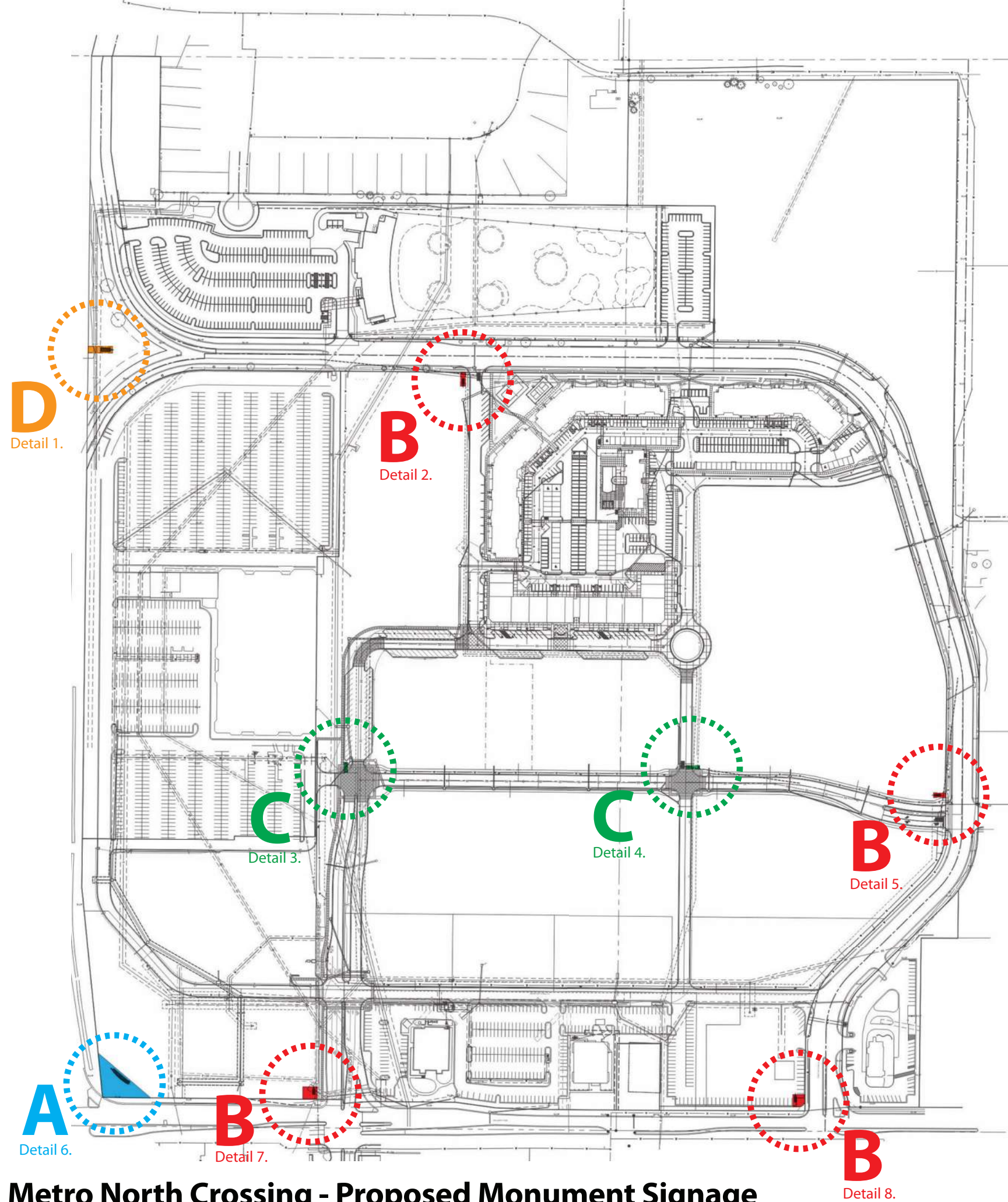








**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. **CD-CPC-2023-00037** on **5/2/23**

*Joseph Rexwinkle*  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission



- A**  Primary Gateway Feature Monument Signage
- B**  Tertiary Monument Signage
- C**  Wayfinding Signage
- D**  Development Large Pylon Signage

See Signage Location Plan Sheet for detailed signage tract locations and dimensions.

**Metro North Crossing - Proposed Monument Signage**

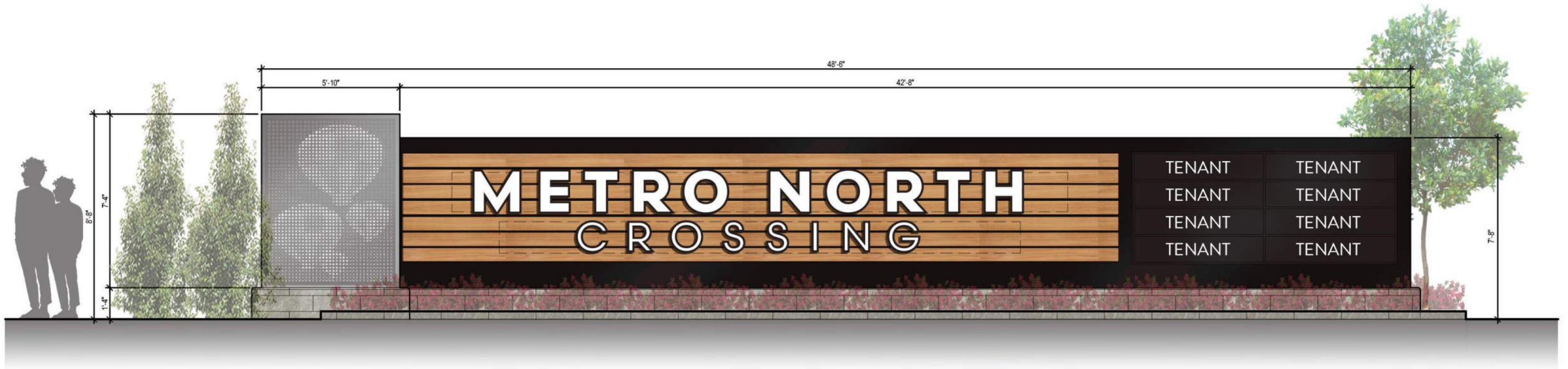
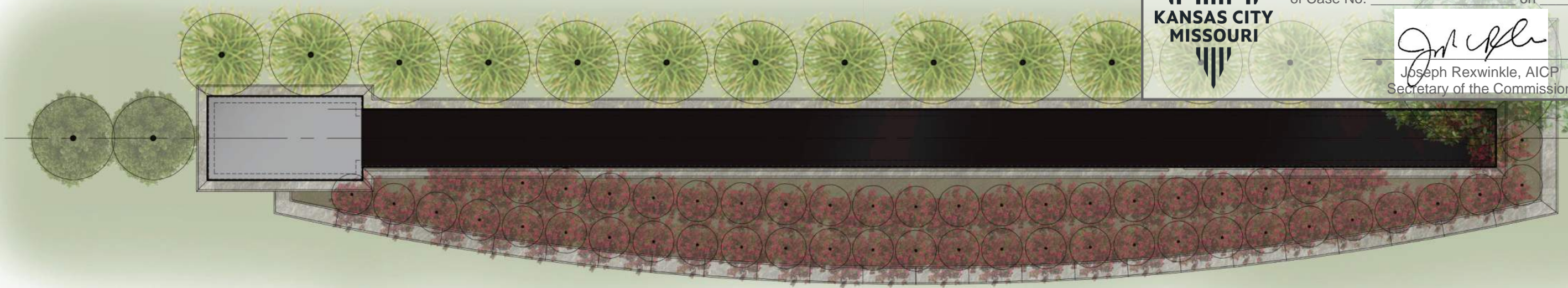
(Council Approved)  
 Kansas City, Missouri  
 SAI# 190502 03.15.2023





**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. **CD-CPC-2023-00037** on **5/2/23**

*Joseph Rexwinkle*  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission



**A. Primary Gateway Feature Monument Signage**

See Sheet A-801 for detailed Gateway Feature Monument Signage materials and dimensions.

