



CITY PLAN COMMISSION STAFF REPORT

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

June 18, 2025

Project Name
Metro North Crossing

Docket # 4

Request
CD-CPC-2025-00062
Rezoning to UR

Applicant
Jacob Hodson
Olsson Associates

Owner
Dan Horn
Metro North Crossing LLC

Location	650 NW Barry Road
Area	About 103 acres
Zoning	UR
Council District	2 nd
County	Clay
School District	Platte County R-III

Surrounding Land Uses

North: Residential, zoned R-7.5
South: Commercial, zoned B3-2/B1-1
East: Residential/Commercial, zoned MPD/B2-2
West: US Highway 169

KC Spirit Playbook Alignment

N/A

Land Use Plan

The Gashland/Nashua Area Plan recommends mixed use community for this location.

Major Street Plan

NW Barry Road is identified as an established arterial on the City's Major Street Plan.

APPROVAL PROCESS

Staff
Review

City Plan
Commission

City Council

SUMMARY OF REQUEST + KEY POINTS

A request to approve a major amendment to an approved UR Preliminary Development Plan in District UR (Urban Redevelopment) on about 103 acres generally located at US 169 and NW Barry Road.

- This will amend the controlling plan to allow additional uses at the site of the former Macy's department store.

PROJECT TIMELINE

The application for the subject request was filed on 4/28/2025. No scheduling deviations from 2025 Cycle 6.2 have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 6/11/2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The 103-acre site is currently being redeveloped with retail, recreational and residential uses on the generally flat area located on the north side of NW Barry Road and directly east of US Highway 169.

CONTROLLING + RELATED CASES

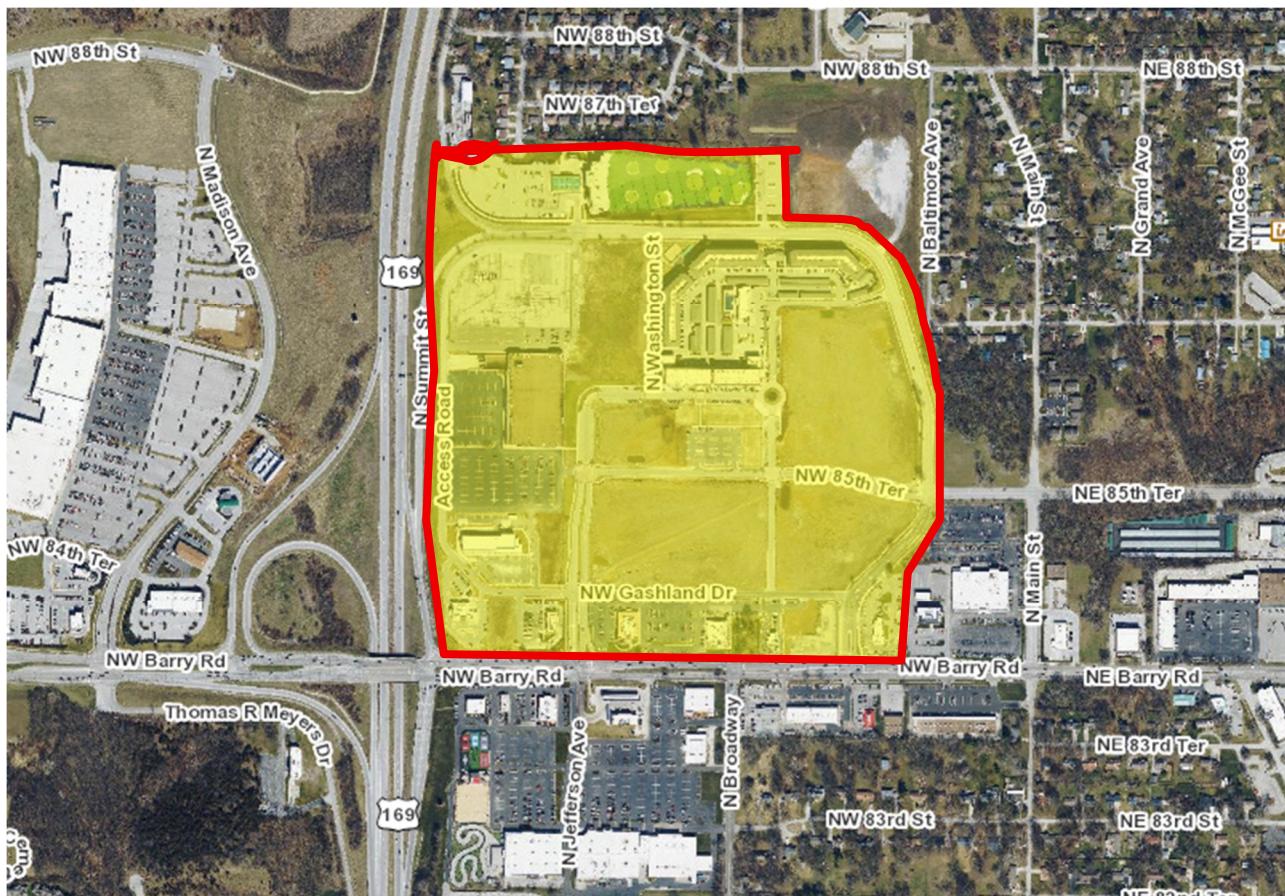
CD-CPC-2010-00176 – Amending a previously approved UR plan to allow for the redevelopment of the existing Metro North Mall and construction of up to 1,000,000 square feet of mixed use residential, commercial, office, hotel, theater and entertainment complex on 17 lots (**Ordinance No. 210568**, approved by Council on July 1st, 2021).

