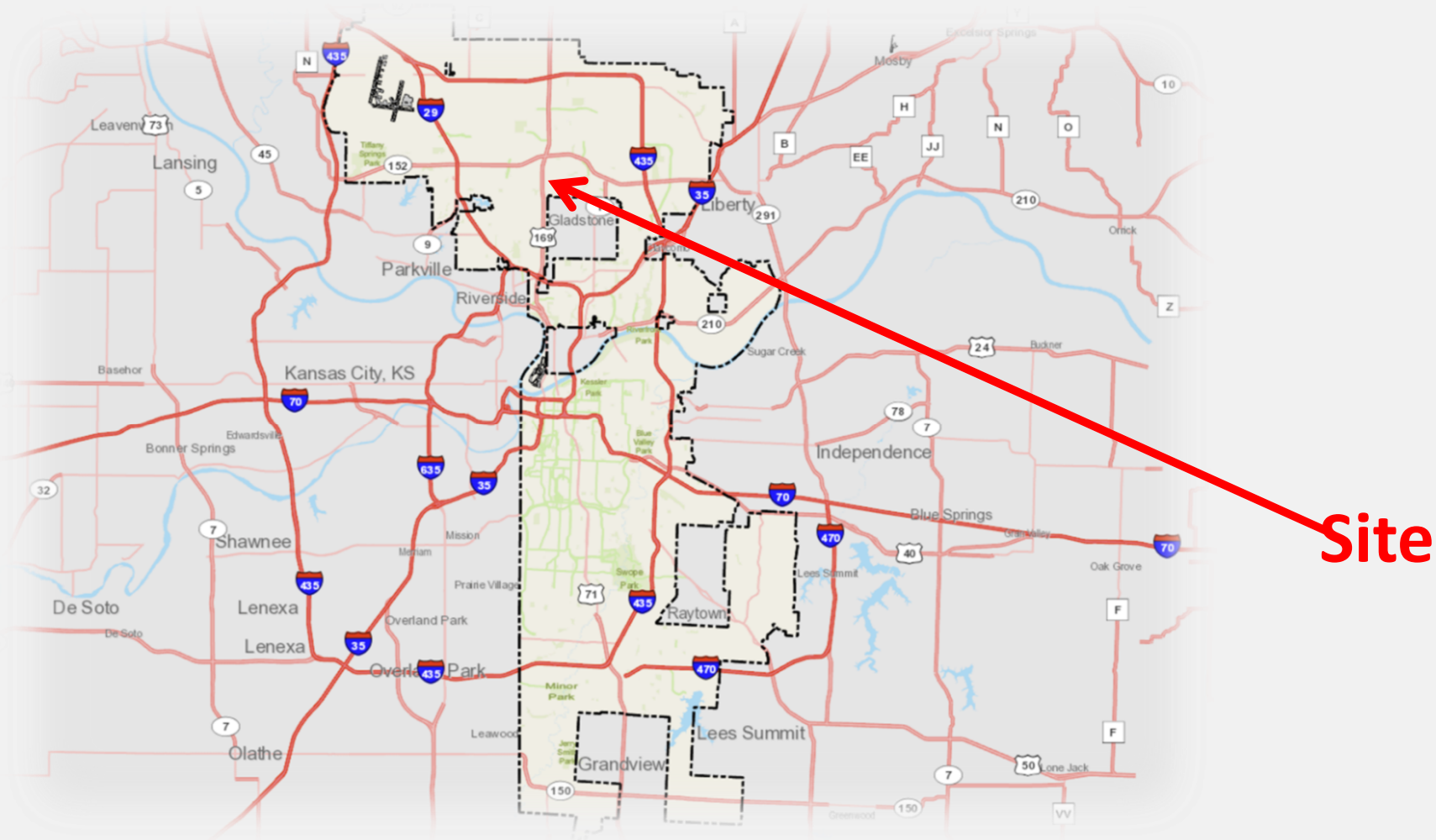
Docket #4

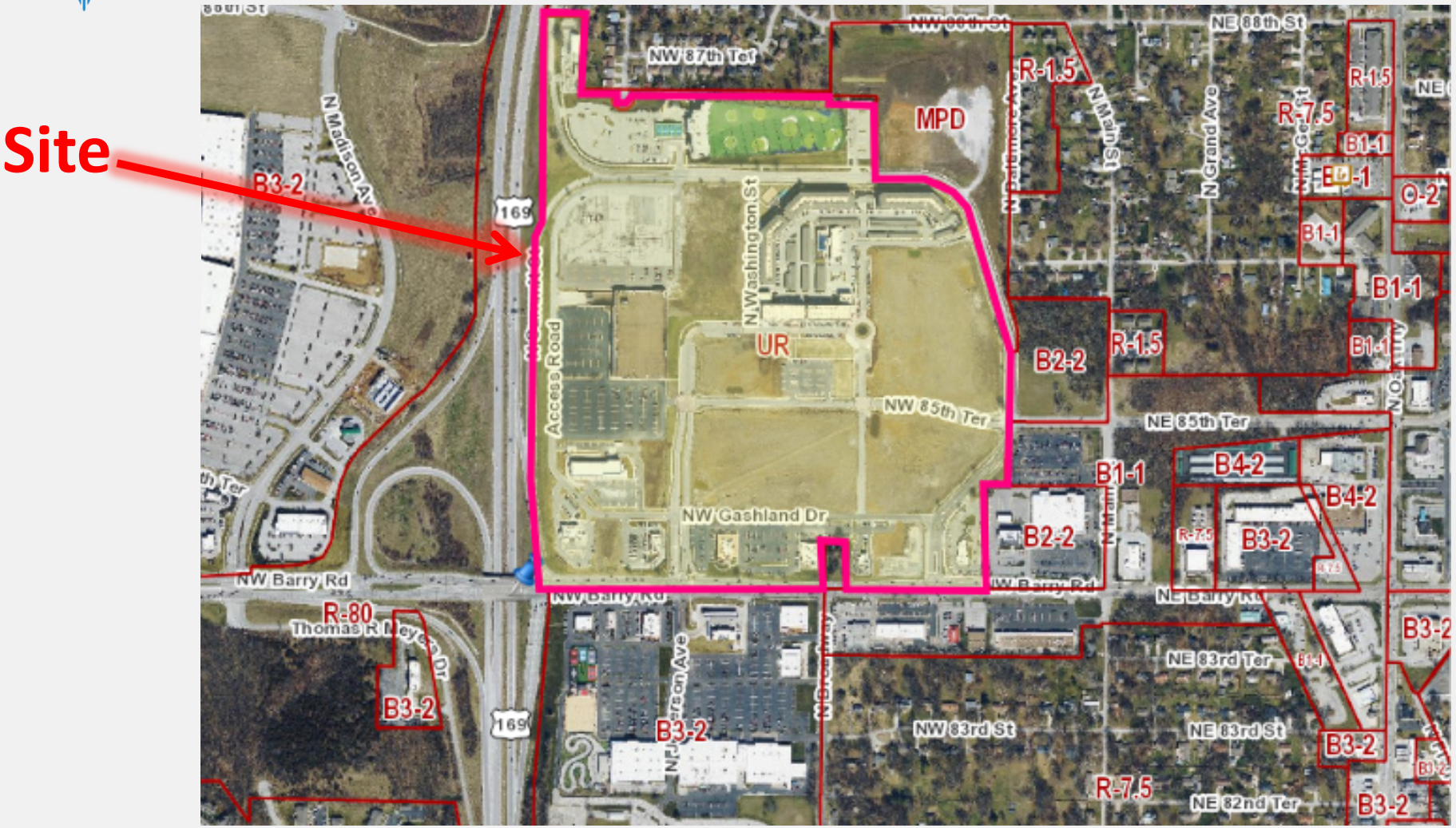
CD-CPC-2025-00062
Rezoning to UR/Major Amendment

Metro North Crossing

June 18, 2025

City Plan Commission


Site
Lansing
Parkville
Riverside
Gladstone
Liberty
Kansas City, KS
Independence
Blue Springs
Shawnee
Lenexa
De Soto
Overland Park
Raytown
Lees Summit
Grandview
Olathe
Mosby
Orrick
Sugar Creek
Bonner Springs
Basehor
Edwardsville
Mission
Prairie Village
Leawood
Oak Grove
Lone Jack


Site
B3-2
MPD
UR
R-1.5
R-7.5
B1-1
O-2
B2-2
B4-2
R-80
NW 87th Ter
NW 85th Ter
NE 85th Ter
NW Gashland Dr
NW Barry Rd
NE Barry Rd
NW 83rd Ter
NE 83rd Ter
NW 83rd St
NE 83rd St
NE 82nd Ter
N Madison Ave
N Washington St
N Main St
N Grand Ave
Access Road
169

View looking NE from NW Barry Rd & 169

View looking east from 169

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 MACY'S - 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	50	
Q	COMPLETED - T-SHOTZ (3-STORY)	56,100	141	313	32 / 13	16 / 7	466,312 8 10.71	47 FT (175	
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	205,726 / 4.72	20
P4	EXISTING - RED LOBSTER	8,000	80	121	13 / 3	7 / 2	205,726 / 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		

