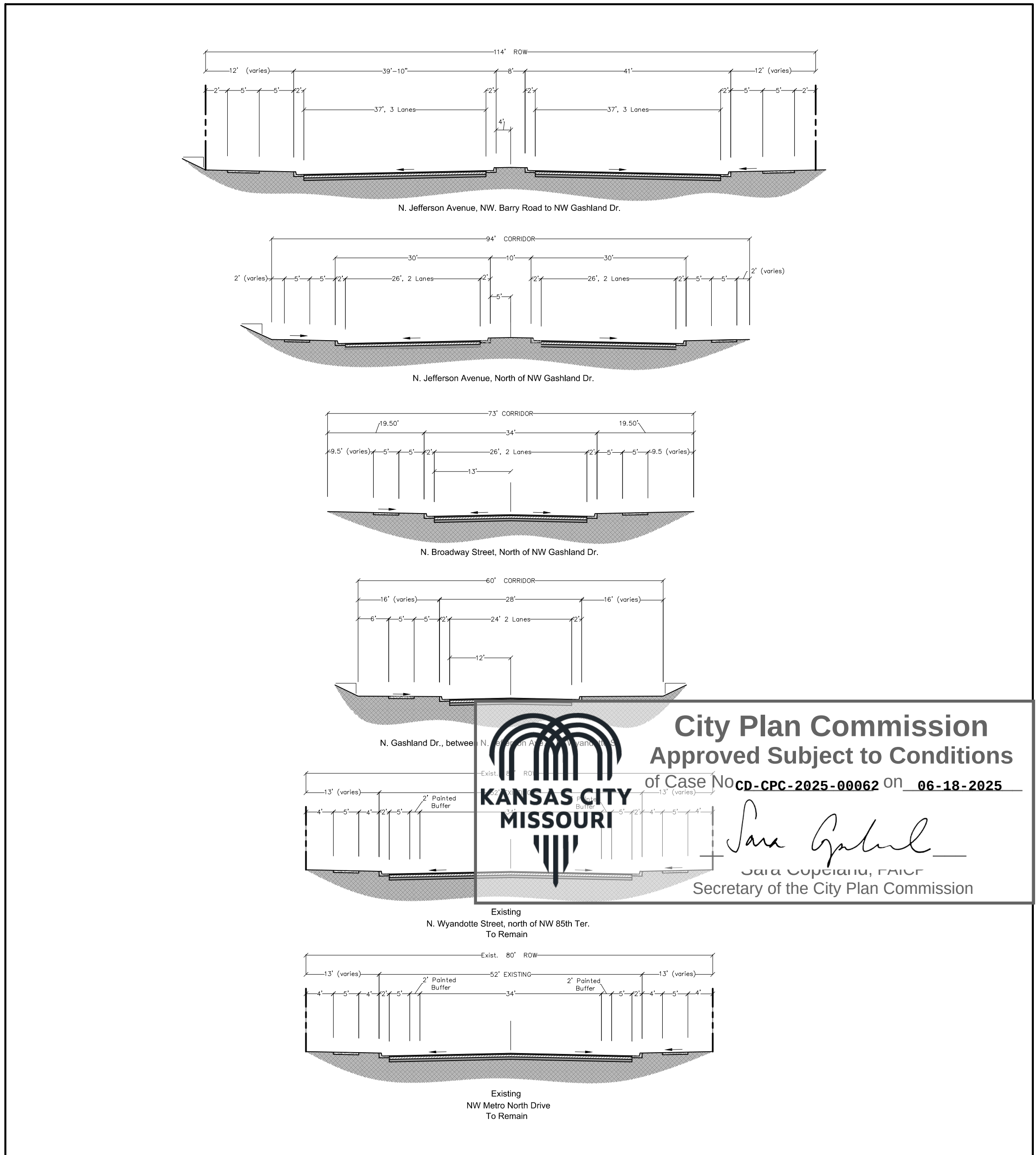
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