CD-CPC-2023-00165 – Rezoning an area of 103 acres from District UR to District UR and approving a major amendment to a previously approved UR development plan (**Ordinance No. 231048**, approved by Council on January 11th, 2024).

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

4 APPROVAL WITH CONDITIONS

Vicinity Map**PLAN REVIEW & ANALYSIS**

The applicant is proposing to amend the previously approved UR development plan to allow for additional uses on the former Macy's site. No new structures are proposed. Macy's occupied a 204,000 square foot structure on the far western edge of the UR development area. The large structure has been vacant since Macy's closed in March 2025. The applicant is proposing to repurpose the former structure to allow for a variety of uses which requires a major amendment to the previously approved development plan which only called for "retail" at this specific location. The proposed uses include: retail sales, lodging, office and medical offices, personal improvement services, eating and drinking establishments and entertainment venues and spectator sports. Staff is not requiring a revised traffic impact study or new utilities to serve the proposed uses.

Standards	Applicability	Meets	More Information
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to	

		conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	All signage shall comply with the Council Approved Signage Plan (CD-CPC-2023-00037, Ord. No. 230414)

SPECIFIC REVIEW CRITERIA**Development Plans, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable City ordinances and policies;

The proposed plan complies with all City standards and the Zoning and Development Code.

B. The proposed use must be allowed in the district in which it is located;

The applicant is amending the previously approved UR plan to allow for additional uses where Macy's was formerly located.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

The applicant is not proposing any changes to the existing vehicular ingress and egress to and from the site which was previously reviewed and approved by the City.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

The applicant is not proposing any changes to the existing pedestrian circulation which was previously reviewed and approved by the City.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The site is currently served by utilities which meet City standards.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The applicant will be required to submit any proposed changes to the exterior of the existing Macy's prior to the issuance of any building permit.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The approved landscape will not be altered with this application.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The applicant is not proposing any changes to the existing streets, drives and parking areas.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

No trees are being removed.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke, AICP
Lead Planner



Plan Conditions

KANSAS CITY

Planning & Dev



Report Date: June 12, 2025

Case Number: CD-CPC-2025-00062

Project: Metro North Crossing

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. That Ordinance No. 231048, including all conditions provided therein, shall remain in full force and effect.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

2. • 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)
3. • Required fire department access roads shall be 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)
4. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
5. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
 - Fire hydrant distribution shall follow IFC-2018 Table C102.1
6. • Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC-2018 § 507.5.1.1)
7. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
8. • Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
9. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
10. • Shall provide fire lane signage on fire access drives.
11. • Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
12. • Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
13. • Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

14. The developer shall 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.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

15. 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.
16. 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.
17. The developer shall 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.
18. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
19. 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.