Kansas City, Missouri - Zoning Development Code  
 88-445-07 - SIGNS IN NON-RESIDENTIAL DISTRICTS (OFFICE, COMMERCIAL AND MANUFACTURING)

Sign Type (specific use or location)	Max. Number	Max. Area (sq. feet)	Setback (feet)	Max. Height (feet)	Illumination	Additional Requirements
<b>Monument Signs</b>						
Development district	2 per entrance; 1 per frontage without entrance	75	10	8	internal or external	88-445-08-A
<b>PROPOSED</b>	<b>1</b>	<b>379 SF</b>	<b>&gt;10</b>	<b>8.67 FT</b>	<b>INTERNAL</b>	

Note: Per 88-445-11. Council Approved Signage Plan

88-445-11.E Standards:

5. The plans shall comply with the standards of this chapter. Flexibility is allowed with regard to sign area, number, location, duration, type, and/or height to the extent the Council Approved Signage Plan will enhance the overall development and will more fully accomplish the purposes of this chapter.



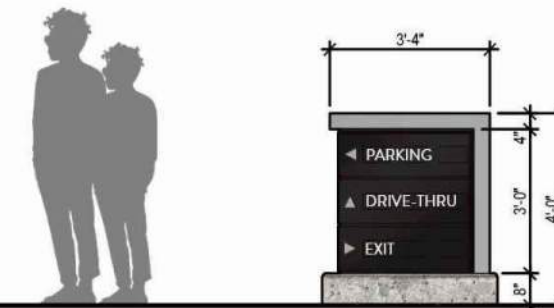
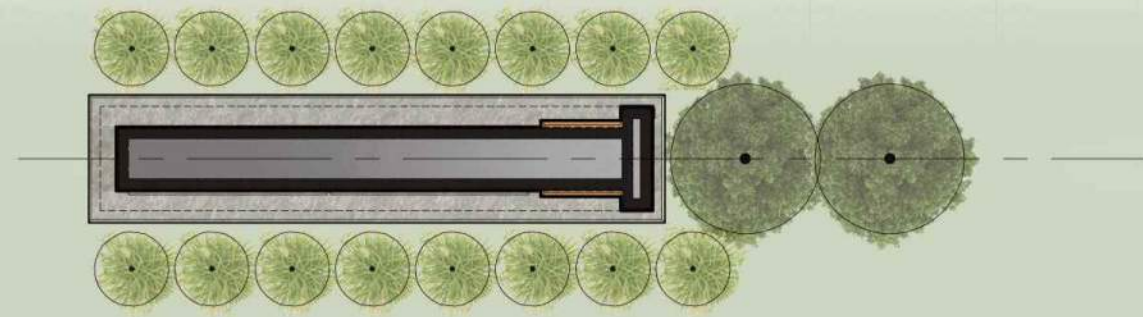
**Metro North Crossing - Proposed Monument Signage**

**(Council Approved)**  
 Kansas City, Missouri  
 SAI# 190502 03.15.2023



**City Plan Commission**  
 Recommends Approval with Conditions  
 of Case No. **CD-CPC-2023-00037** on **5/2/23**

*Joseph Rexwinkle*  
 Joseph Rexwinkle, AICP  
 Secretary of the Commission



**B. Tertiary Monument Signage**

See Sheet A-802 for detailed Tertiary Monument Signage materials and dimensions.

Kansas City, Missouri - Zoning Development Code  
 88-445-07 - SIGNS IN NON-RESIDENTIAL DISTRICTS (OFFICE, COMMERCIAL AND MANUFACTURING)

Sign Type (specific use or location)	Max. Number	Max. Area (sq. feet)	Setback (feet)	Max. Height (feet)	Illumination	Additional Requirements
<b>Monument Signs</b>						
Development district	2 per entrance; 1 per frontage without entrance	75	10	8	internal or external	88-445-08-A
<b>PROPOSED</b>	<b>4</b>	<b>91 SF</b>	<b>&gt;10</b>	<b>8 FT</b>	<b>INTERNAL</b>	

**C. Wayfinding Signage**

See Sheet A-802 for detailed Wayfinding Signage materials and dimensions.

Kansas City, Missouri - Zoning Development Code  
 88-445-07 - SIGNS IN NON-RESIDENTIAL DISTRICTS (OFFICE, COMMERCIAL AND MANUFACTURING)

Sign Type (specific use or location)	Max. Number	Max. Area (sq. feet)	Setback (feet)	Max. Height (feet)	Illumination	Additional Requirements
Incidental Signs	as required to direct pedestrian and vehicular traffic	6 for commercial; 2 for residential development	10	3 (freestanding); 8 (wall-mounted)	internal or external	88-445-08-G
<b>PROPOSED</b>	<b>2</b>	<b>13 SF</b>	<b>&gt;10</b>	<b>4 FT</b>	<b>INTERNAL</b>	

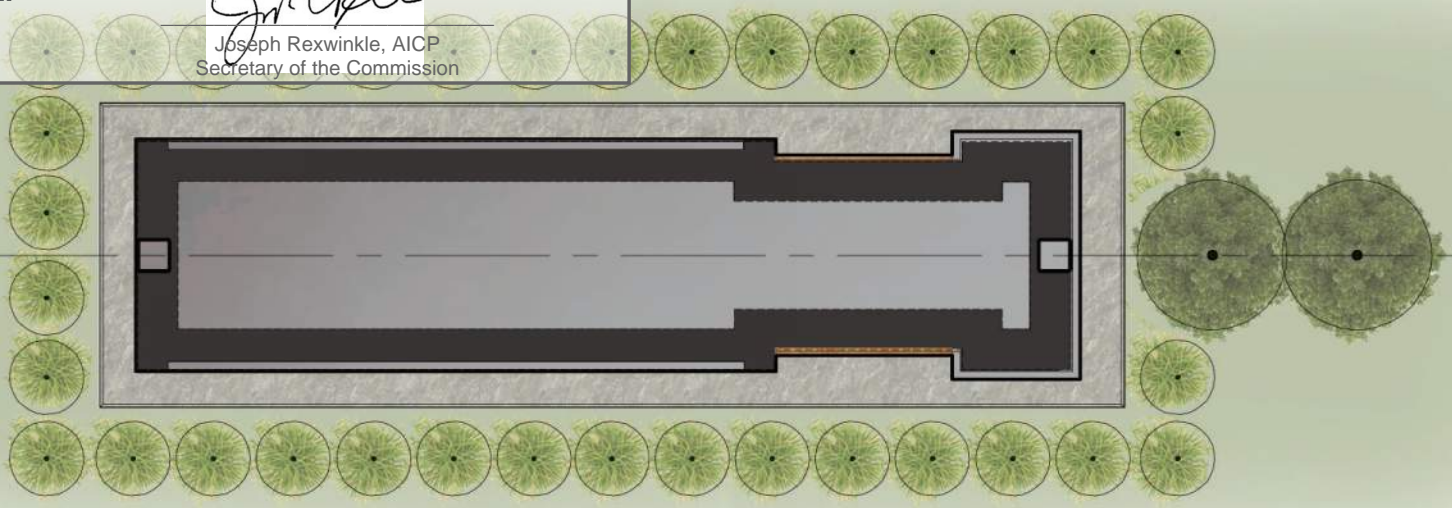
Note: Per 88-445-11. Council Approved Signage Plan 88-445-11.E Standards:

5. The plans shall comply with the standards of this chapter. Flexibility is allowed with regard to sign area, number, location, duration, type, and/or height to the extent the Council Approved Signage Plan will enhance the overall development and will more fully accomplish the purposes of this chapter.

