



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

April 6, 2021

Project Name

Metro North Crossing UR Plan

Docket #11

CD-CPC-2020-00176 – Rezoning with plan

Request

Applicant

Chris Holmquist
Olsson

Owner

Metro North Crossing, LLC.

Location	400 NW Barry
Area	Road
Zoning	About 103 acres
Council District	UR
County	2 nd
School District	Clay Platte County

Surrounding Land Uses

North: zoned 7.5, single family residences (County Fair).

South: zoned B3-2, mixed use commercial (Metro North Square).

East: zoned B2-2/ R-7.5, commercial and residential.

West: zoned R-80, 169 Hwy & Twin Creek development.

Major Street Plan

Northwest Barry Road is classified by the City's Major Street Plan as a "4 Through Lane Street" with two lanes in each direction and a "Thoroughfare" typology. The plan also shows future bike facility. Mo Hwy 169 is a state highway.

Land Use Plan

The Gashland/ Nashua Area Plan adopted by Resolution No. 110952 on January 5, 2012, recommends Mixed Use Community and Mixed-Use Neighborhood at this location. The proposed use is consistent with the future land use plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a public meeting on January 12, 2021, a summary of which is attached.

EXISTING CONDITIONS

The subject site is the Metro North Mall located at northeast corner of NW Barry Road and Hwy 169. Ordinance No. 190195 passed by City Council on March 21, 2019, amended the existing UR plan to allow for up to 1,000,000 square feet of mixed use residential, commercial, office, hotel, theater, and a golf entertainment complex with 4,462 parking spaces, on 17 lots, in four (4) phases. The original mall was approved in 1973 as a 1.3 million square foot regional shopping mall. The only existing use within Metro North Mall is Macy's department store. Olive Garden, Red Lobster restaurant and McDonalds along NW Barry Road are the remaining commercial developments. The T-Shotz golf facility is open for business. Metro North Crossing apartment is under construction.

The site is accessed via the main existing drive on NW Barry Road and a dedicated access on Summit Road. North Wyandotte Street and Metro North Drive also provide access.

NEARBY DEVELOPMENTS

Surrounding land uses include single family residences to the north and east, commercial uses within Metro North Square to the south, and Barry Towne development on the west side of 169 Hwy.

SUMMARY OF REQUEST

The applicant is seeking approval of an amendment to the existing UR Plan to allow for changes to Phase II.

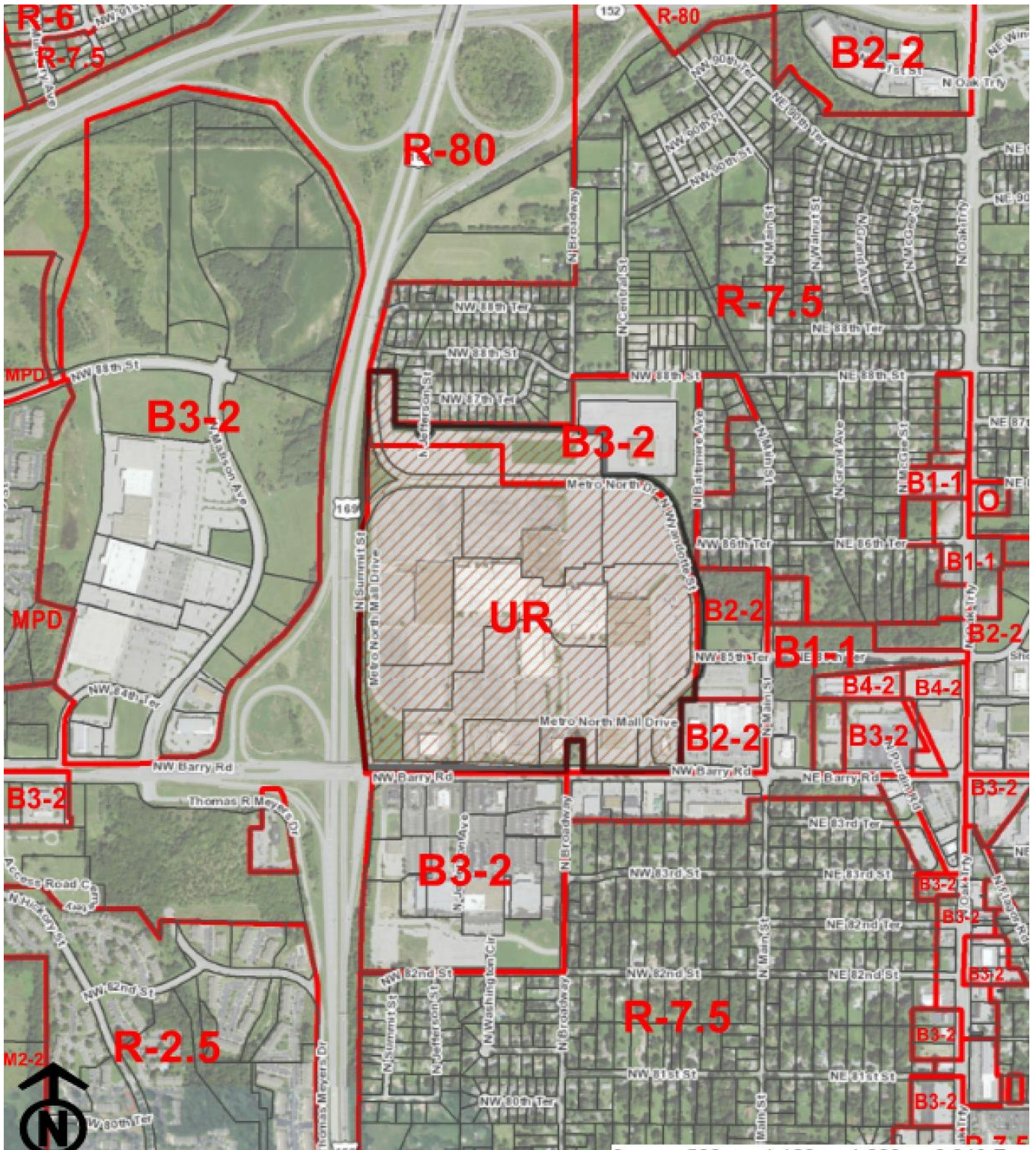
KEY POINTS

- Phase I is currently under construction.

PROFESSIONAL STAFF RECOMMENDATION

Docket #11 Recommendation

Approval subject to conditions.



CONTROLLING CASE

Case No. CD-CPC-2019-00002 – Ordinance No. 190195 passed by City Council on March 21, 2019, rezoned the 95-acre tract of land from District UR to District UR for the purpose of amending the UR plan to allow for redevelopment of the existing Metro North Mall and construction of up to 1,000,000 square feet of mixed use residential, commercial, office, hotel, theater, and a golf entertainment complex with 4,462 parking spaces, on 17 lots, in four (4) phases.

RELATED RELEVANT CASES

Case No. CLD-FnPlat-2018-01244, Final Plat, Metro North Crossing, First Plat - Ordinance No. 190394 passed by City Council on May 23, 2019, approved a final plat in District UR (Urban Redevelopment), on about 62 acres, generally bordered by Metro North Drive on the north, NW Barry Road on the south, N. Wyandotte Street on the east and Hwy 169 on the west, creating 13 lots and 3 tracts.

Case No. CD-AA-2019-00061 - On September 5, 2019, the Director of City Planning and Development administratively approved a final UR plan to allow for the construction of three 4-story apartment buildings (Metro North Crossing Apartments) and one 2-story mixed use building as part of phase 2 of Metro North Crossing.

CLD-FnPlat-2018-01199 - Final Plat, Metro North Crossing T-Shotz, - Ordinance No. 190086 passed by City Council on February 13, 2019 approved a final plat in District UR (Urban Redevelopment) on about 11 acres generally located at the northeast corner of Metro North Drive and N. Summit Avenue, on the east side of Hwy 169, creating one (1) non-residential lot.

Case No. CD-AA-2018-00071 - On October 18, 2018, the Director of City Planning and Development administratively approved a final UR plan for T-Shotz Golf at Metro North Crossing in District UR to allow for the construction of a new 60,000 sq. ft., 3-story golf and entertainment facility (T-Shotz) with 409 parking spaces as part of phase 1 of Metro North Crossing.

Case No. 6460-UR-18 – Ordinance No. 180050 passed by City Council on February 1, 2018, rezoned a 95 acre tract of land generally bordered by NW Barry Road on the south, N. Wyandotte Street on the east and Hwy 169 on the west, and extending about 350 north of Metro North Drive on the north, from Districts B3-2 (Community Business dash 2) and UR (Urban Redevelopment), to District UR (Urban Redevelopment), and approval of a development plan that allows for redevelopment of the existing Macy's building and construction of 900,000 square feet of mixed use commercial, hotel, theater, a golf entertainment complex and 150 residential units with 4,410 parking spaces, on 21 lots, in eleven (11) phases. Current approved plan.

Case No. 6460-CP-15 – Ordinance No. 160675 passed by City Council on September 8, 2016, rezoned a 93 acre tract of land, generally bounded by Metro North Drive on the north, N.W. Barry Road on the south, N. Wyandotte Street on the east and Highway 169 on the west, from District B3-2 to District UR, and approving a development plan that allows for redevelopment of the existing Macy's building and construction of 1.2 million square feet of mixed use commercial, hotel, theater and 150 residential units.

PLAN REVIEW

The request is to consider amending the existing UR development plan on about 103 acres to allow for further redevelopment of the existing Metro North Crossing and construction of up to 1,000,000 square feet of mixed use residential, commercial, office, hotel, theater, and a golf entertainment complex with 4,462 parking spaces, on 17 lots, in three (3) phases. This amendment will allow for the following:

1. Create a hierarchy of Private Streets through the development (primary and secondary).
2. Adjust the phasing of the project (from 4 to 3)
3. Eliminate the level of detail provided by the prior plan to create larger development pods. This will allow for flexibility when potential clients are identified.
4. Increase in the proposed residential component from 249 units to allow for up to 300 units.
5. Update to the existing design guidelines.

The proposed UR development plan also serves as a preliminary plat allowing for the replat of lots 6, 7, 8, 13 and Tract 7. Tract A at the northwest corner of the site is a POS tract with amenities that will count towards parkland dedication. The original plan showed a future KCATA transit site at the northeast corner of the plan. Staff recommends continued discussion with the KCATA to determine if there is still need for a hub within this development. The plan proposes 10 foot building and parking setbacks allowing for a more urban development. The plan maintains the current road access points with slight modifications to the internal network, and provides an east-west drive with pad sites. This design creates six super blocks and nine pad sites. The development data summary below shows the proposed uses.

The plan shows a main street through the site that connects to east-west drive. The plan shows a village green along the internal drive between buildings F and G. The developer worked extensively with staff to revise the overall site layout several times to arrive at the current plan. Staff has requested some revisions to the design guidelines and will continue to work with the developer prior to City Council action and final UR plan approval. The submitted plan did not include a signage plan, but shows tracts designated for entry/ gateway signage. Staff recommends that the applicant submit a signage plan that meets the requirement of Chapter 88-445 or submit Council Approved Signage Plan. A lighting plan that meets the requirement of 88-430 shall be submitted as part of the final plan approval.

Below are the differences between the 2016, 2018 approved plan and this plan.

	2016 PLAN	2018 PLAN	2019 PLAN	PROPOSED PLAN	DIFFERENCE
Site Acreage	93 acres	104 acres	104 acres	104 acres	-
Square footage	1.2m sq. ft.	1.1 sq. ft.	1 Million sq. ft.	1.1 Million sq. ft.	-
Parking Spaces	4,610 spaces	4,410 spaces	4,462 spaces	3,380 spaces	-1,082 spaces
USES					
Residential		150 units	249 units	249 + 300 units	+ 300 units
Phasing		11	4	3	-1
Number of Lots		24	17	17	-

The redevelopment is proposed in 3 phases and includes 1.1 million square feet of a mix of uses and buildings ranging from one to four stories, up to 100 feet. This breaks down to 249 residential units and approximately 900,000 square feet of mixed use commercial/ office space as outlined below. The plan shows an alternate plan that could allow for about 300 units of multi-family residential development in Areas K&L. The proposed uses include; commercial, office, retail, restaurant, apartments, grocer, hotel and a golf entertainment center. These are shown on the plan as Areas A-Q for the main development and P1-P14 for the outlots.

USE	BLDG AREA (SF)	PARKING REQ.	PARKING PROV.	REQ. SHORT-/LONG-TERM BIKE SPACES	PROV. SHORT-/LONG-TERM BIKE SPACES
RETAIL	565,700	1,419	2,358	209 / 81	107 / 42
OFFICE	85,000	85	85	9 / 11	5 / 6
RESTAURANT / RETAIL PADS	78,751	390	545	60 / 28	32 / 16
HOTEL	93,600	35	35	4 / 5	2 / 3
RESIDENTIAL	303,600	249	357	38 / 246	38 / 246
TOTAL	1,126,651	2,178	3,380	320 / 371	184 / 313

Parking is provided at a rate of one parking space per residential unit and 4 parking spaces per 1000 square feet of mixed use. The total parking proposed is 3,380 parking spaces which are in excess of the 2,178 parking spaces required by the zoning and development code.

The code requires 320 short term bicycle parking and 371 long term bicycle parking spaces. The current approved plan allowed a 50% reduction for retail uses as a result the plan provides 184 short term bicycle parking and 313 long term bicycle parking spaces. The multifamily apartments will be required to have 100% of the required short-term and long-term spaces. Staff supports the reduction. The development is providing bike

lanes on many of the proposed streets to eventually connect to the 152 trail. This will allow safe and convenient access from every phase of this development.