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

20. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

21. New public water main extensions (WME plans) do not appear to be proposed. If WME's are necessary then the plans shall be submitted and approved and under contract (permitted) prior to building permit issuance and the plans shall follow all KC Water Rules and Regulations for water main extensions.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

22. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to KC Water showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by KC Water as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
23. 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.
24. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.
25. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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.
26. 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

Condition(s) by Water Services Department. Contact Philip Taylor at /philip.taylor@kcmo.org with questions.

27. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

METRO NORTH CROSSING UR PLAN AMENDMENT

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

PROJECT TEAM CONTACT LIST	
<u>OWNER / DEVELOPER</u>	
METRO NORTH CROSSING, LLC	
4240 BLUE RIDGE BOULEVARD, STE 350	
KANSAS CITY, MO 64113	
CONTACT: DAN HORN	
PHONE: 816.353.5555	
EMAIL: DANHORN@BLUERIDGETOWER.NET	
<u>ENGINEER</u>	
OLSSON	
1301 BURLINGTON, SUITE 100	
NORTH KANSAS CITY, MO 64116	
CONTACT: JAKE HODSON	
PHONE: 816.361.1177	
EMAIL: JHODSON@OLSSON.COM	
<u>SURVEYOR</u>	
OLSSON	
1301 BURLINGTON, SUITE 100	
NORTH KANSAS CITY, MO 64116	
CONTACT: JASON ROUDEBUSH, P.L.S.	
PHONE: 816.361.1177	
EMAIL: JRROUDEBUSH@OLSSON.COM	



PROJECT AREA

PLATTE CTY.
CLAY CTY.

10

11

NW BARRY RD.

NW 1/4 NE 1/4 NW 1/4 NE 1/4

SW 1/4 SE 1/4 SW 1/4 SE 1/4

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 EAST HALF 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 EASTERNLY 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 56.0 SECONDS WEST, CONTINUING ALONG THE EASTERNLY 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 EASTERNLY 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 EASTERNLY 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 WESTERNLY 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 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 518.45 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.