**Metro North Crossing - Proposed Monument Signage**

**(Council Approved)**  
 Kansas City, Missouri  
 SAI# 190502 03.15.2023





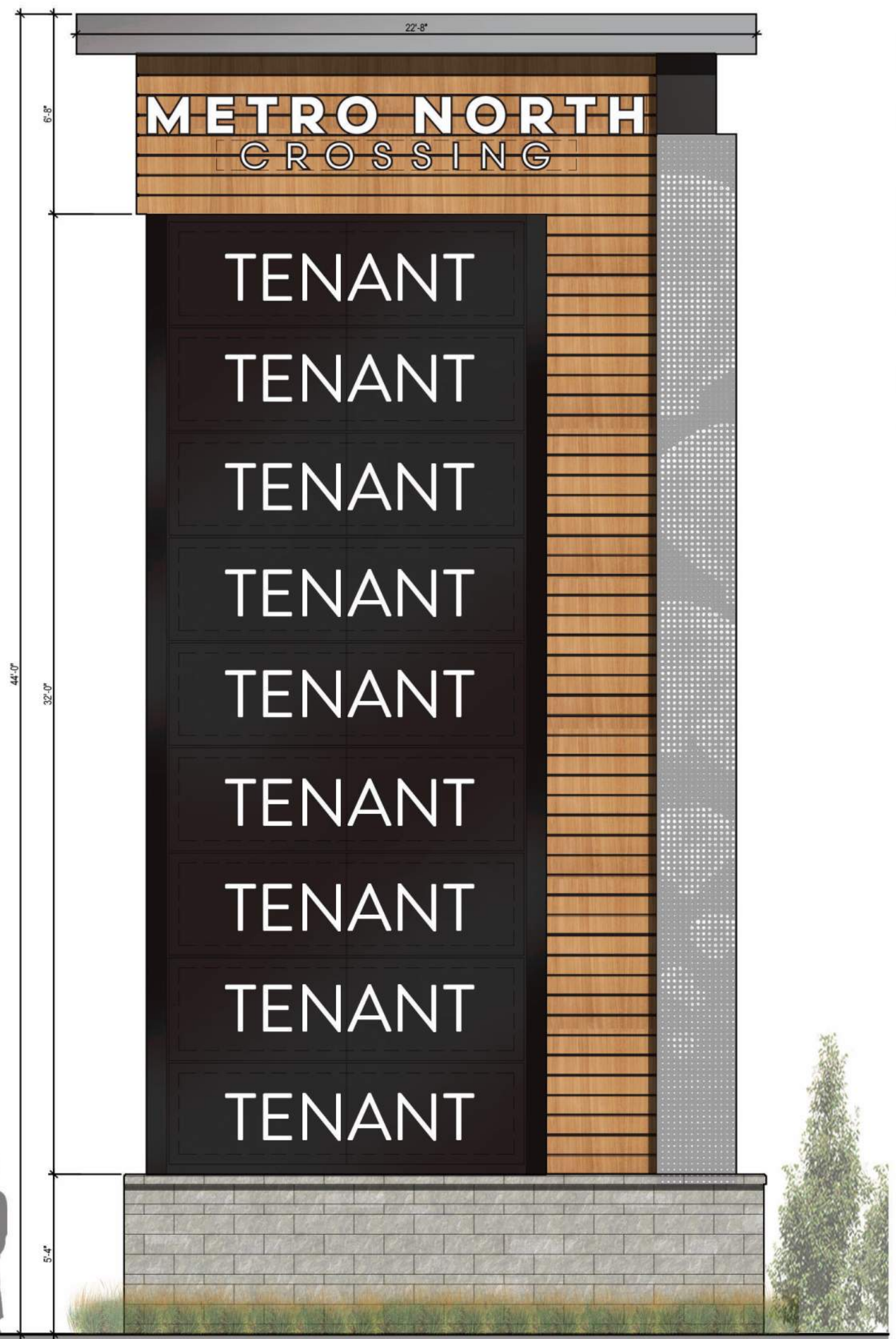
**88-445-07 - SIGNS IN NON-RESIDENTIAL DISTRICTS (OFFICE, COMMERCIAL AND MANUFACTURING)**

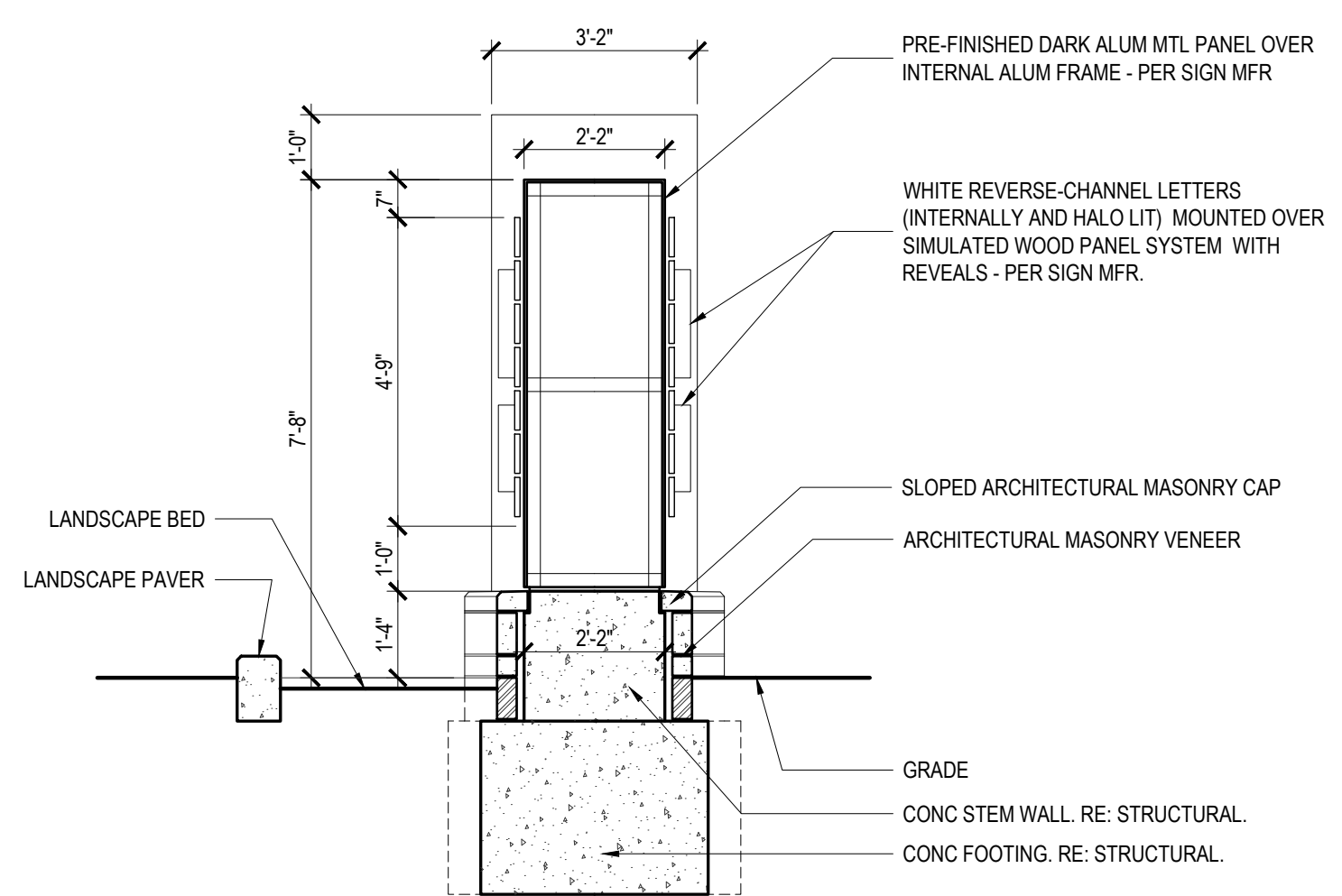
Sign Type (specific use or location)	Max. Number	Max. Area (sq. feet)	Setback (feet)	Max. Height (feet)	Illumination	Additional Requirements
<b>Oversized Monument Signs</b>						
Properties zoned B3 and higher of minimum 15 acres in area and adjacent to a limited access highway	1 per major street frontage	300	20	35	internal or external	88-445-08-B
<b>PROPOSED</b>	<b>1</b>	<b>878 SF</b>	<b>&gt;20</b>	<b>44 FT</b>	<b>INTERNAL</b>	