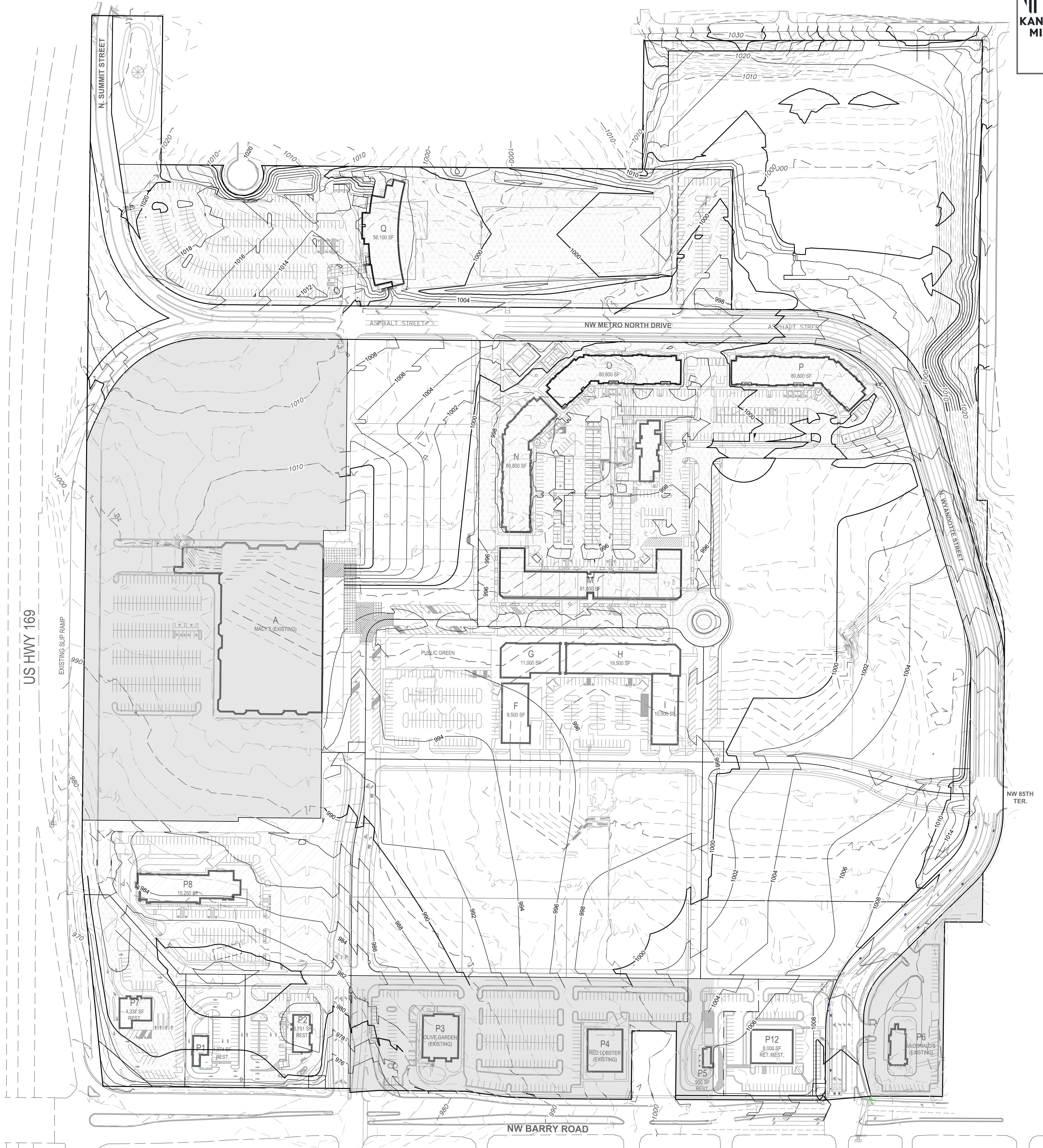