A general landscape plan has been prepared by the applicant indicating street trees and shaded areas for planting beds in the common spaces. A more detailed landscape plan and guidelines will be provided at the time of final plan submittal. Staff recommends that the developer add language calling for additional landscape treatment and requirement along public streets. This language shall call out all outlots along NW Barry Road and N. Wyandotte Street.

Design Guidelines:

The proposed UR plan has supplemental Design Guidelines that address development aspects which will include, but are not be limited to: building appearance, building materials, roofs and roofing materials, modulations, fenestration, weather protection, design features, illumination, building façade landscaping, etc. The revision shall include signage, screening and placement of accessory equipment and structures per staff approval. Staff recommends that the design standards be revised to provide for minimum transparency requirements.

The developer is required to submit a final plan to the Director of City Planning and Development for approval. This includes building elevations showing material for construction, plans for landscaping, grading, screening, berming, fencing for each building or private open space tract containing a detention area, pedestrian pathways, pool/ clubhouse, fencing, playground equipment, etc.; and building elevation and materials for the pool/ clubhouse. Phase 1 final UR plan will be approved by the Director of City Planning and Development prior to issuance of building permit.

Parkland Dedication:

According to Chapter 88-408 of the Zoning and Development Code, the developer can dedicate land for public park, provide open space for park purposes or provide money in lieu of parkland dedication. The development is providing a need for the following:

$$\begin{aligned} &\# \text{ of multi-family units} \times 2 \times 0.006 = \text{acres} \\ &\text{acres} \times \$48,801.37 \text{ (2021 fee)} = \$49,191.78 \end{aligned}$$

Requested Deviations

The plan does not stipulate or request any deviation.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	NO	N/A	
<i>Parkland Dedication (88-408)</i>	YES		WILL BE ASSESS WITH PLAT OR BP
<i>Parking and Loading Standards (88-420)</i>	YES	YES	
<i>Landscape and Screening Standards (88-425)</i>	YES		TO BE REVIEWED WITH FINAL UR PLAN
<i>Outdoor Lighting Standards (88-430)</i>	YES		TO BE REVIEWED WITH FINAL UR PLAN
<i>Sign Standards (88-445)</i>	YES		TO BE REVIEWED WITH FINAL UR PLAN
<i>Pedestrian Standards (88-450)</i>	YES		TO BE REVIEWED WITH FINAL UR PLAN

PLAN ANALYSIS

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:

88-515-08-A. conformance with adopted plans and planning policies;

The Gashland/ Nashua Area Plan adopted by Resolution No. 110952 on January 5, 2012, recommends Mixed Use Community and Mixed Use Neighborhood at this location. The proposed use is consistent with the future land use plan.

88-515-08-B. zoning and use of nearby property;

Nearby properties are primarily commercially zoned, and there is a mix of commercial and residential (multi-family) uses in the area. This redevelopment is planned to be mixed-use, which is compatible with the area as well as in conformance with the Gashland/ Nashua Area Plan.

88-515-08-C. physical character of the area in which the subject property is located;

The physical character of the area is urban commercial surrounding the immediate shopping center, except for the existing single-family residences to the north.

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The subject property is adequately served by public facilities. Utilities and infrastructure will be brought to City Standards, subject to the conditions in the attached report.

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The property is currently a shopping center. The rezoning to UR district will allow for the redevelopment of the parcel.

88-515-08-F. length of time the subject property has remained vacant as zoned;

There are five existing uses within the shopping center and the multifamily apartment is under construction.

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

The reason for the proposed rezoning is to amend the current approved UR plan to allow for some modification to the overall site, therefore approval of the rezoning request will not result in a detrimental effect to nearby properties.

88-515-08-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 current UR development plan allows for the redevelopment of the shopping center.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,



Olofu Agbaji
Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission
Recommended by Development Review Committee

Report Date: April 01, 2021
Case Number: CD-CPC-2020-00176
Project: Metro North Crossing

Plan Corrections

Correction(s) by Development Management of the City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. Revise phasing plan to reflect phase 2 as projects identified on this plan and phase 3 as future projects not shown on plan. Revise Plans and Resubmit (4/01/2021)
2. Put the public green in a tract and provide proposed programming of the dedicated public space. Revise Plans and Resubmit (4/01/2021)
3. Revise design standards to provide for minimum transparency requirements. Revise Plans and Resubmit (4/01/2021)
4. Proposed preliminary plat changes and possible replat. Show lots that are planned to be replatted via minor subdivision. Revise Plans and Resubmit (4/01/2021)
5. Renumber all lots per current approved plats and update proposed replat lot numbers to match. Revise Plans and Resubmit (4/01/2021)
6. Add language calling for additional landscape treatment and requirement along public streets. This language shall call out all outlots along NW Barry Road and N. Wyandotte Street. Revise Plans and Resubmit (4/01/2021)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Joseph Rexwinkle at 816-513-8824 / Joseph.Rexwinkle@kcmo.org with questions.

7. Calculations for parkland acres are as following:
(# multi-family units) X (2 persons per unit) X (0.006 acres per person)=acres of parkland required (1/22/2019)
8. The developer shall pay money in lieu of dedication of parkland in the amount of per formula or Dedicate Acreage of Private Open Space for Parkland Purpose as identified in 88-408. To received credit for previous dedication the developer needs show and list areas previously dedicated.

Money in lieu of parkland for 2019 shall be based on the following formula: (# multi-family units) X (2 persons per unit) X (0.006 acres per person)=acres of parkland required X 2019 parkland fee per acre) = Fee

The Money in lieu is to be paid before the Plat is recorded with the county. (1/22/2019)

9. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way. (1/22/2019)

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.

10. That the developer must hold a pre-application meeting with DMD and LDD prior to filing for any development within the development pods beyond what is shown on this approved plan. This should show details of how the pod will be developed in relation to the adjoining parcels. (3/16/2021)
11. The developer shall submit a final UR plan to the Director of City Planning and Development for approval including detailed information on landscaping, color building elevations calling out materials, signage (including elevations), lighting (including a photometric study showing zero footcandles at the property line and no direct illumination beyond the property line), building elevations, trash enclosure elevations (with decorative gates), additional detail showing how service areas, loading docks, and trash services will function, and building materials extending a minimum of 30' into service areas prior to issuance of a building permit. (3/16/2021)

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.

12. Conditions contained in Ordinance No. 190195 passed by City Council on March 21, 2019, remains effective for this UR development. (3/16/2021)
13. That the developer work with the City Manager's office to ensure that the current incentives plans are updated prior to City Council approval (3/16/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

14. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (12/30/2020)
15. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (12/30/2020)
16. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (12/30/2020)
17. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (12/30/2020)
18. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations. (12/30/2020)
19. The developer must grant a city approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat. (12/30/2020)
20. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (12/30/2020)
21. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (12/30/2020)
22. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (12/30/2020)
23. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division. (12/30/2020)
24. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (12/30/2020)
25. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (12/30/2020)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

26. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy. (12/30/2020)
27. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks. (12/30/2020)
28. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first. (3/09/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

29. • The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (1/05/2021)
30. • Required fire department access roads are a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1) (1/05/2021)
31. • Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) (1/05/2021)
32. • Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) (1/05/2021)
33. • Fire hydrant distribution shall follow IFC-2018 Table C102.1 (1/05/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

34. For any new residential units, the developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2021 acquisition rate of \$48,801.37 per acre This requirement shall be satisfied prior to certificate of occupancy. (3/10/2021)
35. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way (3/10/2021)

Condition(s) by Public Works Department. Contact Jeffrey Bryan at 816-513-9865 / Jeffrey.Bryan@kcmo.org with questions.

36. The developer shall update the project traffic impact study, as needed, when each pod is developed. (3/10/2021)

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

37. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(12/21/2020)

Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

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,

A handwritten signature in black ink, appearing to read "Chris Ably".



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

METRO NORTH CROSSING UR PLAN AMENDMENT

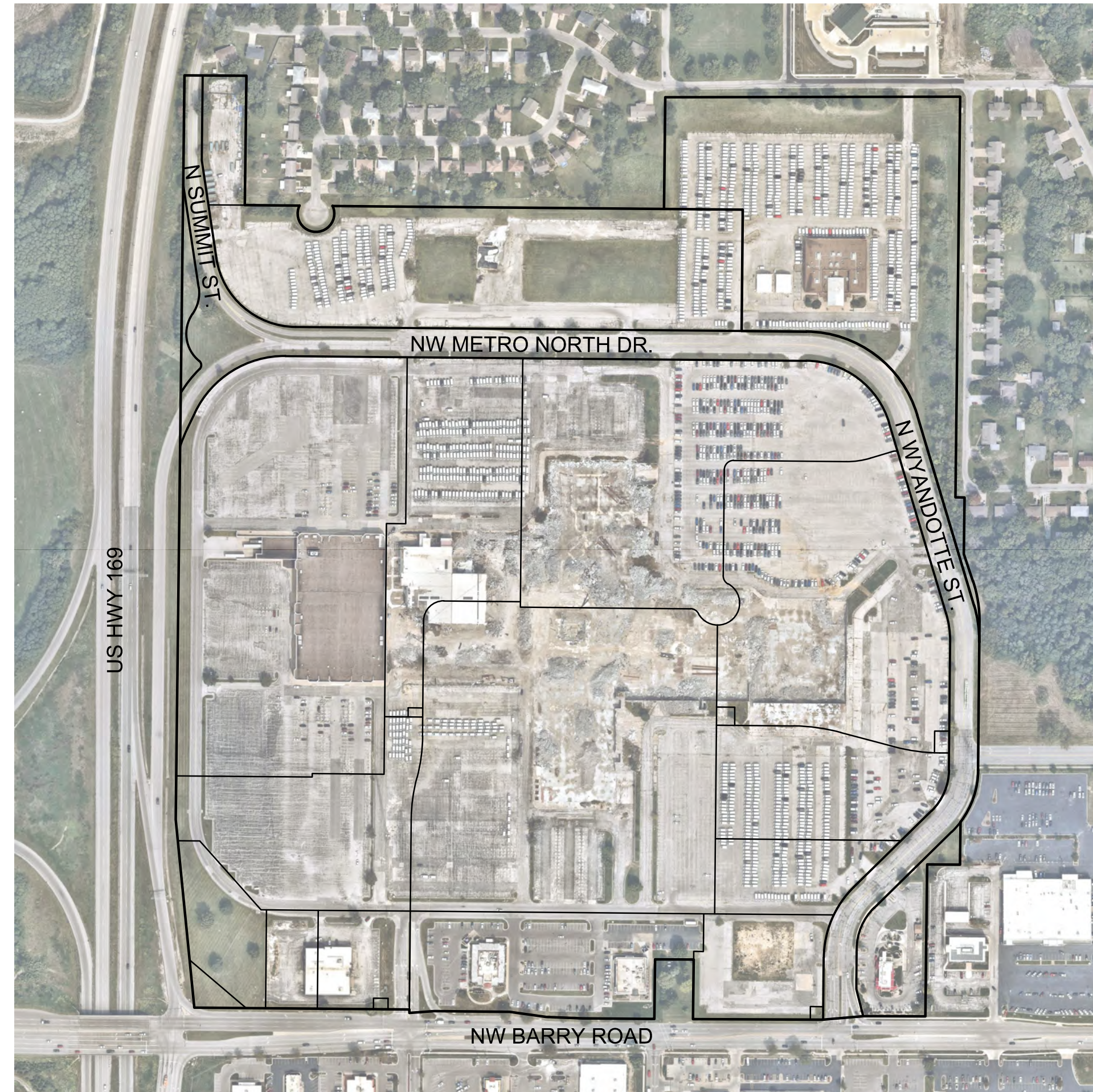
SECTIONS 10 & 11, TOWNSHIP 51N, RANGE 33W
IN KANSAS CITY, CLAY COUNTY, MO

PROJECT TEAM CONTACT LIST

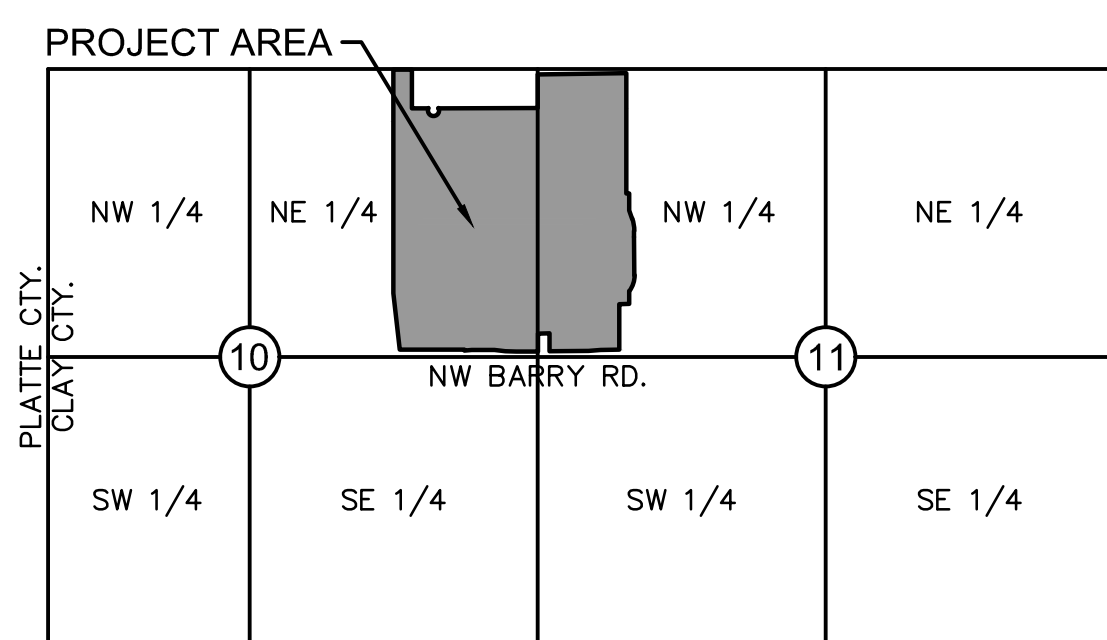
OWNER / DEVELOPER
METRO NORTH CROSSING, LLC
4240 BLUE RIDGE BOULEVARD, STE 350
KANSAS CITY, MO 64113
CONTACT: DAVID P. HORN
PHONE: 816.353.5555
EMAIL: DHORN@BLUERIDGECROSSING.COM