Note: Per 88-445-11. Council Approved Signage Plan  
88-445-11.E Standards:  
5. The plans shall comply with the standards of this chapter. Flexibility is allowed with regard to sign area, number, location, duration, type, and/or height to the extent the Council Approved Signage Plan will enhance the overall development and will more fully accomplish the purposes of this chapter.

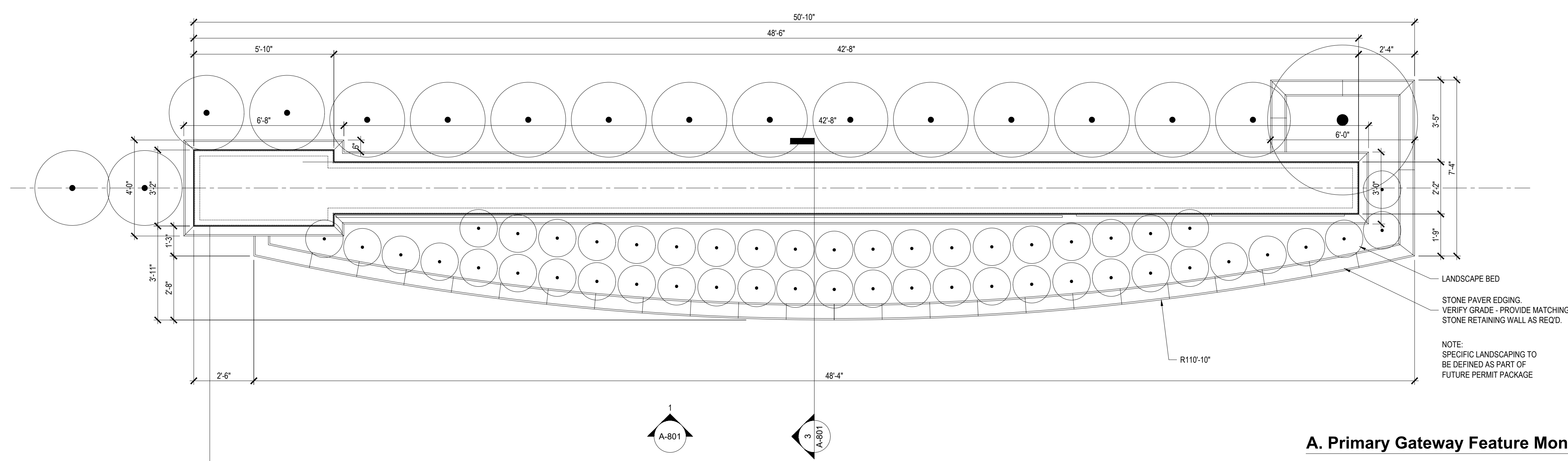
**D. Development Large Pylon Signage**

See Sheet A-803 for detailed Development Large Pylon Signage materials and dimensions.