PROPOSED PARKLAND:



TYPICAL STREET SECTIONS:



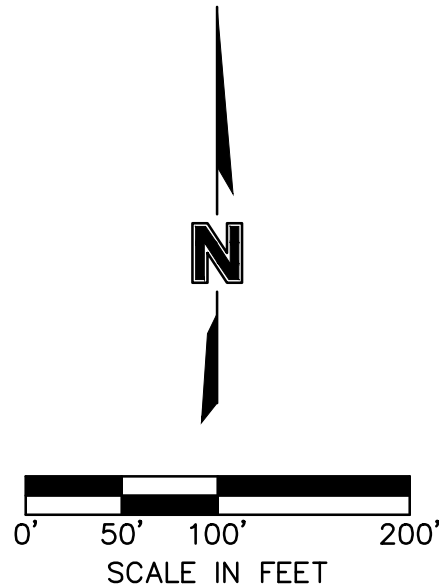


City Plan Commission
Approved Subject to Conditions
of Case No **CD-CPC-2025-00062** on **06-18-2025**
Janet Gabriel
Janet Gabriel, FICP
Secretary of the City Plan Commission

- 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



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METRO NORTH
CROSSING

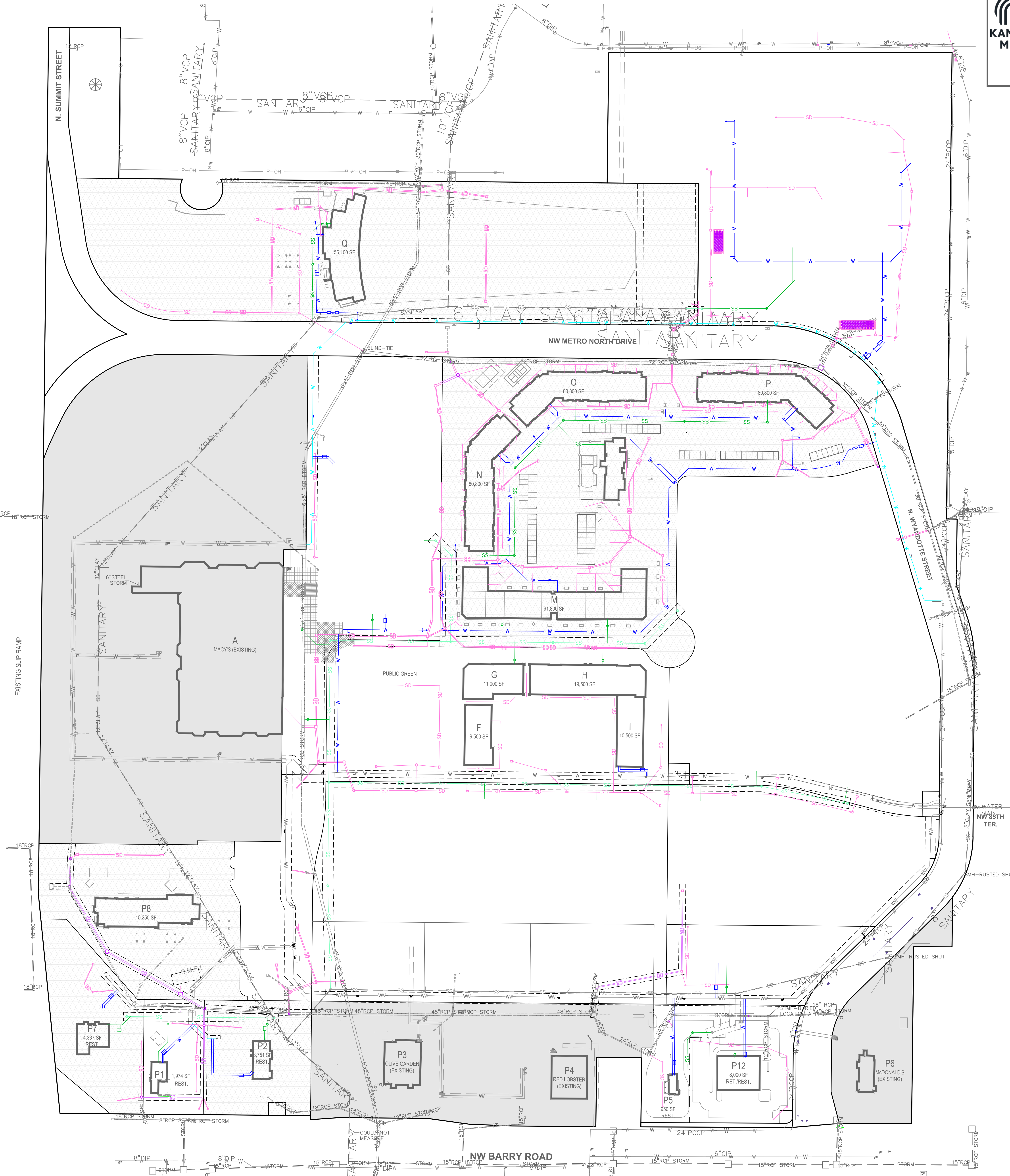
NO.	REV.	DATE	REVISIONS DESCRIPTION	BY

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

drawn by: CJH
checked by: NHJ
designed by: CJH
QA/QC by: NHJ
project no.: 018-0558-d
date: 2025.01.28

