



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: TMP-5850

ORDINANCE NO. TMP-5850

Approving the First Amendment to the Metro North Mall General Development Plan to amend the Estimated Completion Time to twenty years from passage of this Ordinance and affirming the findings of the City Council made when approving the Plan.

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri ("PIEA") prepared and approved the Metro North Mall General Development Plan (the "Plan"); and

WHEREAS, the City Council approved the Plan on May 20, 2010, with Committee Substitute for Ordinance No. 100283; and

WHEREAS, although the Plan to redevelop the site of the demolished Metro North Mall was never fully completed, Metro North Crossing, LLC, has completed several residential and commercial projects, including a mixed-use project with a 249-unit apartment complex and 30,000 square feet of retail space on the ground floor, a 52,000 square foot golf entertainment venue, three pad site restaurants, and the Furniture Mall of Missouri plans to open in the former Macy's store building later this year; and

WHEREAS, the Planning Area, as defined in the Plan, still includes various examples of continuing need of industrial development in Section 100.310, RSMo, as there are approximately 40 acres of remaining undeveloped land within the Planning Area and additional time is necessary to allow the developer to continue its redevelopment efforts as market conditions dictate; and

WHEREAS, each industrial developer within the Planning Area has consented to the amendment of the Plan in accordance Section 100.400.1(10), RSMo; and

WHEREAS, the PIEA by Resolution No. 2364 dated July 17, 2025, recommended an amendment of the Plan to provide for an Estimated Completion Time of twenty (20) years from the passage of this Ordinance by the City Council; and

WHEREAS, the City Council has reviewed PIEA Resolution No. 2364 and has reviewed the Plan and desires to amend the Plan to provide for an Estimated Completion Time of twenty (20) years from the passage of this Ordinance; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the findings made in Sections 1, 2 and 3 of Committee Substitute for Ordinance No. 100283 are hereby affirmed.

Section 2. That the First Amendment to the General Development Plan for the Metro North Mall PIEA Planning Area is hereby approved such that the Estimated Completion Time shall be twenty (20) years from the passage of this Ordinance. A copy of the Plan as amended is attached hereto and on file with the Office of the City Clerk.

Section 3. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the Planning Area, as defined in the Plan, to the extent and in the manner as provided for in the Plan as modified by the First Amendment.

Approved as to form:

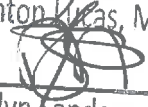


Emalea Kohler
Associate City Attorney



Authenticated as Passed


Quinton Lucas, Mayor


Marilyn Sanders, City Clerk
SEP 18 2025

Date Passed