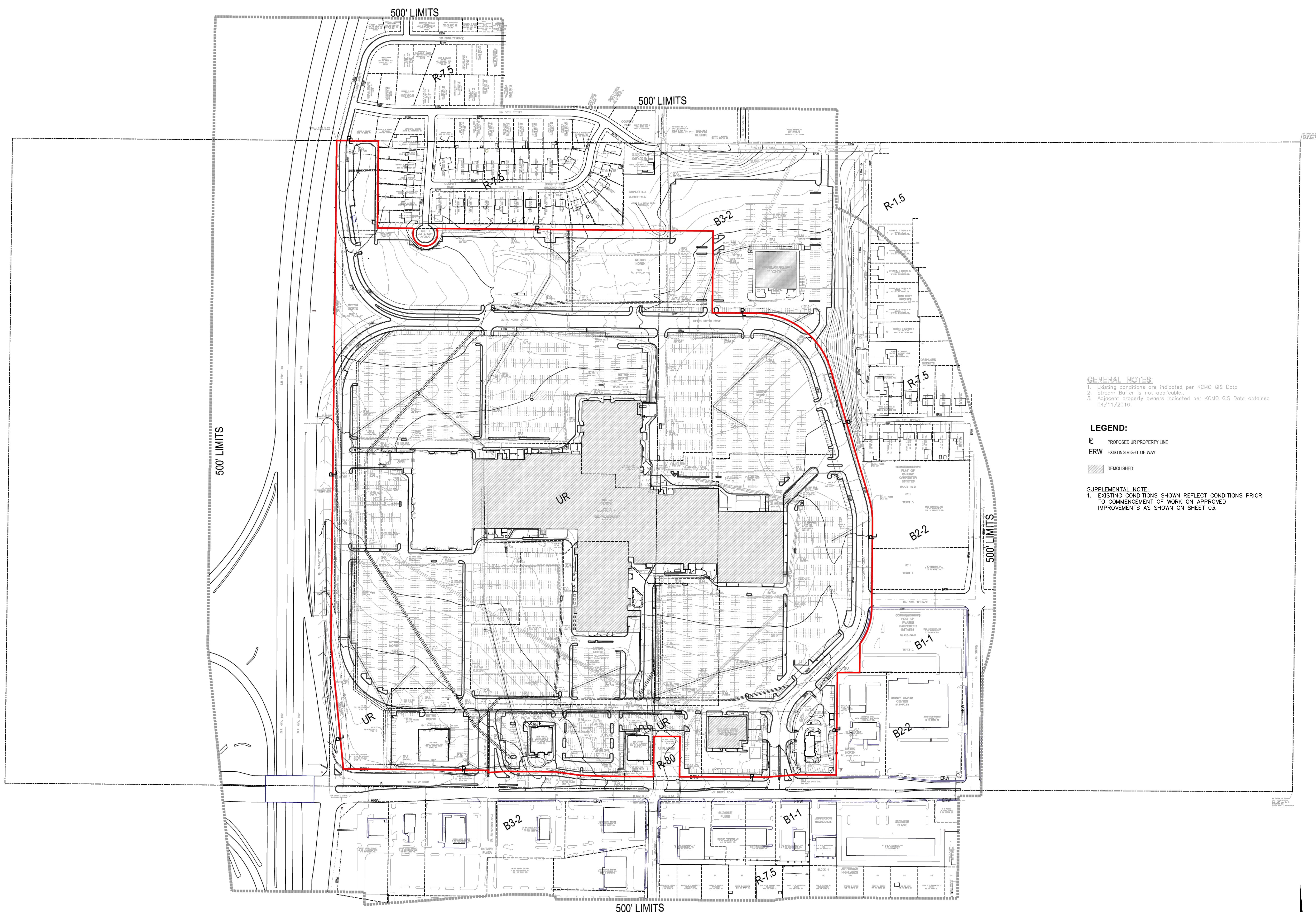
INDEX OF SHEETS	
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
PREVIOUSLY APPROVED UR DEVELOPMENT PLANS