ENGINEER
OLSSON
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
CONTACT: JOHN ERPELDING
PHONE: 816.361.1177
EMAIL: JERPELDING@OLSSON.COM

SURVEYOR
OLSSON
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
CONTACT: JASON ROUBEUBUSH, P.L.S.
PHONE: 816.361.1177
EMAIL: JROUBEUBUSH@OLSSON.COM



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VICINITY MAP
S10 & 11, T51N, R33W
SCALE 1"=2000'

PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN KANSAS CITY, CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10, THENCE SOUTH 89 DEGREES 33 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 169.67 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 09 SECONDS WEST, A DISTANCE OF 355.01 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 04 SECONDS EAST, A DISTANCE OF 150.02 FEET; THENCE ALONG A NON-TANGENTIAL CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 26 DEGREES 13 MINUTES 33 SECONDS WEST, A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 201.95 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 04 SECONDS EAST, A DISTANCE OF 909.60 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 10; THENCE CONTINUING SOUTH 89 DEGREES 29 MINUTES 04 SECONDS EAST, A DISTANCE OF 215.93 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 56 SECONDS WEST, A DISTANCE OF 333.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF METRO NORTH DRIVE; THENCE SOUTH 89 DEGREES 29 MINUTES 04 SECONDS EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID METRO NORTH DRIVE, A DISTANCE OF 177.54 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID METRO NORTH DRIVE AND THE EASTERLY RIGHT-OF-WAY LINE OF NORTH WYANDOTTE AVENUE, HAVING A RADIUS OF 320.00 FEET AND AN ARC LENGTH OF 101.72 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 56 SECONDS WEST, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH WYANDOTTE AVENUE, A DISTANCE OF 351.29 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH WYANDOTTE AVENUE, HAVING A RADIUS OF 240.00 FEET AND AN ARC LENGTH OF 152.29 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 09 SECONDS WEST, A DISTANCE OF 117.81 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 07 SECONDS WEST, A DISTANCE OF 90.23 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 09 SECONDS WEST, A DISTANCE OF 416.95 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD; THENCE NORTH 89 DEGREES 46 MINUTES 07 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, A DISTANCE OF 170.30 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTHWEST BARRY ROAD WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH WYANDOTTE AVENUE; THENCE SOUTH 85 DEGREES 05 MINUTES 35 SECONDS WEST, A DISTANCE OF 111.66 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTHWEST BARRY ROAD WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, A DISTANCE OF 355.87 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 09 SECONDS EAST, A DISTANCE OF 163.70 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 07 SECONDS WEST, A DISTANCE OF 106.01 FEET TO A POINT ON THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 00 DEGREES 41 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 163.70 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD; THENCE NORTH 89 DEGREES 29 MINUTES 04 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, A DISTANCE OF 196.77 FEET; THENCE NORTH 87 DEGREES 45 MINUTES 58 SECONDS WEST CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, A DISTANCE OF 100.05 FEET; THENCE NORTH 82 DEGREES 04 MINUTES 39 SECONDS WEST CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, A DISTANCE OF 100.84 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 04 SECONDS WEST CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, A DISTANCE OF 207.50 FEET; THENCE SOUTH 85 DEGREES 52 MINUTES 03 SECONDS WEST CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, A DISTANCE OF 67.82; THENCE NORTH 00 DEGREES 30 MINUTES 56 SECONDS EAST, A DISTANCE OF 9.50 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 04 SECONDS WEST CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, A DISTANCE OF 589.90 FEET; THENCE NORTH 05 DEGREES 38 MINUTES 11 SECONDS WEST, A DISTANCE OF 218.45 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 00 DEGREES 40 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 2042.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,490,898 SQUARE FEET OR 103.097 ACRES, MORE OR LESS.

GENERAL NOTES:

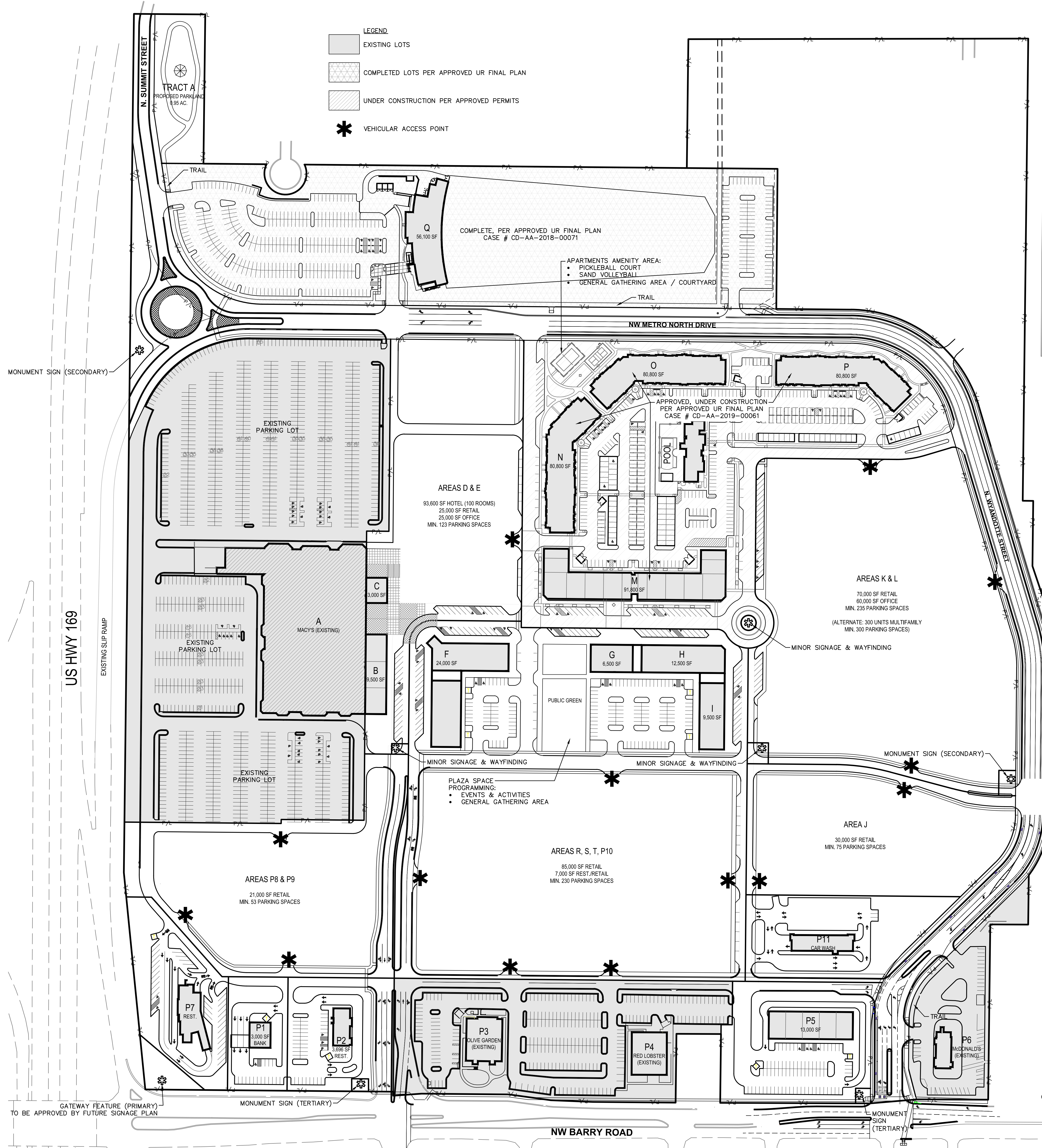
- THIS PLAN SHALL SERVE AS AN AMENDMENT TO THE APPROVED UR REDEVELOPMENT PLAN & PRELIMINARY PLAT AS RECORDED IN ORDINANCE 180050 DATED FEBRUARY 1, 2018.
- EXISTING ZONING: UR (NO CHANGE PROPOSED)
- EXISTING USE: RETAIL
- PROPOSED USE: COMMERCIAL, OFFICE, RETAIL, RESTAURANT, HIGH DENSITY RESIDENTIAL, AND GOLF ENTERTAINMENT COMPLEX.
- METES AND BOUNDS AND LEGAL DESCRIPTION ARE AS DESCRIBED IN PLAN SET.
- EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON EXISTING CONDITIONS PLAN.
- GENERAL CONFIGURATION OF PROPOSED LOTS, TRACTS, AND STREETS ARE AS INDICATED IN PLAN SET.
- LAYOUT OF STREETS AND SIDEWALKS ARE AS INDICATED ON PLAN AND/OR TYPICAL STREET SECTIONS. ALL PUBLIC SIDEWALKS ARE TO BE LOCATED WITHIN RIGHT-OF-WAY. ALL PRIVATE SIDEWALKS SHALL BE A MINIMUM OF 5' WIDE AND SHALL BE CONSTRUCTED OF CONCRETE.
- ALL PROPOSED RIGHT-OF-WAY WIDTHS AND ROADWAY CROSS-SECTIONS FOR PUBLIC STREETS WILL BE DESIGNED DURING FINAL PLAN PREPARATION.
- FINAL DEVELOPMENT PLAN AND BUILDING PERMIT PLANS TO INCLUDE FINAL DETAILS ON SIGNAGE, OPEN SPACE, BUILDING MATERIALS, BUILDING ELEVATIONS, LANDSCAPING, BICYCLE PARKING, AND A LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE PLAN BOUNDARY.
- SIGNAGE: ALLOWED PER KCMO ZONING ORDINANCE SECTION 88-445 OR AS MAY BE APPROVED BY THE CITY COUNCIL THROUGH A COUNCIL-APPROVED SIGNAGE PLAN PER CHAPTER 88-445-11.
- PARKING WILL BE PROVIDED AS REQUIRED IN SECTION 88-420 OF THE KCMO ZONING AND DEVELOPMENT CODE.
- PROPOSED PARKING SPACES PROVIDED MAY BE MODIFIED DURING THE FINAL PLAN PROCESS. REQUIRED PARKING PER LOT AND PHASE MAY BE ADJUSTED.
- STORMWATER DETENTION & BMPs SHALL BE PER APPROVED STORM DRAINAGE STUDY. STORMWATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS.
- PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND BUILDING PERMIT PLAN APPROVAL.
- INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATION PUBLIC STREET AND/OR ACCESS EASEMENT.
- PRIVATE EASEMENT AGREEMENTS THAT PROVIDE CROSS ACCESS AND CROSS PARKING AGREEMENTS TO EACH LOT IN THE VARIOUS PHASES OF THE DEVELOPMENT SHALL BE RECORDED AGAINST THE PROPERTY AS REQUIRED TO PROVIDE ACCESS.
- LOTS OR TRACTS ESTABLISHED BY THIS PLAN MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR LOT SPLIT OR MINOR SUBDIVISION, PROVIDED BUILDING WALLS AND OPENINGS ON OR ADJACENT TO PROPERTY LINES SHALL BE CONSTRUCTED WITH THE APPROPRIATE FIRE-RESISTIVE RATINGS AS REQUIRED BY CHAPTER 18, KCMO BUILDING AND REHABILITATION CODE, CODE OF ORDINANCES.
- PROJECT PHASES IDENTIFYING BUILDING SEQUENCING ALONG THE COMMENCEMENT AND COMPLETION DATES WILL BE ESTABLISHED DURING THE FINAL PLAN PREPARATION. PHASING WILL BE PER MARKET DEMAND.
- THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT.