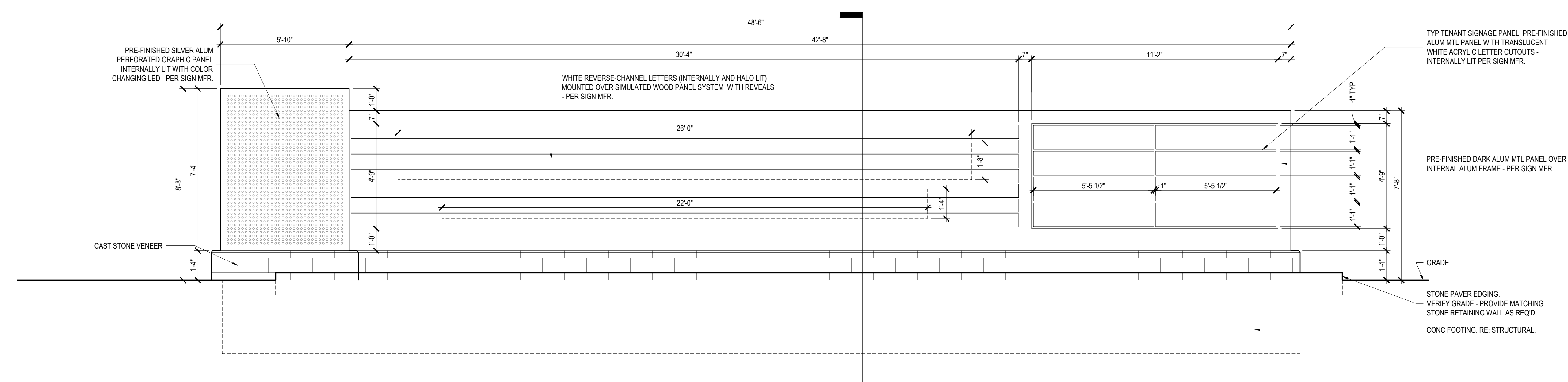




**A. Primary Gateway Feature Monument Signage - Section** | 3  
 3/8" = 1'-0"



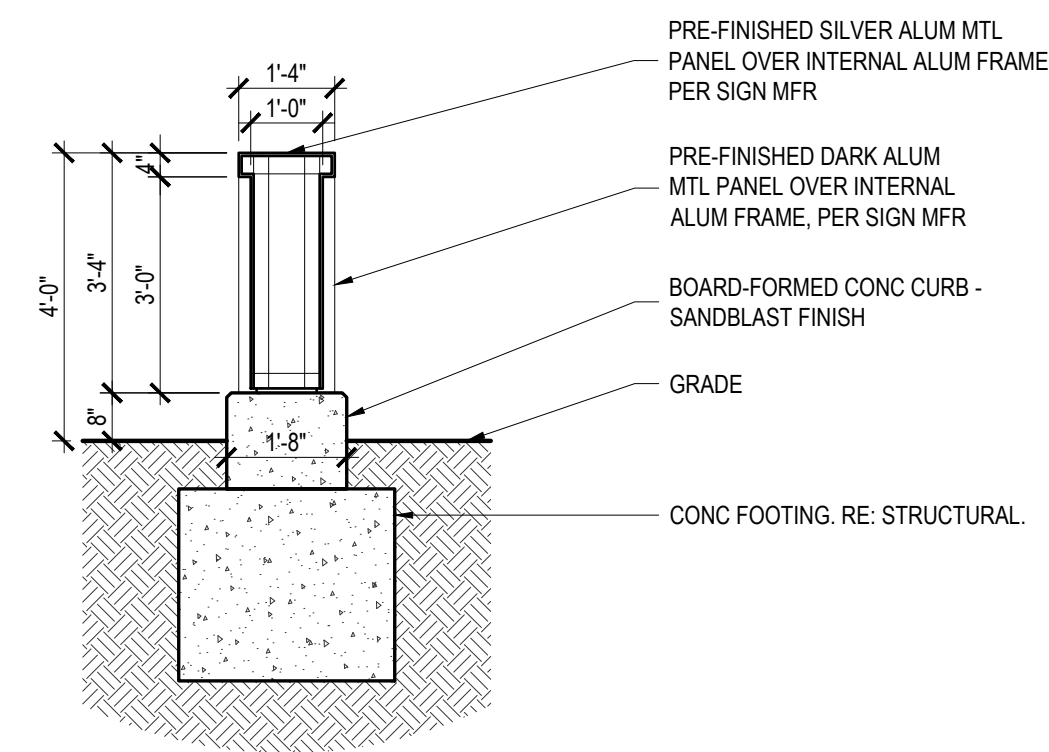
**A. Primary Gateway Feature Monument Signage - Plan** | 2  
 3/8" = 1'-0"



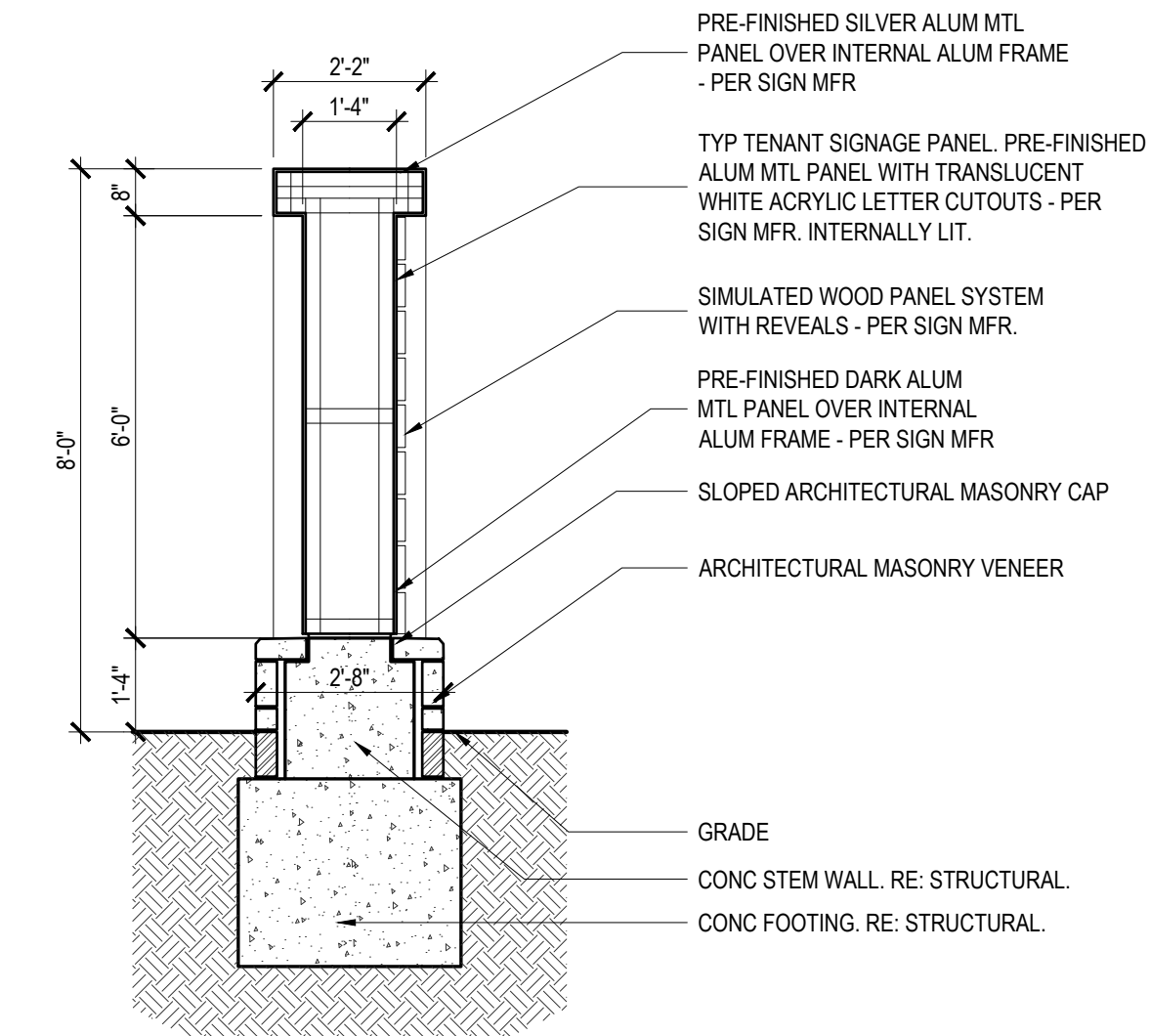
**A. Primary Gateway Feature Monument Signage - Elevation** | 1  
 3/8" = 1'-0"

NOT FOR CONSTRUCTION

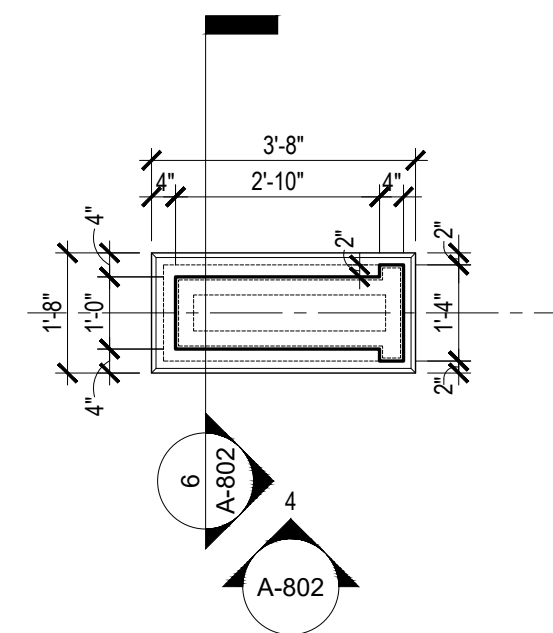
**Metro North Crossing**  
 Proposed Site Monument Signage  
 US Rte 169 & NW Barry Rd  
 Kansas City, MO 64155