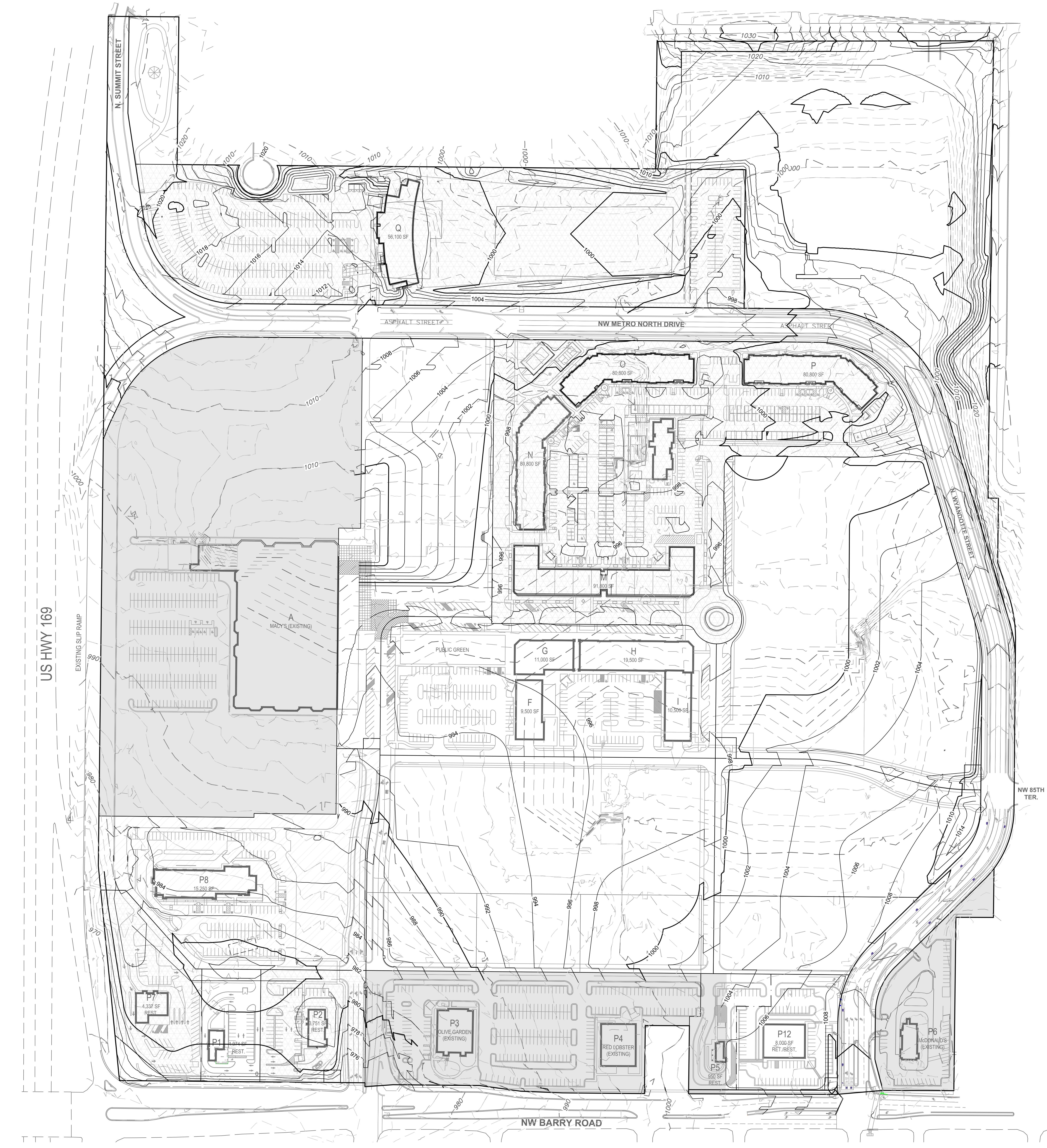
1. CASE NO. 6460-UR-18 ORDINANCE NO. 180050
2. CASE NO. CD-CPC-2019-0002. ORDINANCE NO. 190195
3. CASE NO. CD-CPC-2023-00165. ORDINANCE NO. 231048

GENERAL NOTES:

1. THIS PLAN SHALL SERVE AS AN AMENDMENT TO THE APPROVED UR REDEVELOPMENT PLAN & PRELIMINARY PLAT AS RECORDED IN ORDINANCE 231048 DATED JANUARY 11, 2024.
2. EXISTING ZONING: UR (NO CHANGE PROPOSED)
3. EXISTING USE: RETAIL
6. 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.
7. METES AND BOUNDS AND LEGAL DESCRIPTION ARE AS DESCRIBED IN PLAN SET.
8. EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON EXISTING CONDITIONS PLAN.
9. GENERAL CONFIGURATION OF PROPOSED LOTS, TRACTS, AND STREETS ARE AS INDICATED IN PLAN SET.
10. 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.
11. ALL PROPOSED RIGHT-OF-WAY WIDTHS AND ROADWAY CROSS-SECTIONS FOR PUBLIC STREETS WILL BE DESIGNED DURING FINAL PLAN PREPARATION.
12. 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.
13. 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.
14. PARKING WILL BE PROVIDED AS REQUIRED IN SECTION 88-420 OF THE KCMO ZONING AND DEVELOPMENT CODE.
15. PROPOSED PARKING SPACES PROVIDED MAY BE MODIFIED DURING THE FINAL PLAN PROCESS. REQUIRED PARKING PER LOT AND PHASE MAY BE ADJUSTED.
16. STORMWATER DETENTION & BMPs SHALL BE PER APPROVED STORM DRAINAGE STUDY. STORMWATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS.
17. PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND BUILDING PERMIT PLAN APPROVAL.
18. INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATION PUBLIC STREET AND/OR ACCESS EASEMENT.
19. 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.
20. 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.
21. 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.
22. THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT.