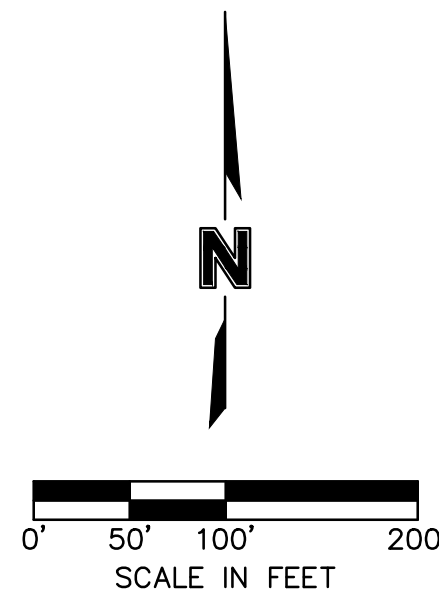
US HWY 169

EXISTING SLIP RAMP



- 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.) |
| FSS | FUTURE SANITARY SEWER |
| ESD | EXISTING STORM SEWER |
| SD | PROPOSED STORM SEWER (PRIV.) |
| SD | PROPOSED STORM SEWER (PUB.) |
| FSD | 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-CPC-2025-00062** ON **06-18-2025**
Sara Cepeda, FICP
Secretary of the City Plan Commission

PRELIMINARY UTILITY PLAN

METRO NORTH CROSSING
UR PLAN AMENDMENT

KANSAS CITY, MO

REVISIONS DESCRIPTION

NO. REV.

DATE

BY

REVISIONS

SHEET
06

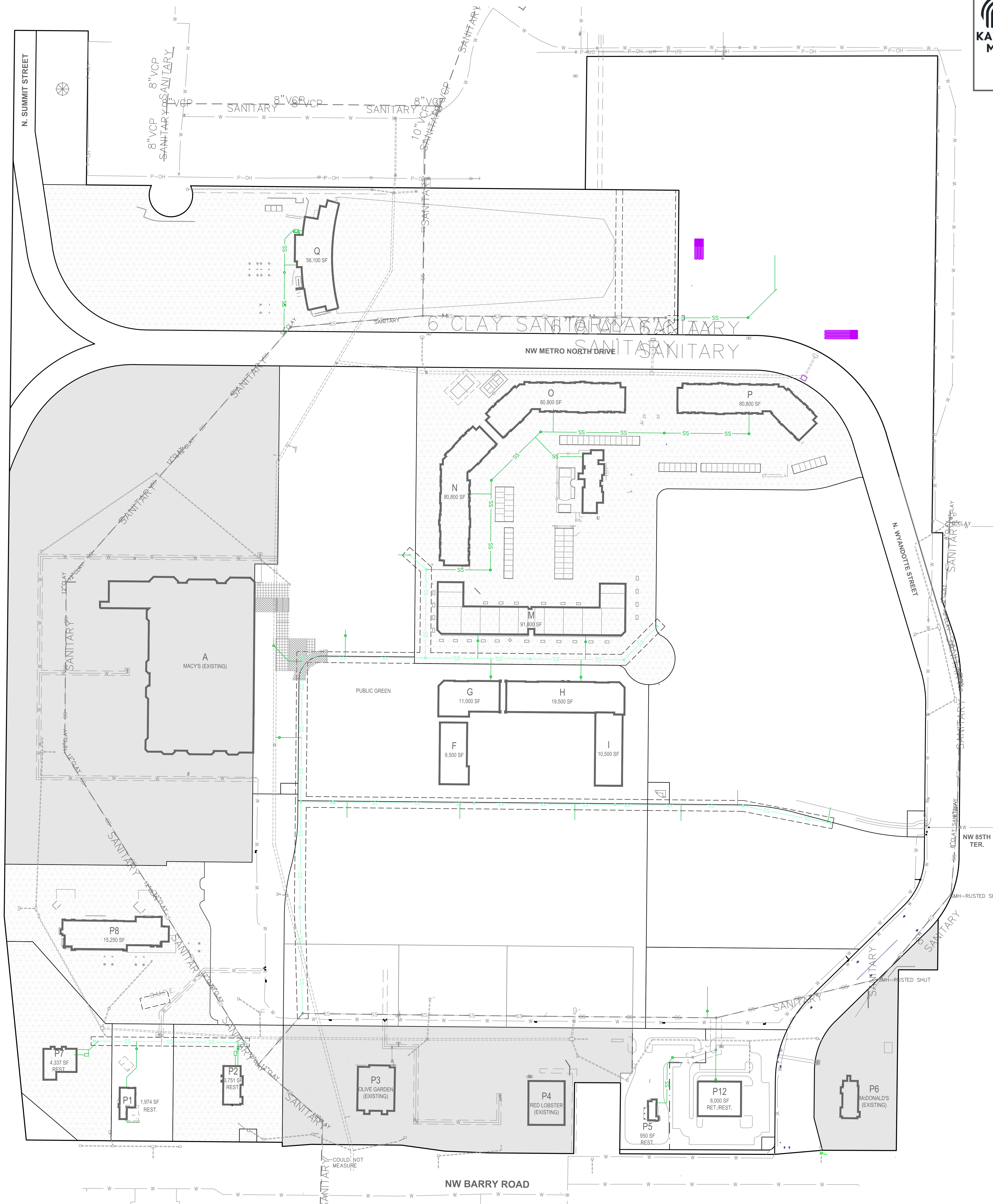
drawn by: C.H.
checked by: N.H.
designed by: C.H.
QA/QC by: N.H.
project no.: 018-0558-D
date: 2025.04.28