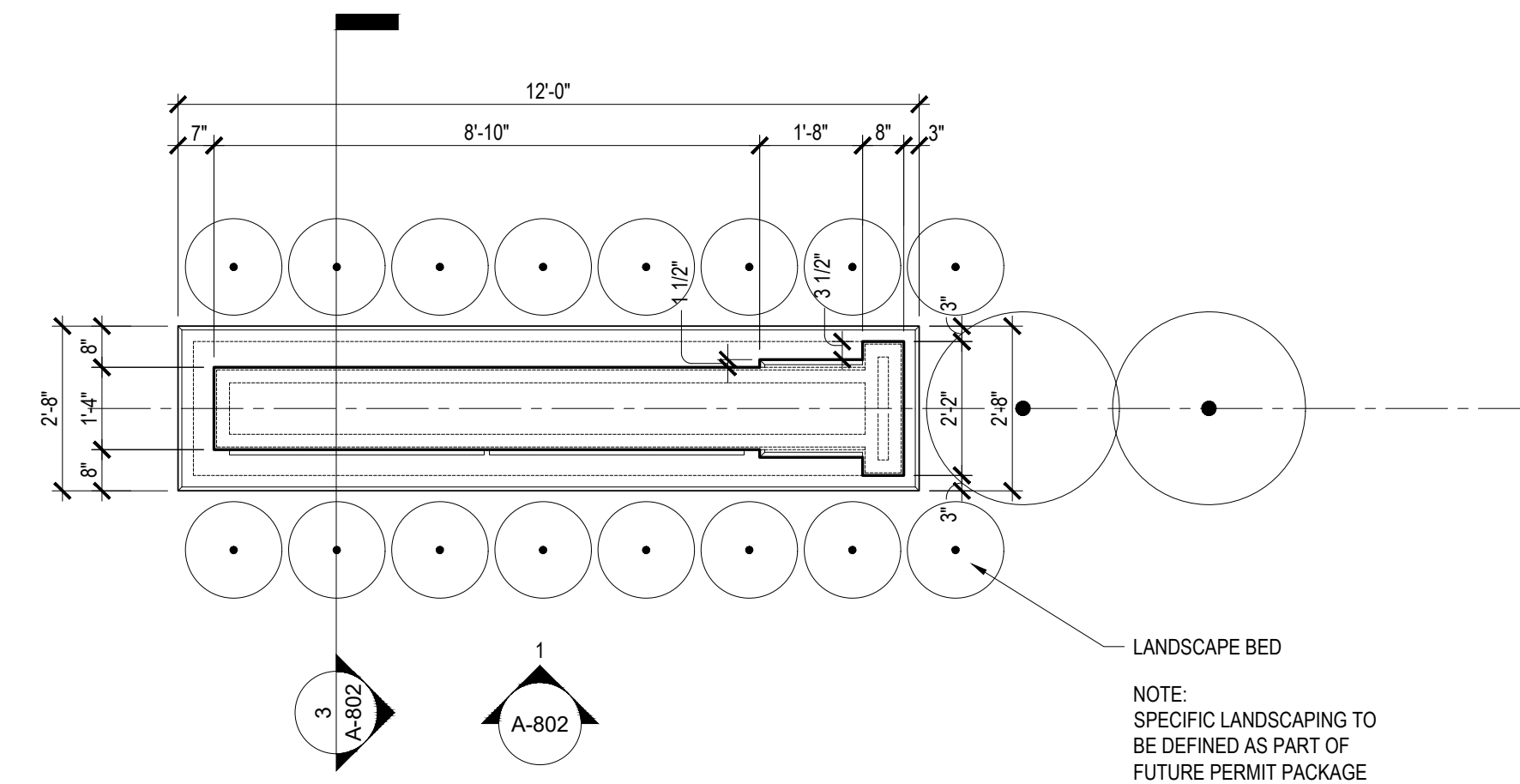
**C. Wayfinding Signage - Section** 6  
 3/8" = 1'-0"



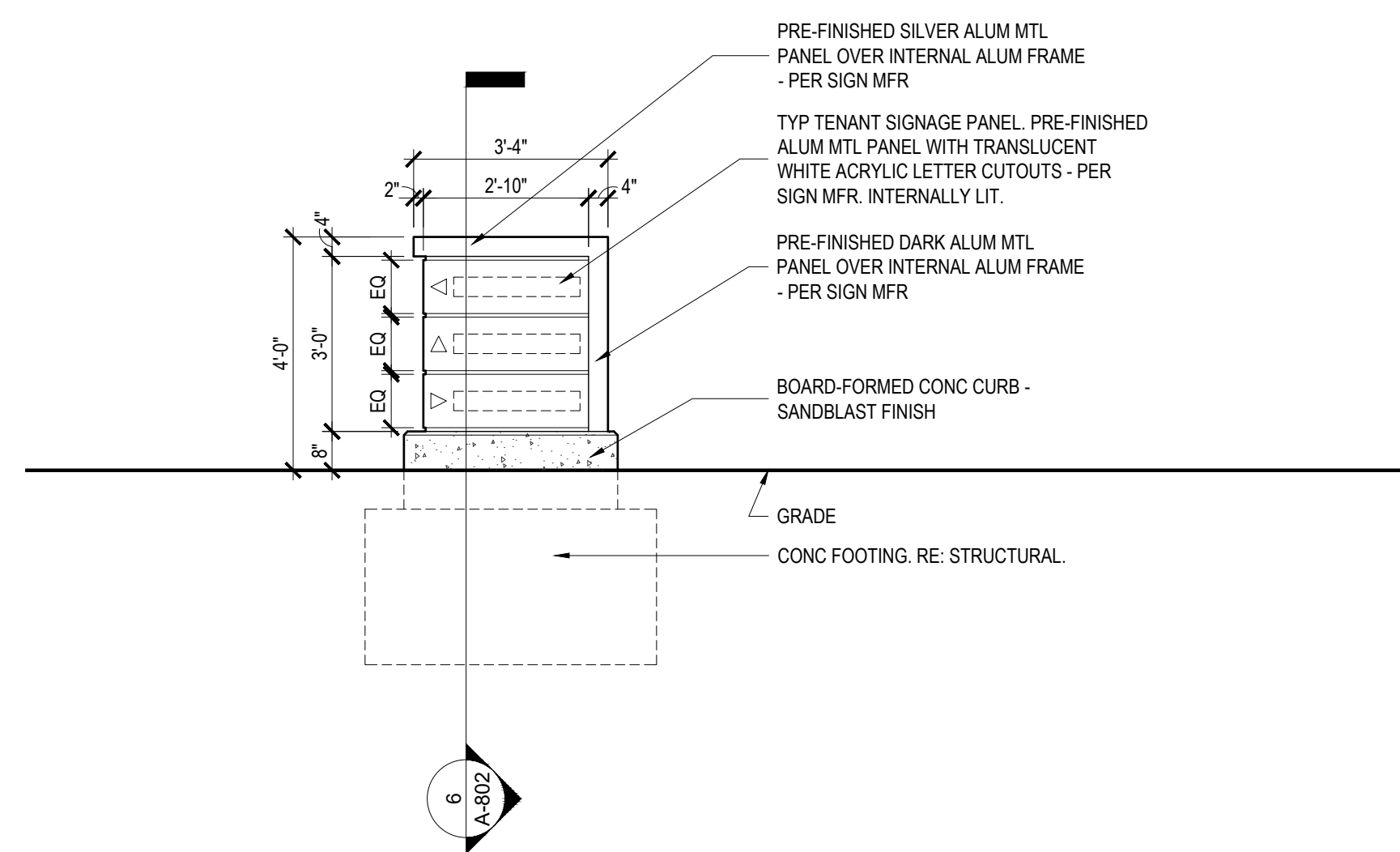
**B. Tertiary Monument Signage - Section** 3  
 3/8" = 1'-0"