0' 50' 100' 200'
SCALE IN FEET

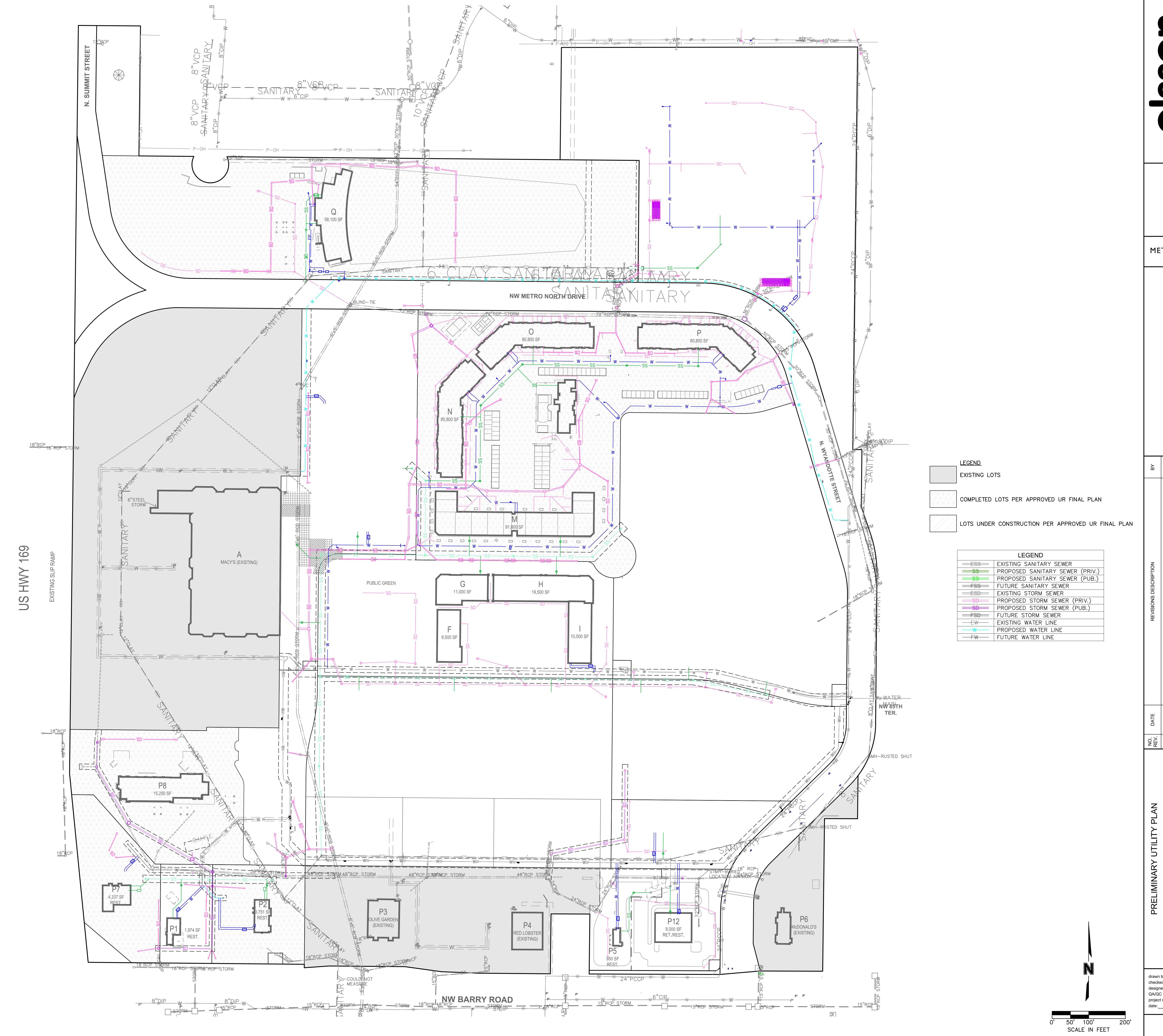
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PRELIMINARY GRADING PLAN