SHEET
06

METRO NORTH
CROSSING

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0' 50' 100' 200'

SCALE IN FEET



City Plan Commission
Approved Subject to Conditions
of Case No. **CD-CPC-2025-00062** on **06-18-2025**



Sara Copeland, FRCR
Secretary of the City Plan Commission

METRO NORTH
CROSSING

PRELIMINARY SANITARY SEWER PLAN

**METRO NORTH CROSSING
UR PLAN AMENDMENT**

KANSAS CITY, MO

SHEET
06A

BY

REVISIONS DESCRIPTION

NO.	DATE
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REVISIONS

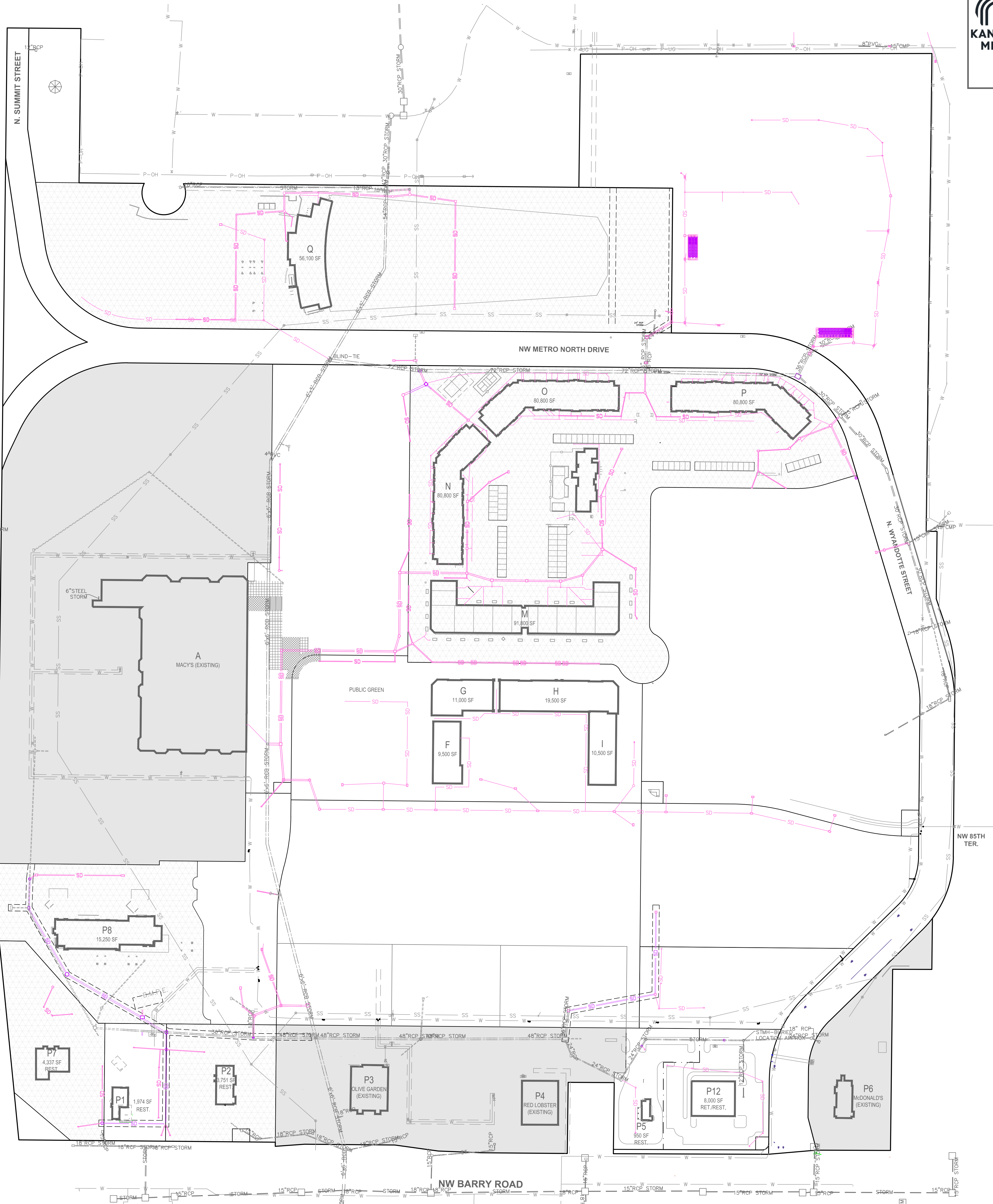
2025

MO

CJH
NH
CJH
NH
58-D
14.28

US HWY 169

EXISTING SLIP RAMP



City Plan Commission
Approved Subject to Conditions
of Case No **CD-CPC-2025-00062** on **06-18-2025**
Sara Copeland, FICET
Secretary of the City Plan Commission

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

LEGEND	
ESD	EXISTING STORM SEWER
SD	PROPOSED STORM SEWER (PRIV.)
SD	PROPOSED STORM SEWER (PUB.)
FSD	FUTURE STORM SEWER

PRELIMINARY STORM SEWER PLAN

METRO NORTH CROSSING
UR PLAN AMENDMENT

KANSAS CITY, MO

drawn by: CJI
checked by: NH
designed by: CJI
QA/QC by: NH
project no.: 018-0558-D
date: 2025.01.28

SHEET
06B

REVISIONS DESCRIPTION

NO. REV.