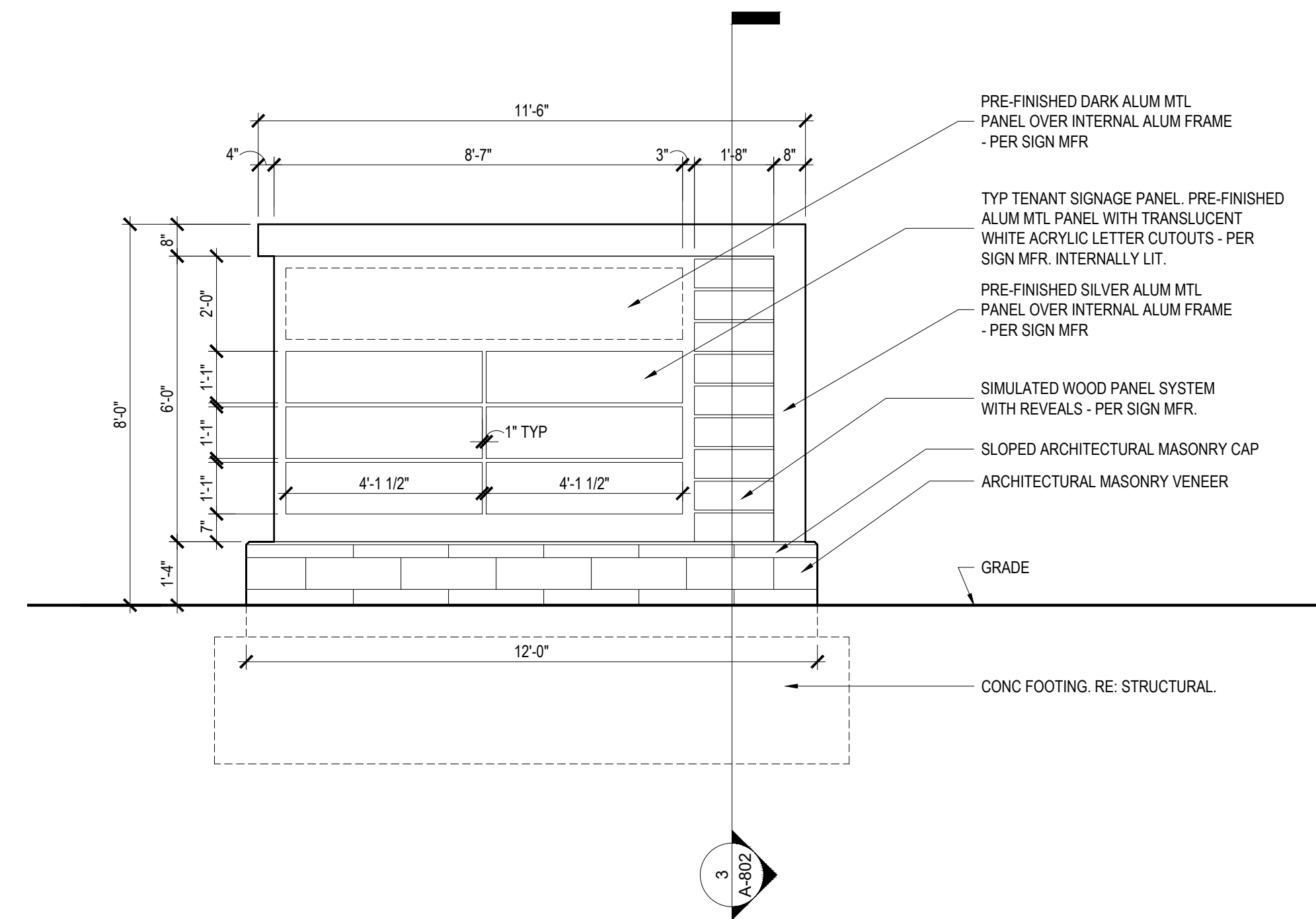
**C. Wayfinding Signage - Plan** 5  
 3/8" = 1'-0"