NO.	REV.	DATE	DESCRIPTION	BY
		2021.02.23	Revised per discussion with Staff	CH

TITLE SHEET
METRO NORTH CROSSING UR PLAN AMENDMENT

2019
KANSAS CITY, MO

drawn by: CH
checked by: JEF
designed by: NH
GACD by: JEF
project no.: 018-0558-S
date: 2020.11.19



AREA SUMMARY - RETAIL/OFFICE

SPACE	DESCRIPTION	BLDG AREA (SF)	PARKING REQ.	PARKING PROV.	REQ. SHORT-TERM BIKE SPACES	PROV. SHORT-TERM BIKE SPACES	LOT AREA (SF/AC)	BLDG HEIGHT	PHASE
A	EXISTING MACYS - 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	2
D&E	UPPER LEVEL - OFFICE	25,000	25	25	3/4	2/2	255,817/5.87	100 FT	2
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	5/2	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	174,247/4.00	50 FT	2
K&L	OFFICE (3 LEVELS)	60,000	60	60	6/7	3/4	437,181/10.04	60 FT	2
K&L	RETAIL	70,000	175	175	16/8	9/4	437,181/10.04	50 FT	2
M	LOWER LEVEL - RETAIL	30,600	77	79	8/5	4/3	499,942/11.48	50 FT	1
Q	COMPLETED - 1 SHOT Z (3 STORY)	56,100	141	313	32/13	16/7	466,312/10.71	47 FT (175 FT NETS)	(COMP)
R, S, T	RETAIL	85,000	213	213	22/10	11/5	626,448/14.38	50 FT	
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-TERM BIKE SPACES	PROV. SHORT-TERM BIKE SPACES	LOT AREA (SF/AC)	BLDG HEIGHT	PHASE
P1	BANK	3,000	8	18	2/2	1/1	48,922/1.12	20 FT	3
P2	RESTAURANT	3,696	37	40	4/2	2/1	70,933/1.63	20 FT	3
P3	EXISTING - OLIVE GARDEN	9,000	90	121	13/3	7/2	205,726/4.72	20 FT	3
P4	EXISTING - RED LOBSTER	8,000	80	121	13/3	7/2	205,726/4.72	20 FT	3
P5	RESTAURANT/RETAIL	33,000	33	81	9/4	5/2	69,965/2.29	20 FT	3
P6	EXISTING - MCDONALD'S	3,000	30	57	6/2	3/1	70,934/1.63	20 FT	3
P7	RESTAURANT	4,055	41	33	4/2	2/1	56,665/1.37	20 FT	3
P8 & P9	RESTAURANT/RETAIL	21,000	53	53	6/5	3/3	113,269/2.60	20 FT	3
P10	RESTAURANT/RETAIL	7,000	18	18	2/2	1/1	59,933/1.38	20 FT	3
P11	CARWASH	7,000	0	3	1/3	1/2	84,398/1.94	20 FT	3
TOTAL		78,751	350	545	60/28	32/16			

AREA SUMMARY - HOTEL

SPACE	DESCRIPTION	ROOMS	BLDG AREA (SF)	PARKING REQ.	PARKING PROV.	REQ. SHORT-TERM BIKE SPACES	PROV. SHORT-TERM BIKE SPACES	LOT AREA (SF/AC)	BLDG HEIGHT	PHASE
D&E	HOTEL (4-STORY)	100	93,600	35	35	4/5	2/3	255,817/5.87	100 FT	2
TOTAL		100	93,600	35	35	4/5	2/3			

AREA SUMMARY - RESIDENTIAL

SPACE	DESCRIPTION	UNITS	BLDG AREA (SF)	PARKING REQ.	PARKING PROV.	REQ. SHORT-TERM BIKE SPACES	PROV. SHORT-TERM BIKE SPACES	LOT AREA (SF/AC)	BLDG HEIGHT	PHASE
M	RESIDENTIAL (2 LEVELS ABOVE RETAIL)	36	61,200	36	51	5/3	6/3	499,942/11.48	60 FT	1
N	RESIDENTIAL (4 LEVELS)	71	80,800	71	105	11/70	11/70	499,942/11.48	60 FT	1
O	RESIDENTIAL (4 LEVELS)	71	80,800	71	80	8/70	8/70	499,942/11.48	60 FT	1
P	RESIDENTIAL (4 LEVELS)	71	80,800	71	121	13/70	13/70	499,942/11.48	60 FT	1
TOTAL		249	303,600	249	357	38/246	38/246			

USE	BLDG AREA (SF)	PARKING REQ.	PARKING PROV.	REQ. SHORT-TERM BIKE SPACES	PROV. SHORT-TERM BIKE SPACES
RETAIL	565,700	1,419	2,358	209/81	107/42
OFFICE	85,000	85	85	9/11	5/6
RESTAURANT/RETAIL PADS	78,751	350	545	60/28	32/16
HOTEL	93,600	35	35	4/5	2/3
RESIDENTIAL	303,600	249	357	38/246	38/246
TOTAL	1,126,651	2,178	3,380	320/371	164/313

- 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: 0.40 AC.
 - NET LAND AREA: 94.51 AC.
 - PROPOSED USES: RETAIL, HOTEL, RESTAURANTS, DRIVE-THROUGH RESTAURANTS, GOLF ENTERTAINMENT COMPLEX, AND RESIDENTIAL. REFER TO PRELIMINARY DEVELOPMENT DATA ABOVE FOR SPECIFIC USE FOR EACH BUILDING.
 - PRELIMINARY BUILDING HEIGHTS:
 - RETAIL: 50' (2-STORY)
 - HOTEL: 100' (4-STORY)
 - RESTAURANT: 20' (1-STORY)
 - GOLF ENTERTAINMENT COMPLEX: 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: 609,651 SF (BUILDING FOOTPRINT COVERAGE); 1,126,651 SF (TOTAL FLOOR AREA)
 - TOTAL FLOOR AREA RATIO: 1,126,651 SF TOTAL FLOOR AREA / 4,116,611 SF NET LAND AREA = 0.27 F.A.R.
 - RESIDENTIAL DENSITY: N/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
 - COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE ARE DEPENDENT UPON MARKET DEMAND.
 - PARKLAND DEDICATION: (249 MULTI-FAMILY UNITS) x 2 x 0.006 = 2.988 AC. REQUIRED PROVIDED: TRACT A: 0.95 AC. TRAIL (EAST SIDE OF DEVELOPMENT ALONG N WYANDOTTE ST. & NW BARRY ROAD): 542 LF WHERE SUPPLEMENTING SIDEWALK = (542x50)/2 = 0.31 AC. TRAIL (NORTH SIDE OF NW METRO NORTH DR.): 334 LF + 1546 LF WHERE SUPPLEMENTING SIDEWALK = 334x50 + (1546x50)/2 = 1.27 AC.

TOTAL PARKLAND PROVIDED: 0.95+0.31+1.27 = 2.53 AC.
 PAYMENT IN-LIEU-OF REQUIRED: 2.988-(2.53) = 0.458 AC.
 0.458 AC. x (\$39,619.47 PER ACRE) = \$18,145.72

15. FINAL PROGRAMMING OF PLAZA SPACE (LOCATED BETWEEN BUILDINGS G & H) SHALL BE IDENTIFIED ON UR FINAL PLAN.

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.

BICYCLE PARKING:
 SHORT-TERM AND LONG-TERM BICYCLE 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.

Olsson - Civil Engineering
 Missouri Certificate of Authority #001592
 1301 Burlington Street
 North Kansas City, MO 64116
 TEL: 816.861.1177
 FAX: 816.351.1888
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METRO NORTH CROSSING

NO.	DATE	REVISION DESCRIPTION	BY
1	2021.02.23	Revised per discussion with Staff	CH