DATE

BY

REVISIONS

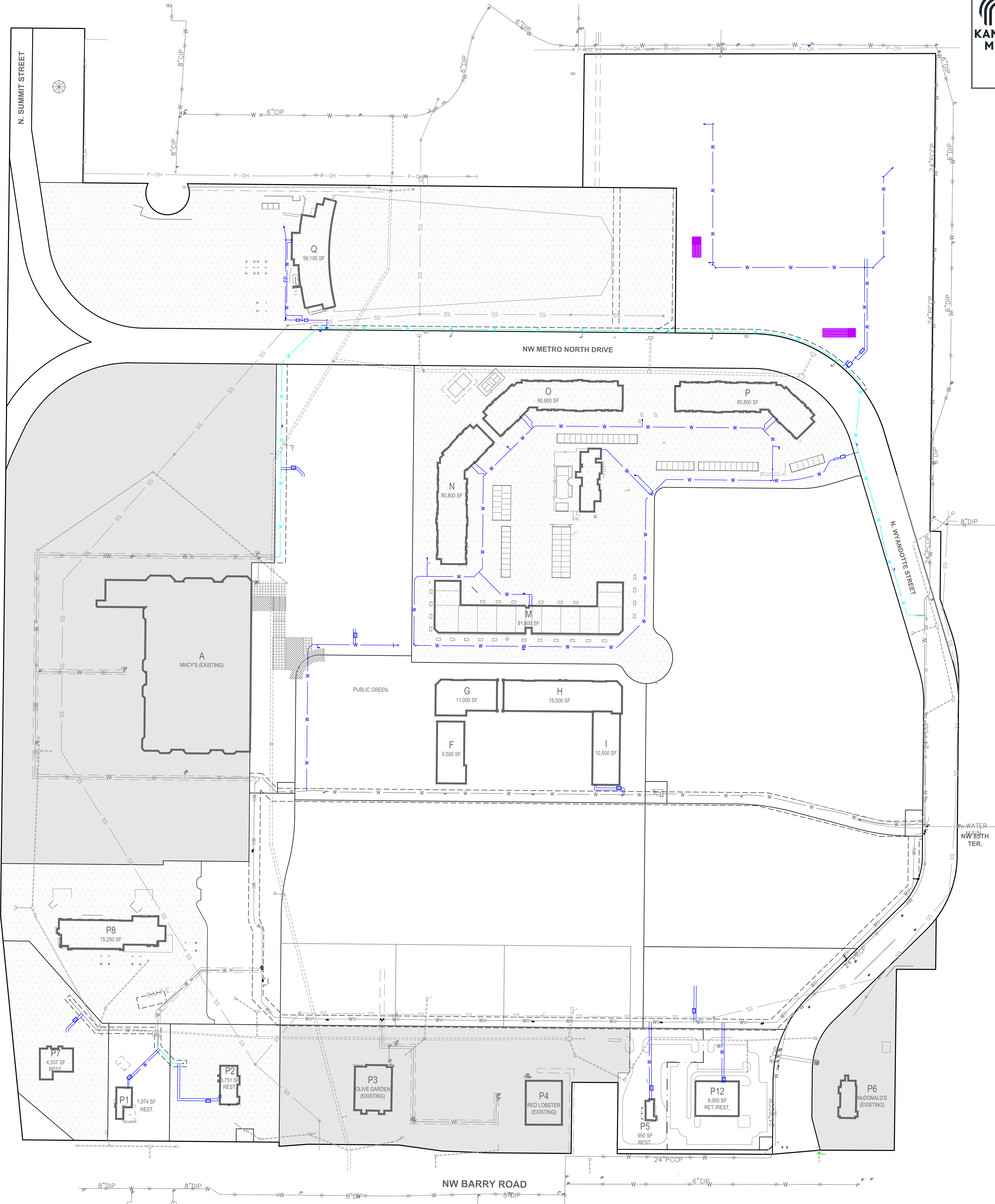
METRO NORTH
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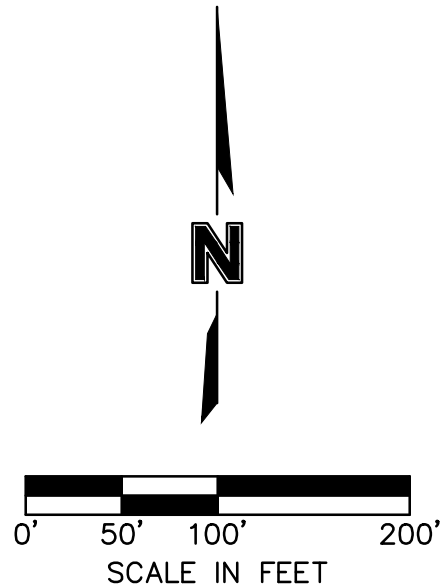
US HWY 169

EXISTING SLIP RAMP



- 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)
FW	PROPOSED WATER LINE (PUBLIC)
FW	FUTURE WATER LINE



City Plan Commission

Approved Subject to Conditions

of Case No **CD-CPC-2025-00062** ON **06-18-2025**

Sara Cupeland, FICET

Secretary of the City Plan Commission

PRELIMINARY WATER PLAN

METRO NORTH CROSSING
UR PLAN AMENDMENT

KANSAS CITY, MO

2025

SHEET
06C

NO. REV.

DATE

BY

REVISIONS DESCRIPTION

REVISIONS

2025

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DATE: May 28, 2025 9:08am



City Plan Commission
Approved Subject to Conditions
of Case No. CD-CPC-2025-00062 on 06-18-2025
Sara Cepeda, FRCR
Secretary of the City Plan Commission



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

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METRO NORTH
CROSSING

BY

REVISIONS DESCRIPTION

DATE

NO. REV.

BUILDING CHARACTER ELEVATIONS

METRO NORTH CROSSING
UR PLAN AMENDMENT

2025

REVISIONS

drawn by: C-JH
checked by: NH
designed by: C-JH
QA/QC by: NH
project no.: 018-0558-D
date: 2025.01.28

SHEET
08