**B. Tertiary Monument Signage - Plan** 2  
 3/8" = 1'-0"

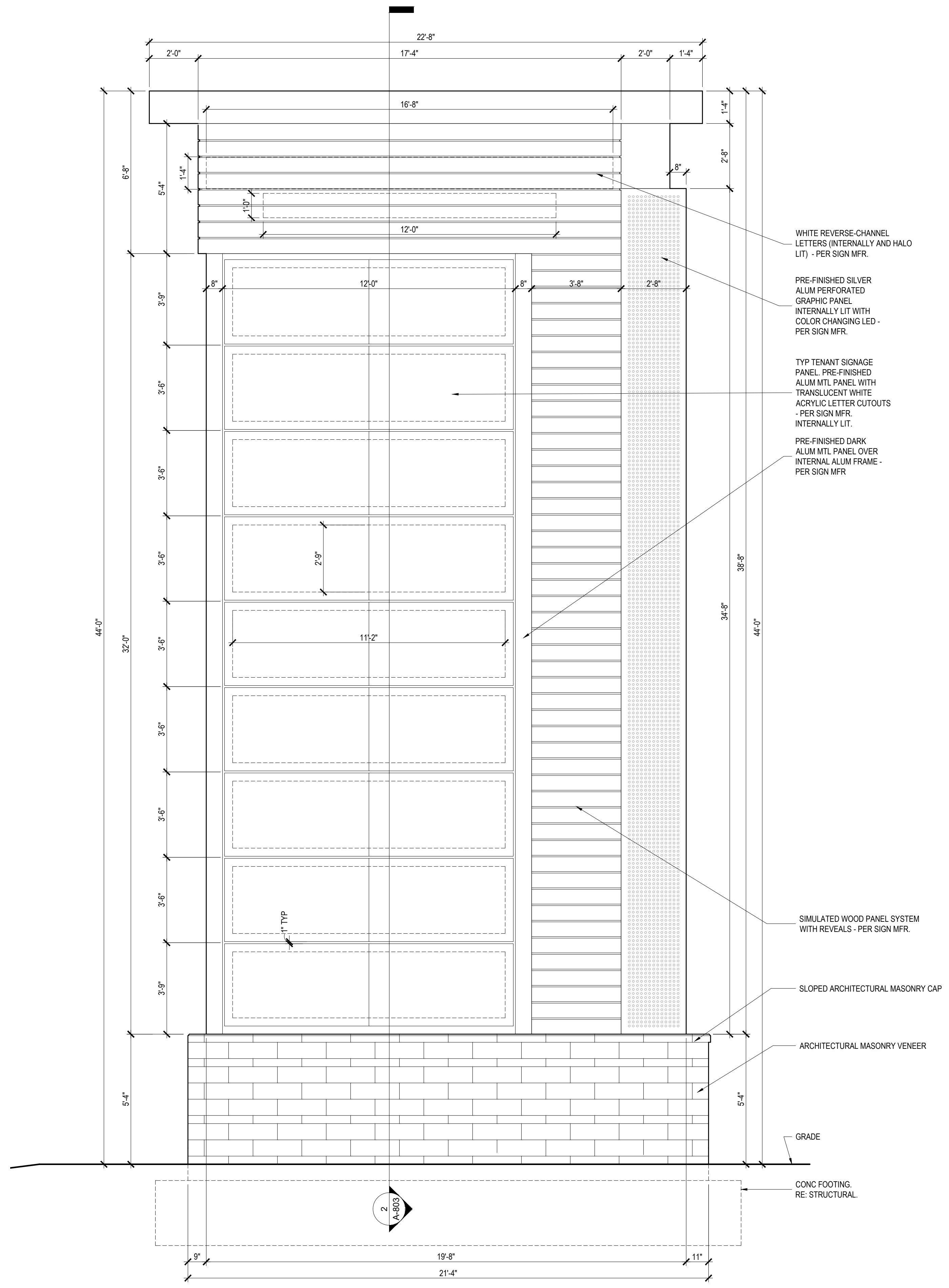


**C. Wayfinding Signage - Elevation** 4  
 3/8" = 1'-0"

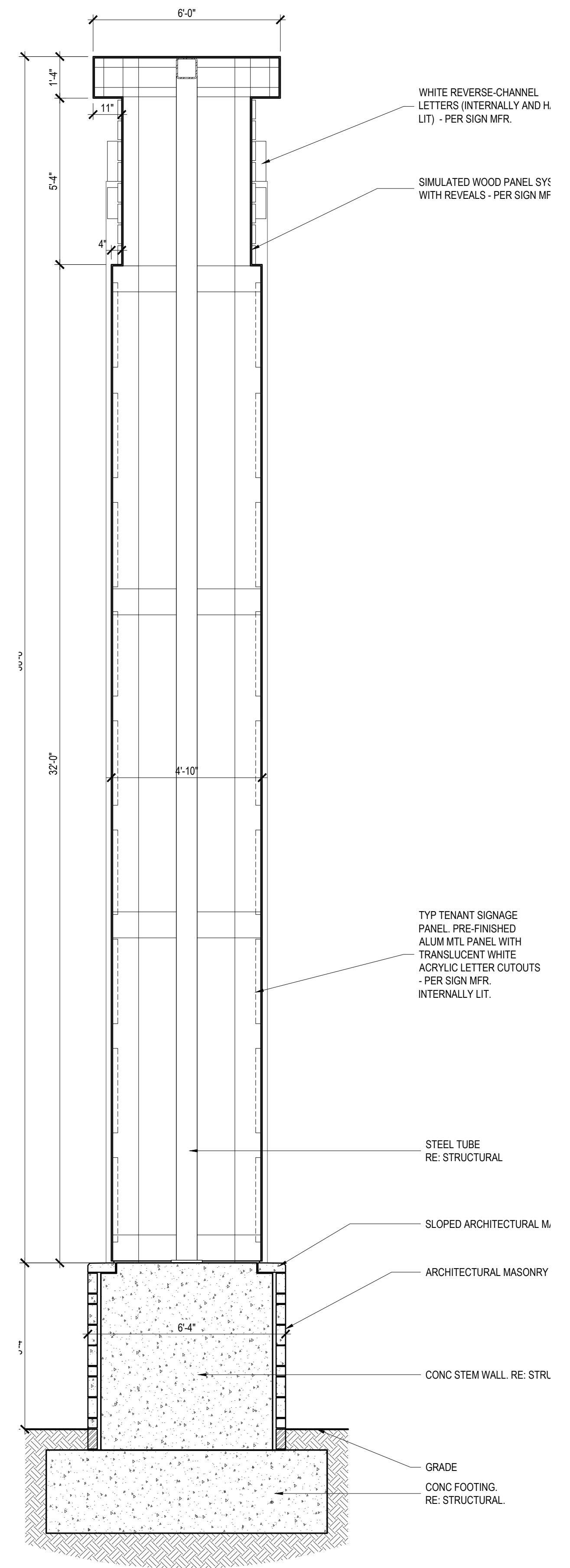


**B. Tertiary Monument Signage - Elevation** 1  
 3/8" = 1'-0"

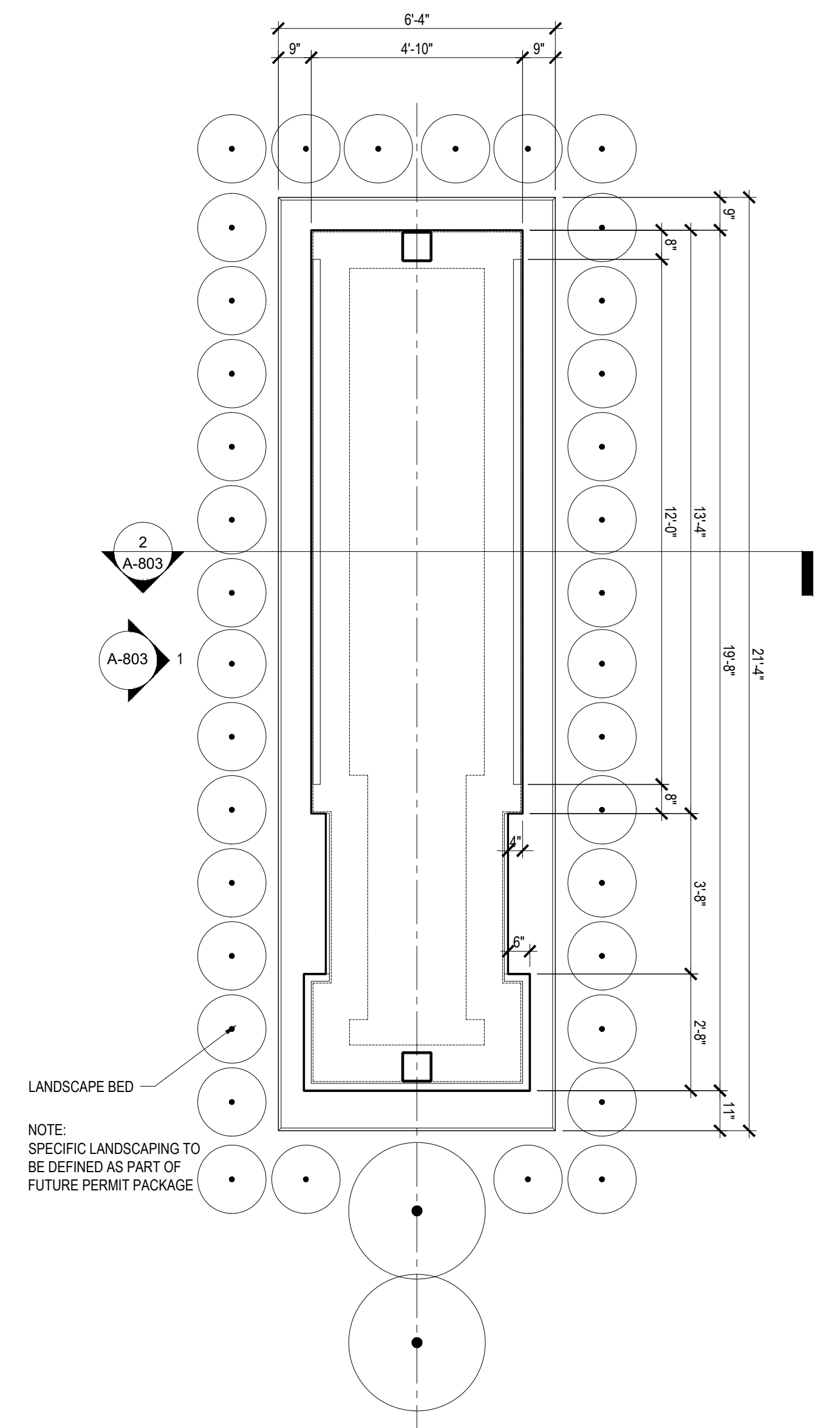
NOT FOR CONSTRUCTION



**D. Development Large Pylon Signage - Elevation** 1  
3/8" = 1'-0"



**D. Development Large Pylon Signage - Section** 2  
3/8" = 1'-0"



**D. Development Large Pylon Signage - Plan** 3  
3/8" = 1'-0"

NOT FOR CONSTRUCTION

**Metro North Crossing**  
 Proposed Site Monument Signage  
 US Rte 169 & NW Barry Rd  
 Kansas City, MO 64155