PRELIMINARY SITE PLAN 01

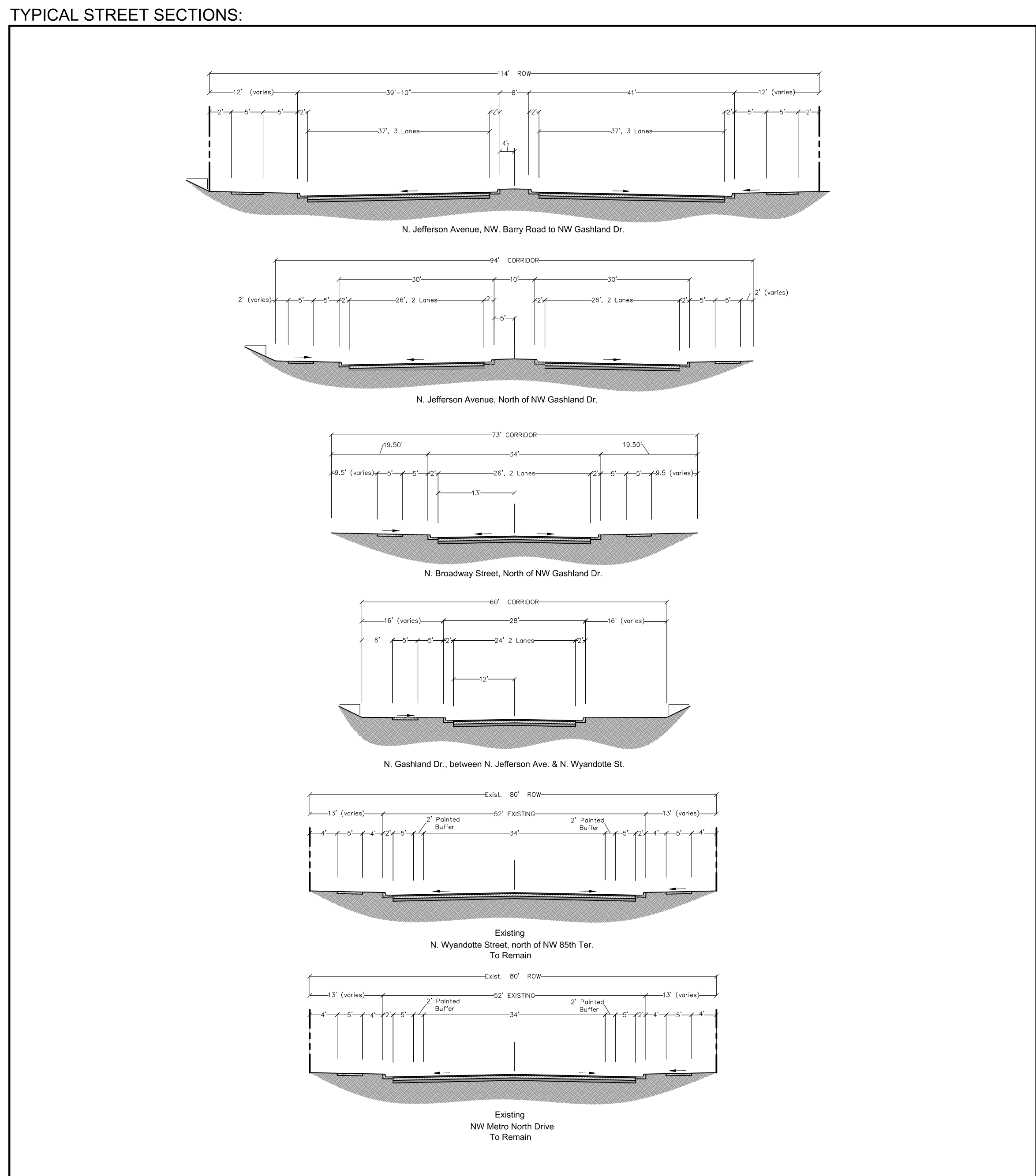
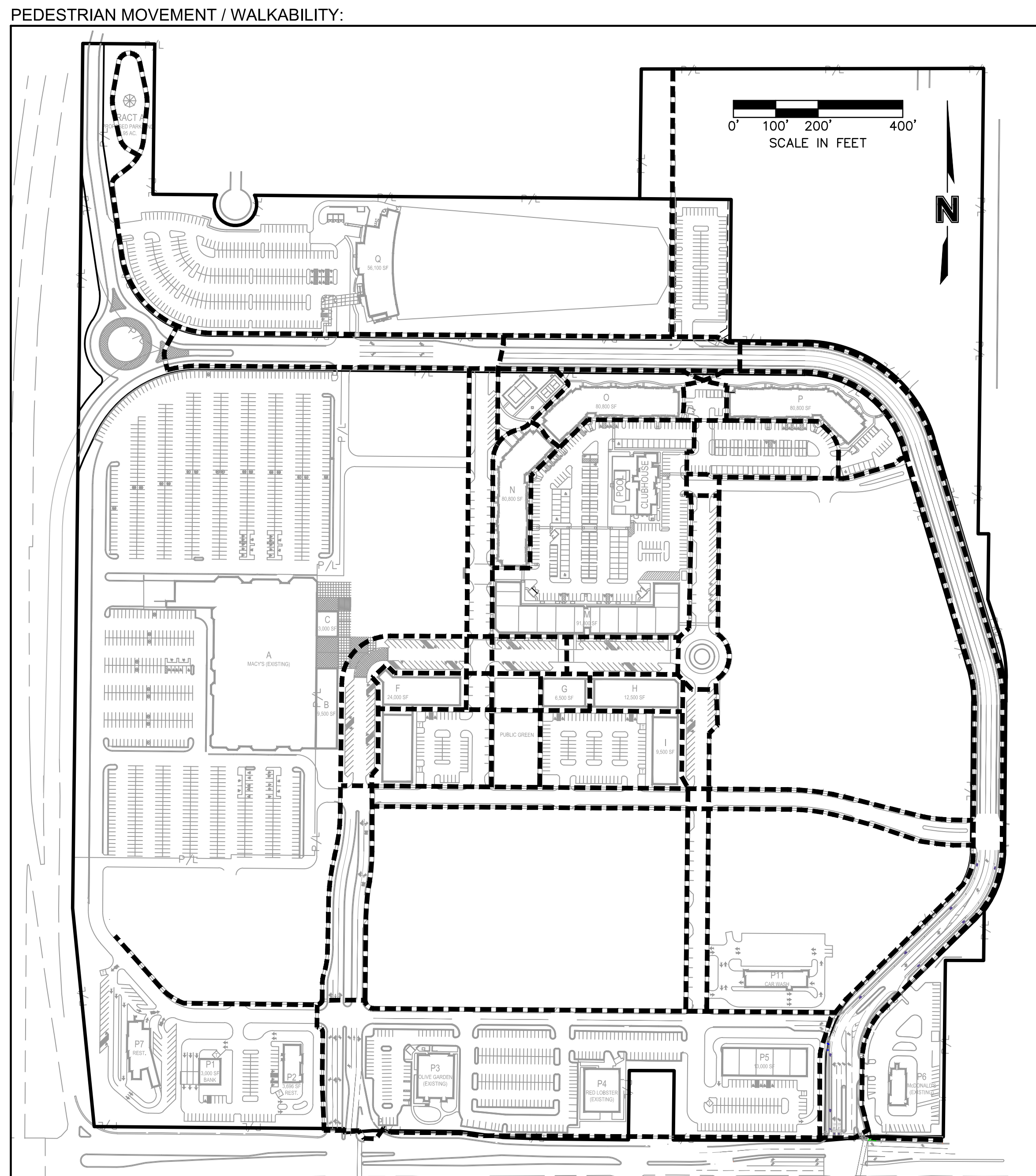
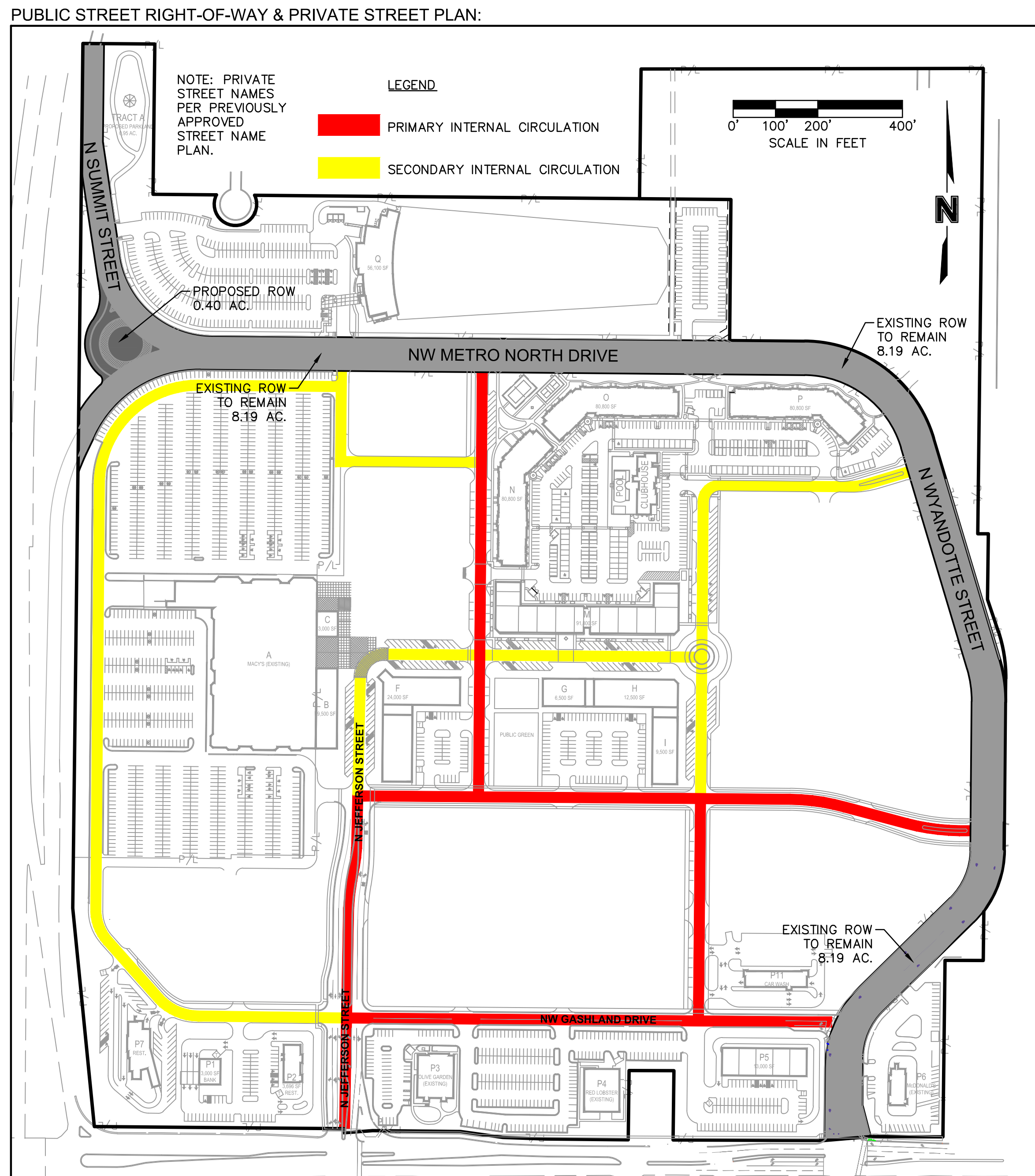
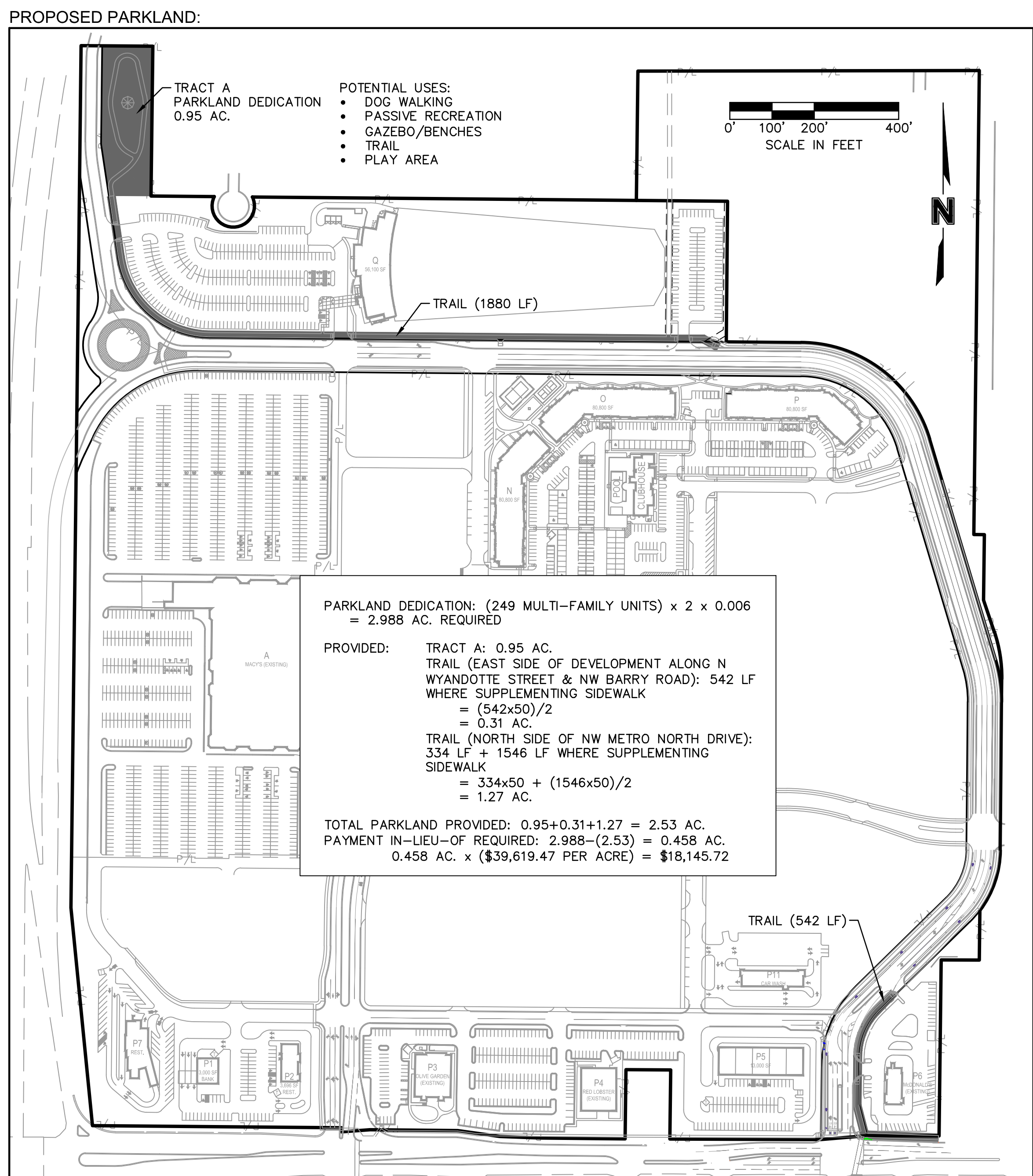
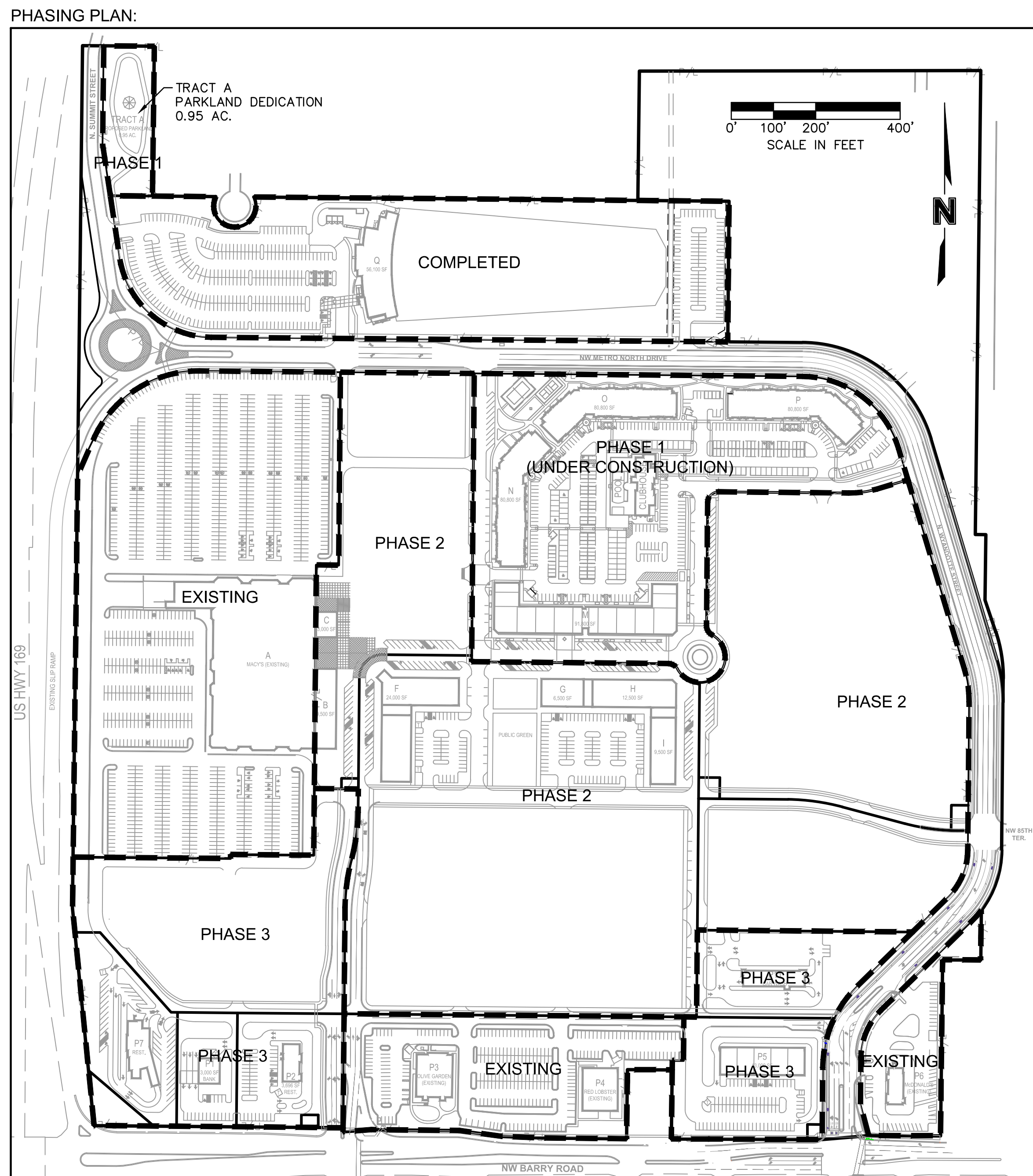
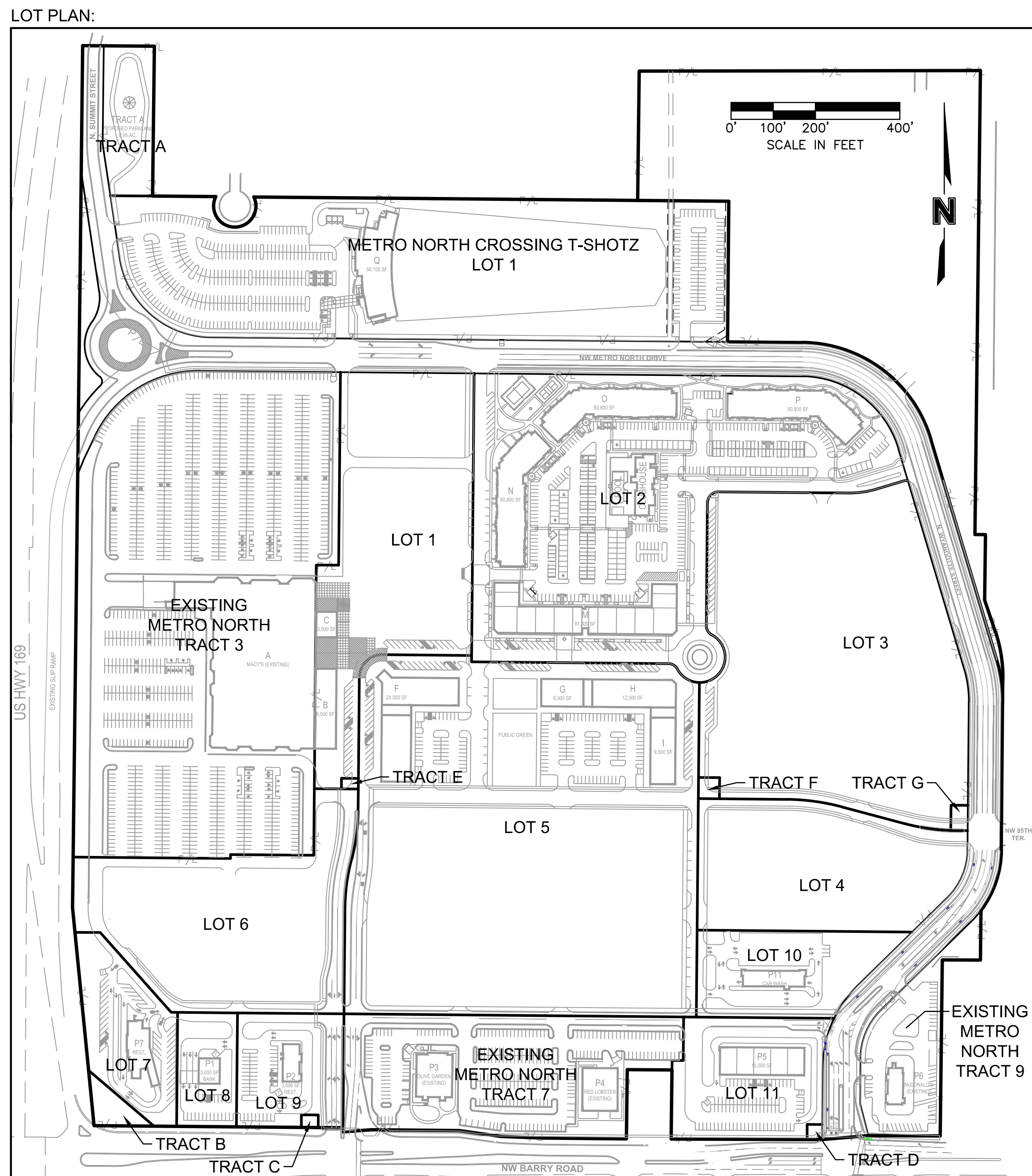
METRO NORTH CROSSING
UR PLAN AMENDMENT