Previous Allowed Uses

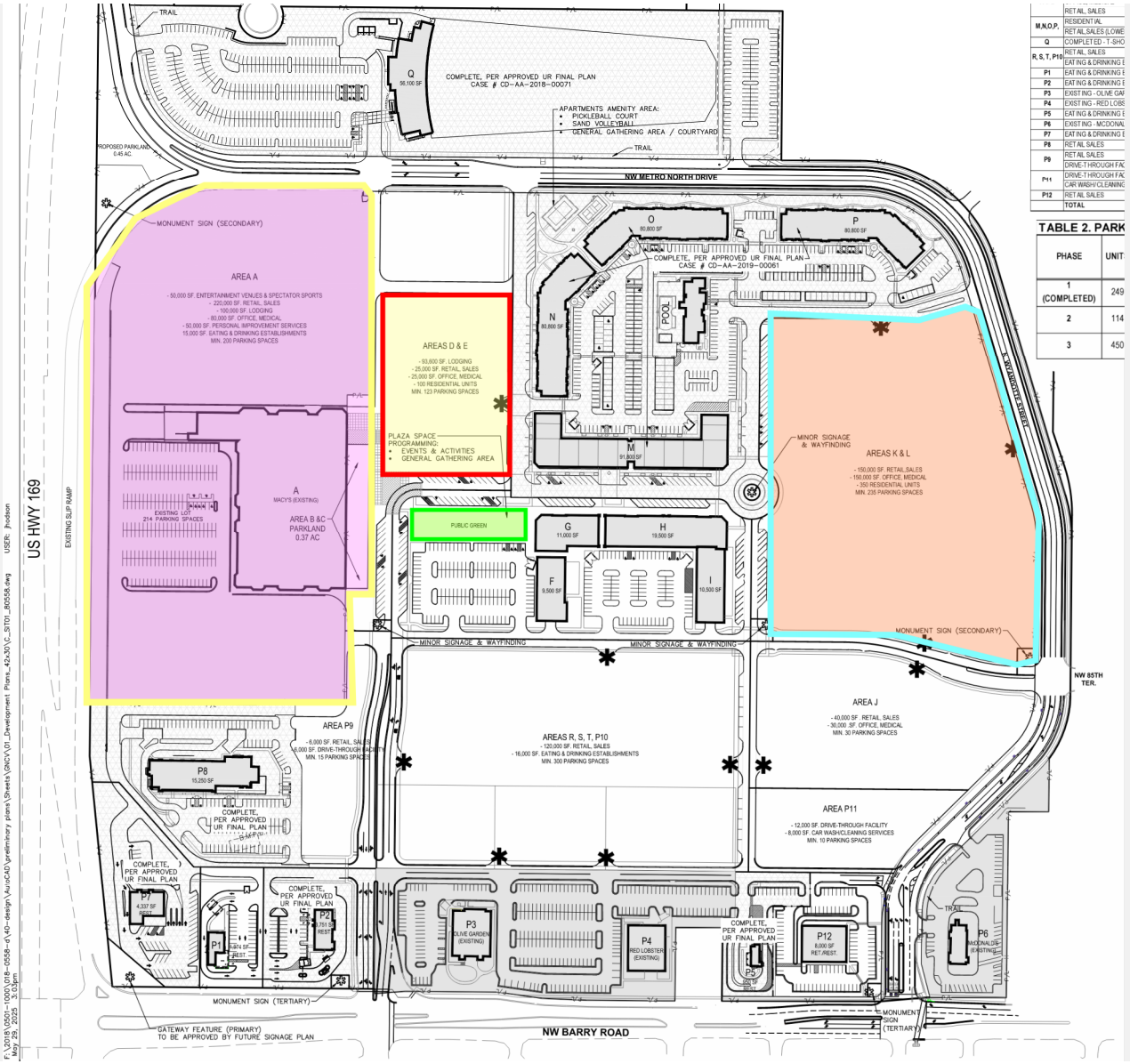
Proposed Allowed Uses

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
	EATING & DRINKING ESTABLISHMENTS	15,000		150	150	15 / 6	15 / 6	659,590 / 15.14	30 FT	3
B - C	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
	OFFICE, MEDICAL	25,000		100	100	10 / 5	10 / 5	255,817 / 5.87	50 FT	3
F,G,H,I	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
	RETAIL, SALES	150,000		375	375	38 / 30	38 / 30	437,181 / 10.04	50 FT	3
M,N,O,P,	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.)
Q	COMPLETED - T-SHOTZ (3-STORY)	56,100		141	313	32 / 13	16 / 7	466,312 / 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	3
	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	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	EATING & DRINKING ESTABLISHMENTS	950		10	11	3 / 2	2 / 1	35,361 / 0.81	20 FT	(COMP.)
P6	EXISTING - MCDONALD'S	3,000		30	57	6 / 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 / 0	3 / 2	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			

Major Amendment (revising allowed uses)

KANSAS CITY MISSOURI



Staff Recommendation

CD-CPC-2025-00062
Rezoning to UR/Major Amendment
Approval with Conditions