KANSAS CITY, MO

2019

drawn by: CH
 checked by: JE
 designed by: NH
 GINCO by: NH
 project no.: 018-0558-10
 date: 2020.11.19

SHEET 03



DWG: F:\2018\0501-1000\018-0558-D\40-Design\AutoCAD\Preliminary Plans\Sheets\NCV\01_Development_Plan_42x30_C_S101_80558.dwg
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olsson
 Olsson - Civil Engineering
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METRO NORTH CROSSING

BY: CH

NO.	REV.	DATE	REVISIONS DESCRIPTION

PRELIMINARY SITE PLAN 02

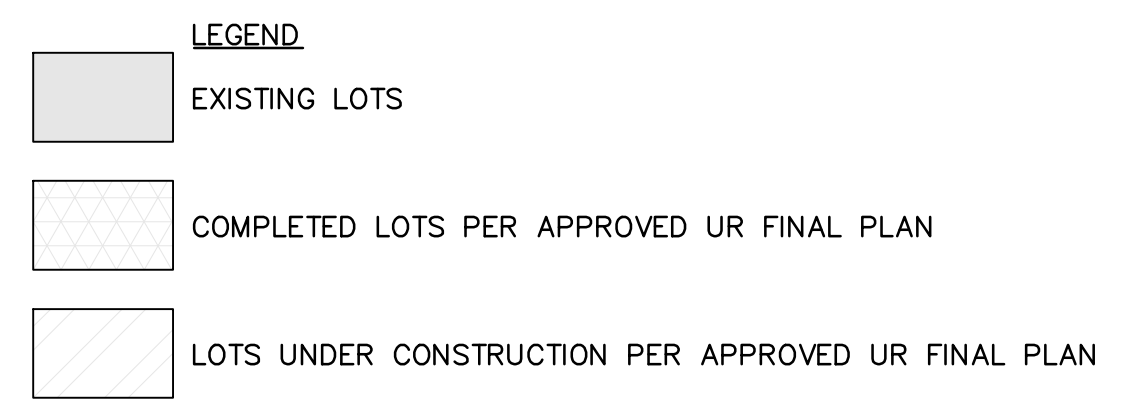
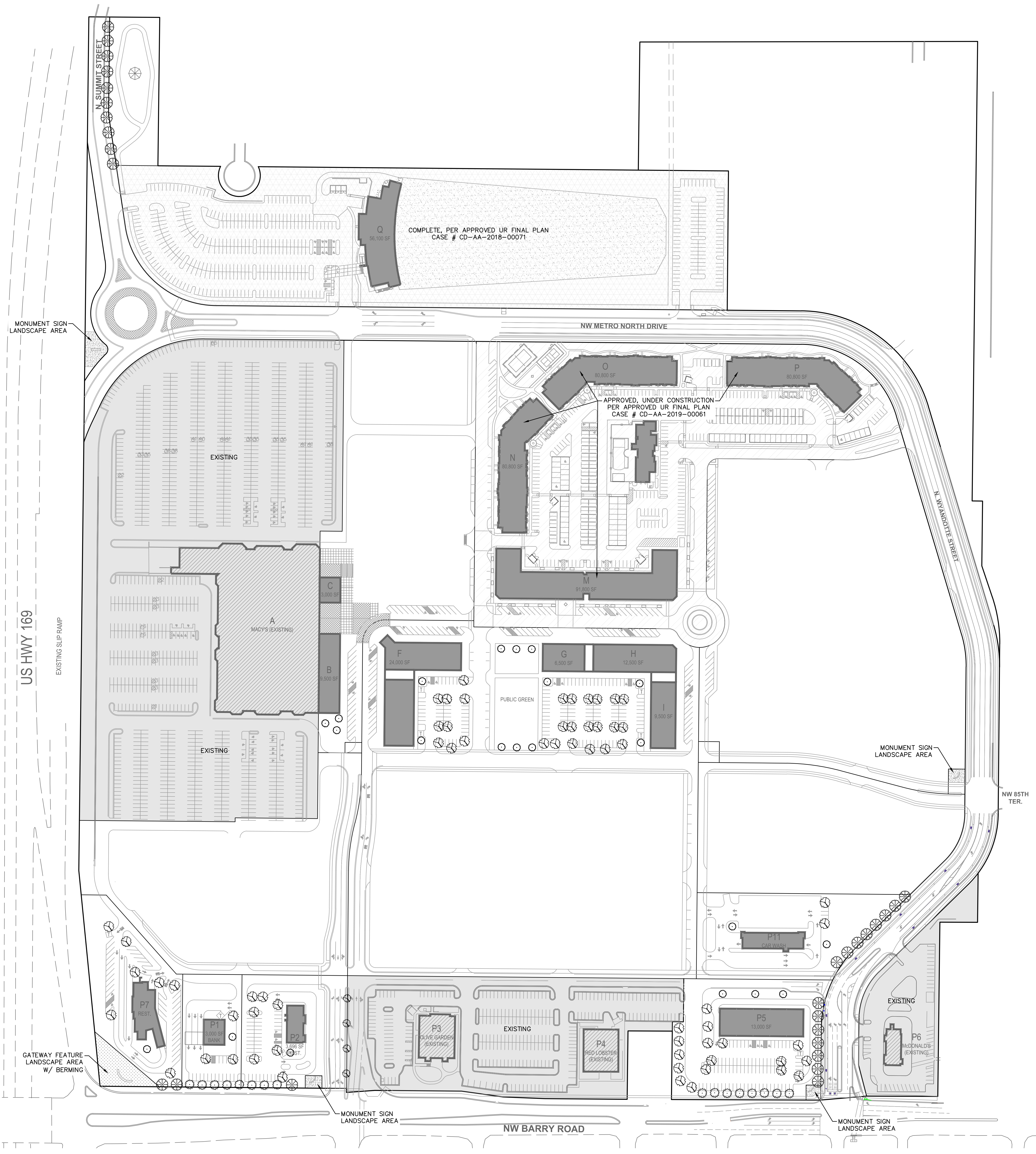
METRO NORTH CROSSING
UR PLAN AMENDMENT

2019

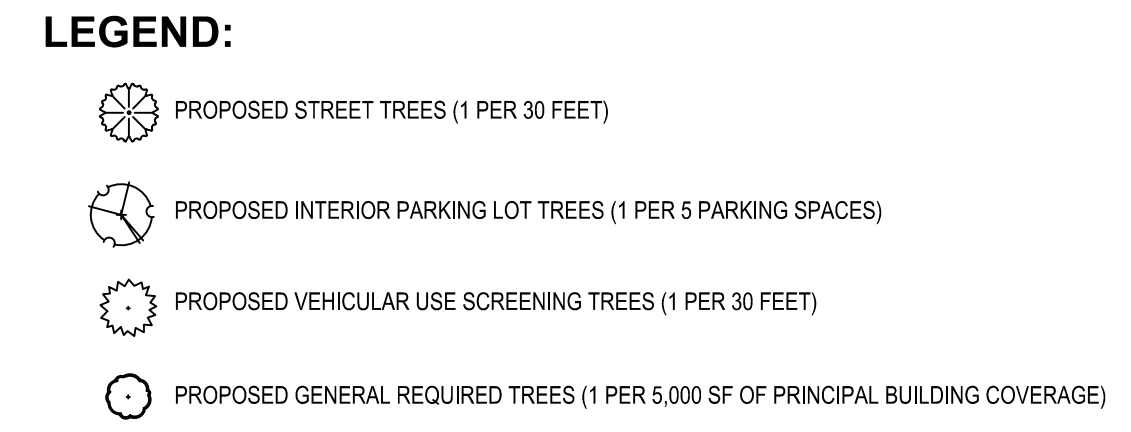
KANSAS CITY, MO

drawn by: CH
 checked by: JEL
 designed by: JEL
 GINCO by: JEL
 project no.: 018-0558-D
 date: 2020.11.19

SHEET 04



- NOTES:**
1. GENERAL PROPOSED TREE LOCATIONS AND QUANTITIES PER 88-425 OF THE KANSAS CITY ZONING & DEVELOPMENT CODE ARE AS SHOWN ON THIS PLAN.
 2. TREE TYPE (DECIDUOUS, ORNAMENTAL, AND EVERGREEN) SHALL BE SELECTED AND INCLUDED ON UR FINAL PLAN.
 3. GENUS AND SPECIES OF ALL PROPOSED PLANT MATERIAL SHALL BE SELECTED AND INCLUDED ON UR FINAL PLAN AND/OR BUILDING PERMIT PLANS.
 4. REQUIRED SHRUBS PER 88-425 OF THE KANSAS CITY ZONING & DEVELOPMENT CODE SHALL BE INCLUDED ON UR FINAL PLAN.
 5. FINAL LANDSCAPE AND HARDSCAPE DESIGN OF ALL AREAS INCLUDING BUILDING FOUNDATION PLANTINGS, STREETSCAPE DESIGN, MONUMENT SIGN PLANTINGS, PEDESTRIAN WALKWAY ENHANCEMENTS, SCREENING, AND GENERAL LANDSCAPING SHALL BE PER THE UR FINAL PLAN AND BUILDING PERMIT PLANS.
 6. ALL PROPOSED PLANT MATERIAL SIZE AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH 88-425 OF THE KANSAS CITY ZONING & DEVELOPMENT CODE.
 7. LANDSCAPE CALCULATIONS LISTED BELOW DO NOT INCLUDE LANDSCAPING FOR EXISTING, COMPLETED, OR UNDER-CONSTRUCTION LOTS.
 8. ALL PROPOSED LOTS SHALL PROVIDE 3% OF LANDSCAPE AREA PER PARKING SPACE. PER 88-425.
 9. FUTURE LOTS WITH NO LANDSCAPING SHOWN SHALL MEET ALL REQUIREMENTS OF 88-425, AND INCLUDED ON UR FINAL PLAN.



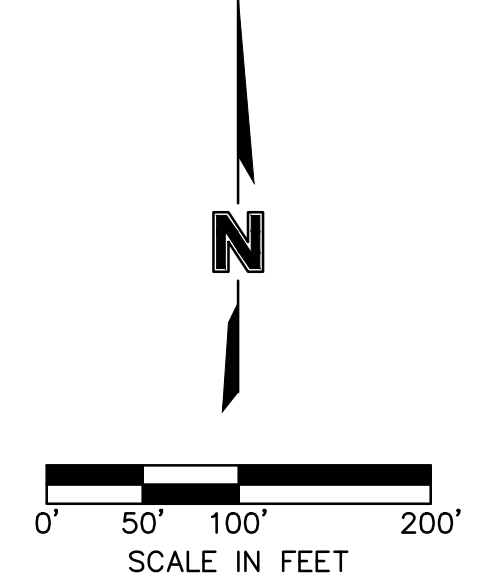
US HWY 169
 EXISTING SLIP RAMP

GATEWAY FEATURE
 LANDSCAPE AREA
 W/ BERMING

MONUMENT SIGN
 LANDSCAPE AREA

MONUMENT SIGN
 LANDSCAPE AREA

MONUMENT SIGN
 LANDSCAPE AREA



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**METRO NORTH
 CROSSING**

PRELIMINARY LANDSCAPE PLAN

METRO NORTH CROSSING
 UR PLAN AMENDMENT

KANSAS CITY, MO

2019

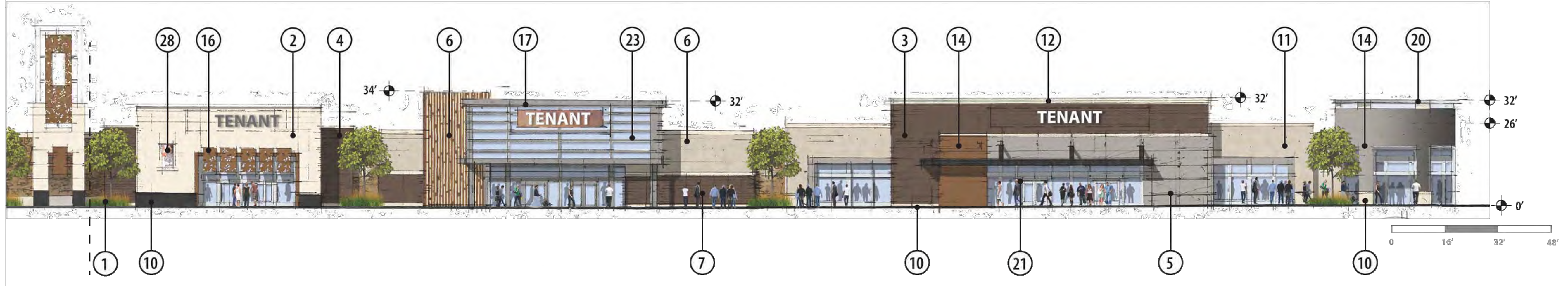
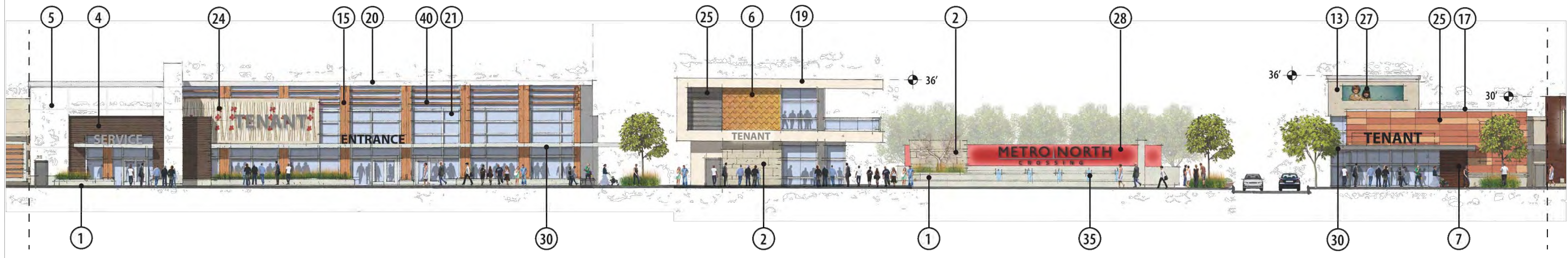
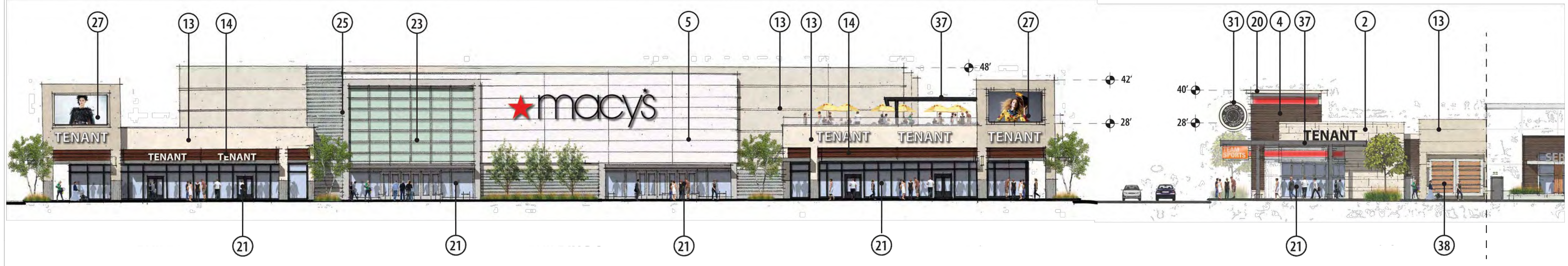
REVISIONS

NO.	REV.	DATE	BY	REVISIONS DESCRIPTION

drawn by: C.H.
 checked by: J.E.
 designed by: J.E.
 QA/QC by: J.E.
 project no.: 018-0558-D
 date: 2020.11.19

**SHEET
 07**

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 USER: chalmquist



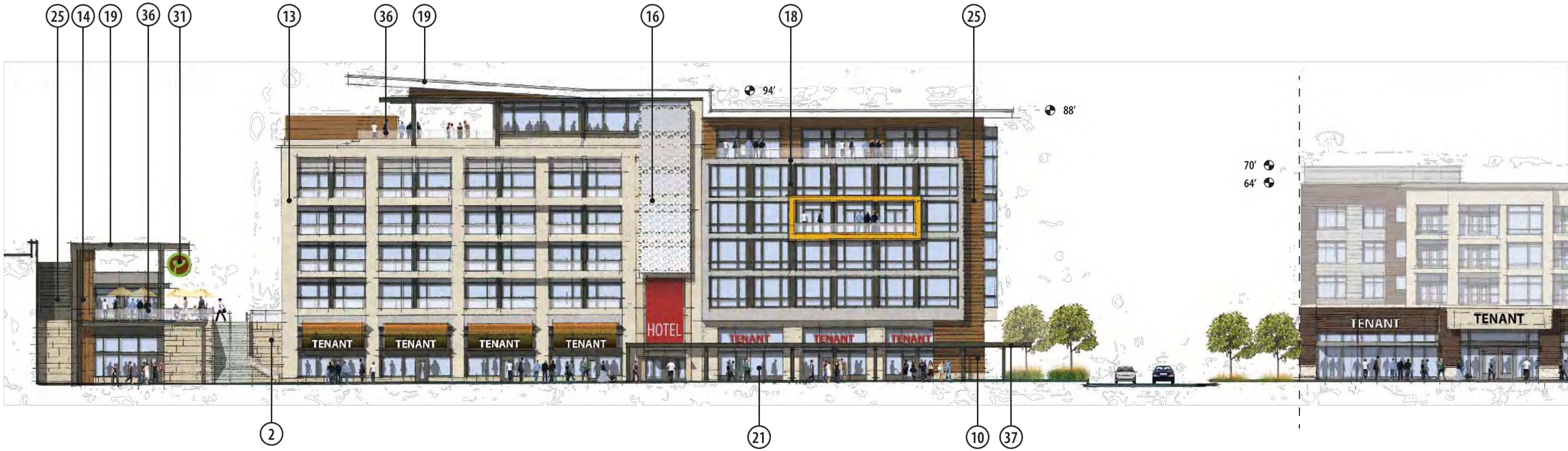
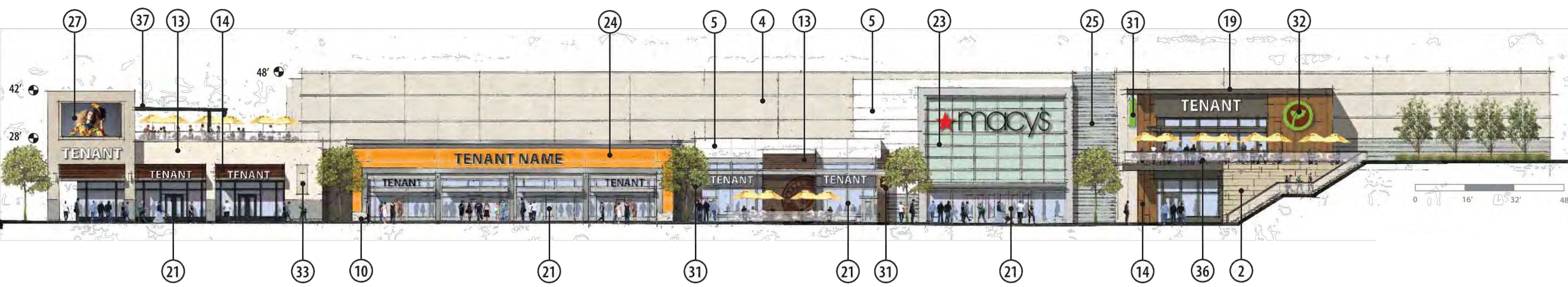
NOTES

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

NO.	REV.	DATE	REVISIONS DESCRIPTION
1		2021.02.23	Revised per discussion with Staff

BUILDING CHARACTER ELEVATIONS	
METRO NORTH CROSSING UR PLAN AMENDMENT	2019
KANSAS CITY, MO	

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 DATE: Feb 23, 2021 11:08am
 USER: cholmquist



NOTES

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NO.	REV.	DATE	REVISIONS DESCRIPTION
		2021.02.23	Revised per discussion with Staff

BUILDING CHARACTER ELEVATIONS
 METRO NORTH CROSSING
 UR PLAN AMENDMENT
 KANSAS CITY, MO

drawn by: CJH
 checked by: JEH
 designed by: NHI
 QA/QC by: JEH
 project no.: 018-0558-D
 date: 2020.11.19



4 FRONT ELEVATION 2 - PRESENTATION
3/32" = 1'-0"



3 FRONT ELEVATION - PRESENTATION
3/32" = 1'-0"



2 REAR ELEVATION - PRESENTATION
3/32" = 1'-0"



1 REAR ELEVATION 2 - PRESENTATION
3/32" = 1'-0"



3D PERSPECTIVE - OPTION 3

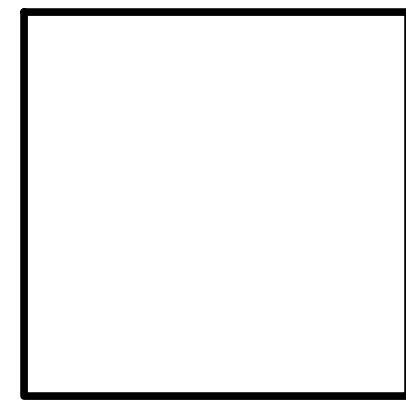
METRO NORTH CROSSING - RETAIL & TOWNHOME
KANSAS CITY, MISSOURI

A7

rosemann
& ASSOCIATES P.C.



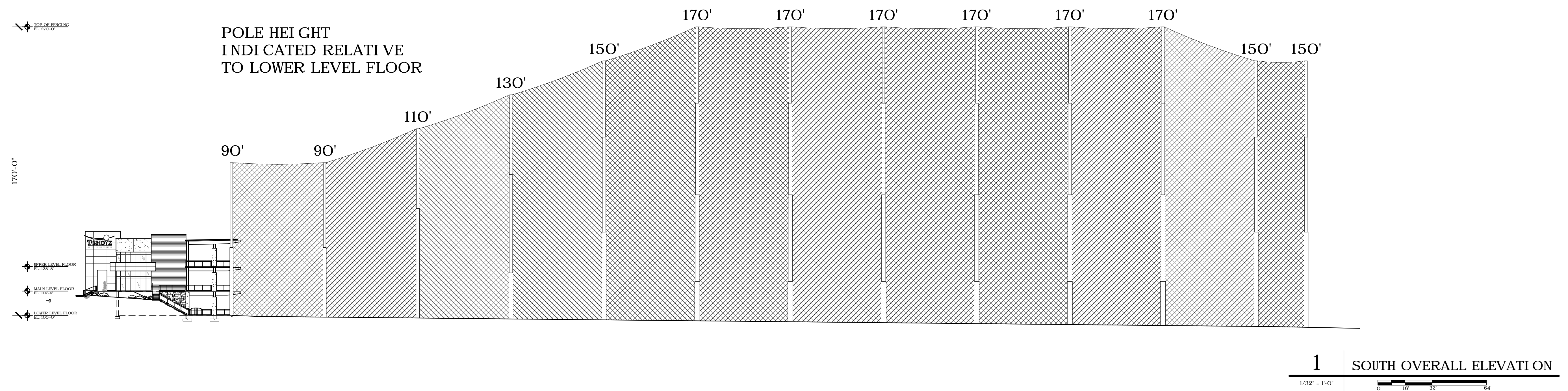
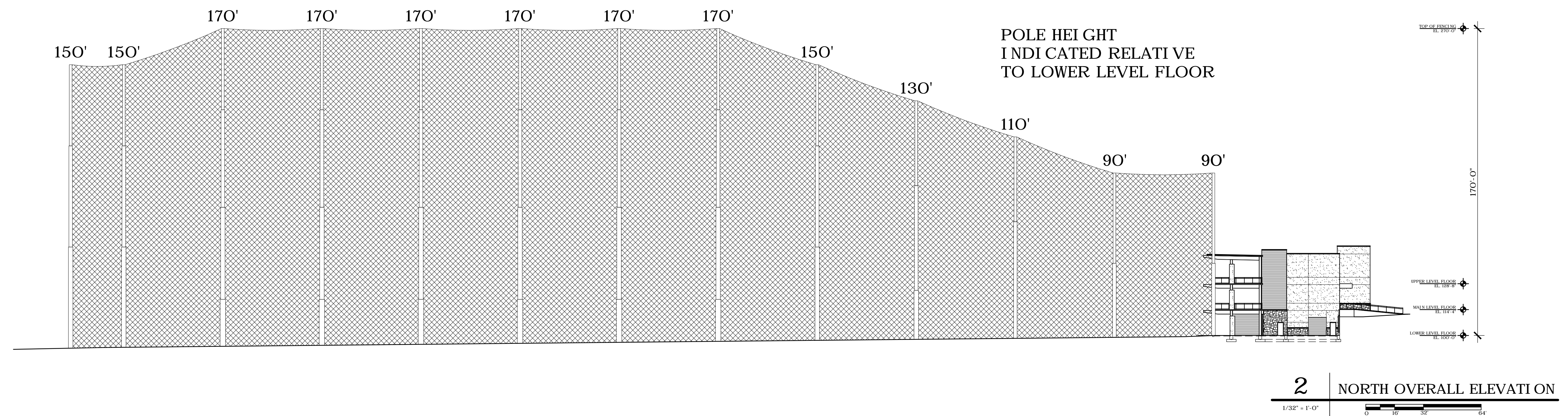
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ARCHITECT:
 PIPER-WIND ARCHITECTS, INC.
 2121 CENTRAL STREET, SUITE 143
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 www.piper-wind.com

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 ROB D. CAMPBELL & CO.
 4538 RELIEFVIEW
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MEP ENGINEER:
 LANKFORD FENDLER + ASSOCIATES
 1730 WALNUT
 KANSAS CITY, MISSOURI 64108
 TEL: 816-221-4141 / FAX: 816-221-1429
 www.lankfordfendler.com



METRO NORTH CROSSING
 T-SHOTZ GOLF ENTERTAINMENT



PRELIMINARY
 NOT FOR
 CONSTRUCTION

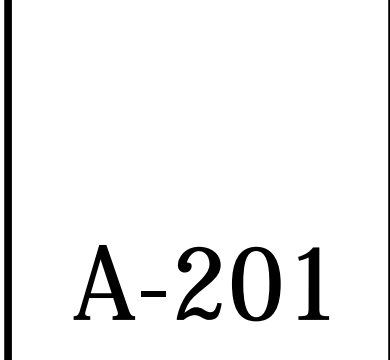
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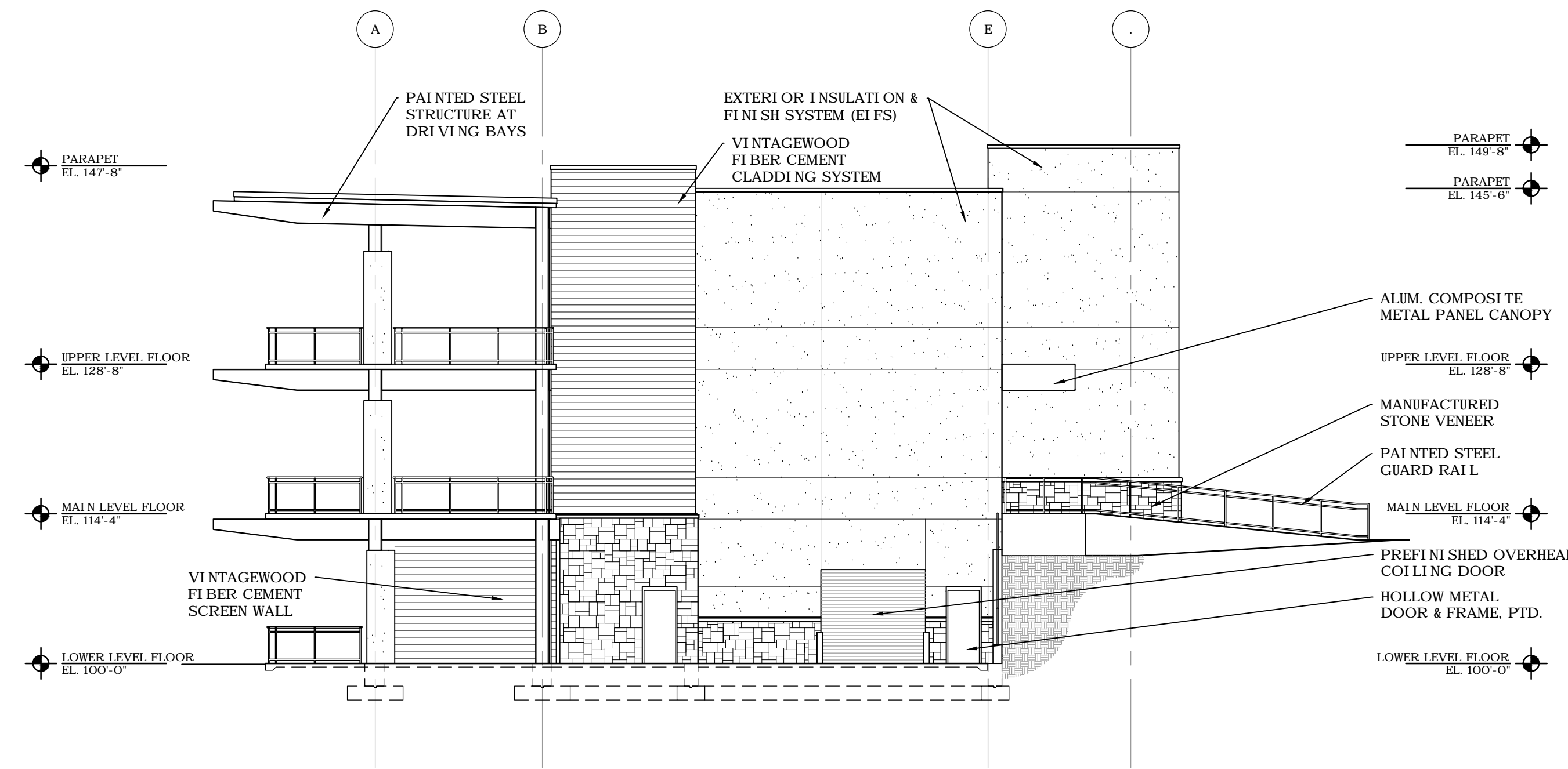
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DATE	08/16/2016
DRAWN BY	
CHECKED BY	
REVISION DATE	DESCRIPTION

SHEET TITLE & NUMBER

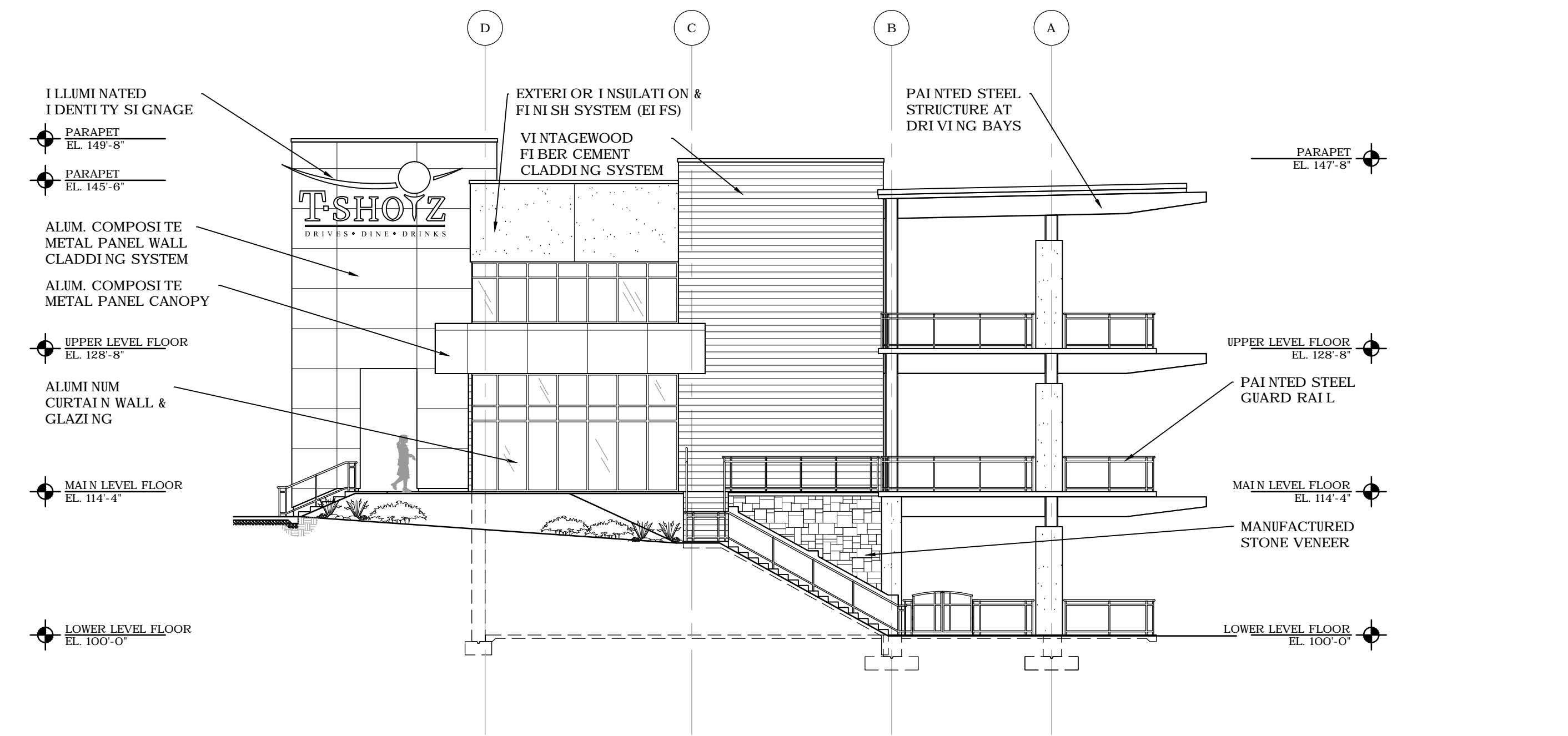
EXTERIOR
 ELEVATIONS

7/21/16 - HY 2018
 PIPER-WIND ARCHITECTS, INC.

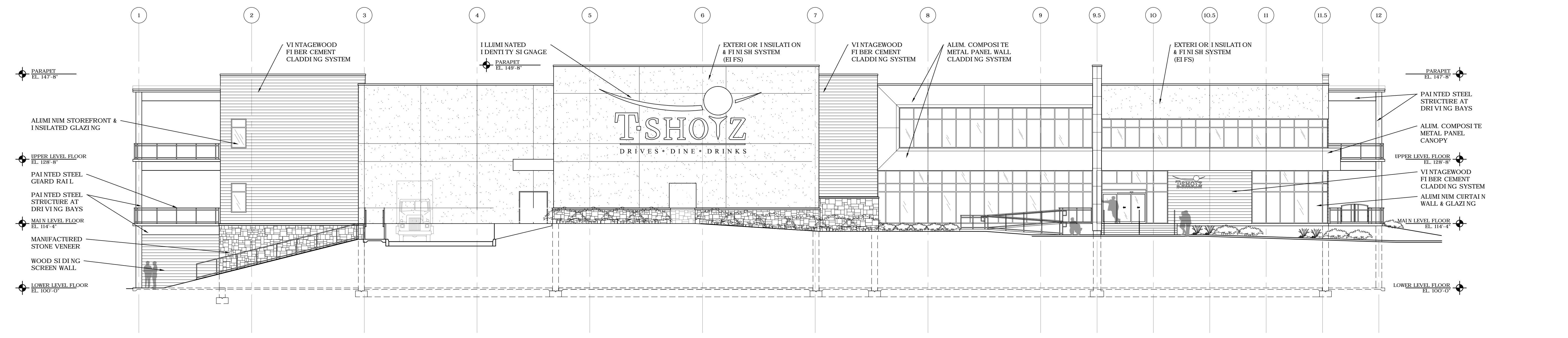




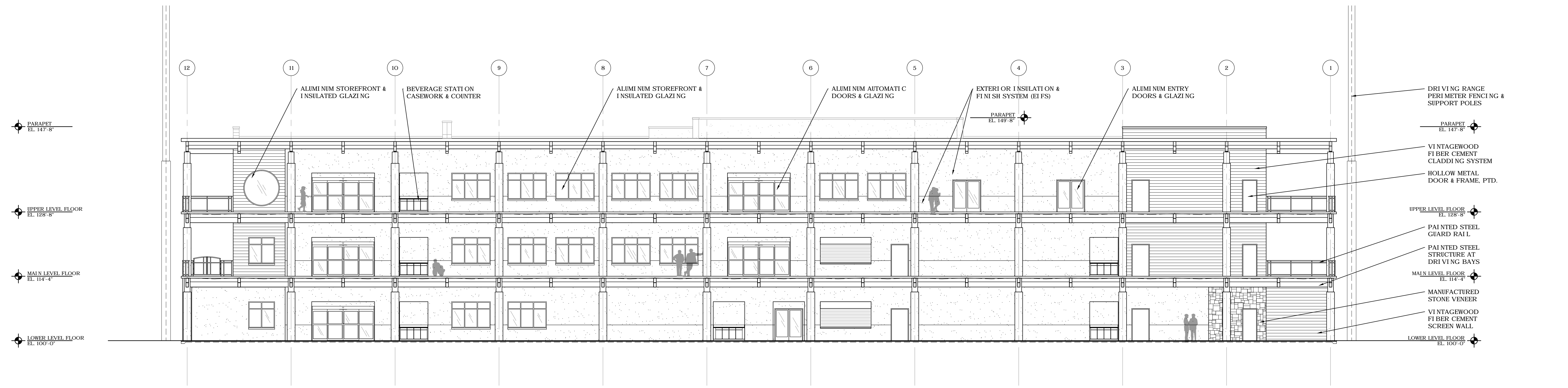
4 NORTH ELEVATION
3/32" = 1'-0"



3 SOUTH ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"

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MEP ENGINEER:
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www.lankfordfendler.com

METRO NORTH CROSSING
T-SHOYZ GOLF ENTERTAINMENT



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NOT FOR
CONSTRUCTION

UR FINAL PLAN

PROJECT NO.	2017
DATE	08/16/2018
DRAWN BY	
CHECKED BY	
REVISION DATE	DESCRIPTION

SHEET TITLE & NUMBER

ENLARGED
EXTERIOR
ELEVATIONS
7/21/18 - HY 2018
PIPER-WIND ARCHITECTS, INC.

A-202