METRO NORTH CROSSING
UR PLAN AMENDMENT

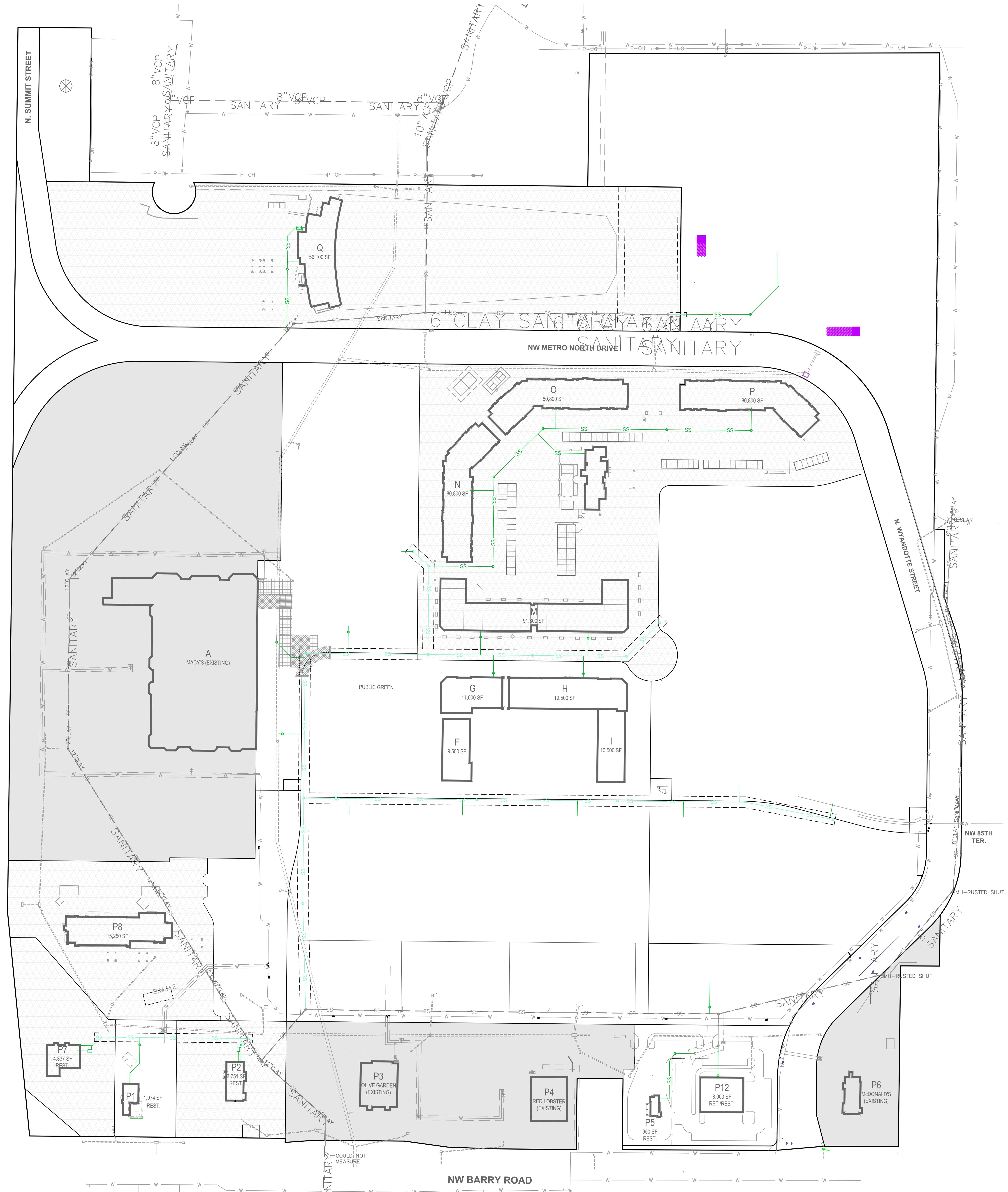
KANSAS CITY, MO

REVISIONS



US HWY 169

EXISTING SLIP RAMP



PRELIMINARY SANITARY SEWER PLAN

2025

METRO NORTH CROSSING
UR PLAN AMENDMENT

KANSAS CITY, MO

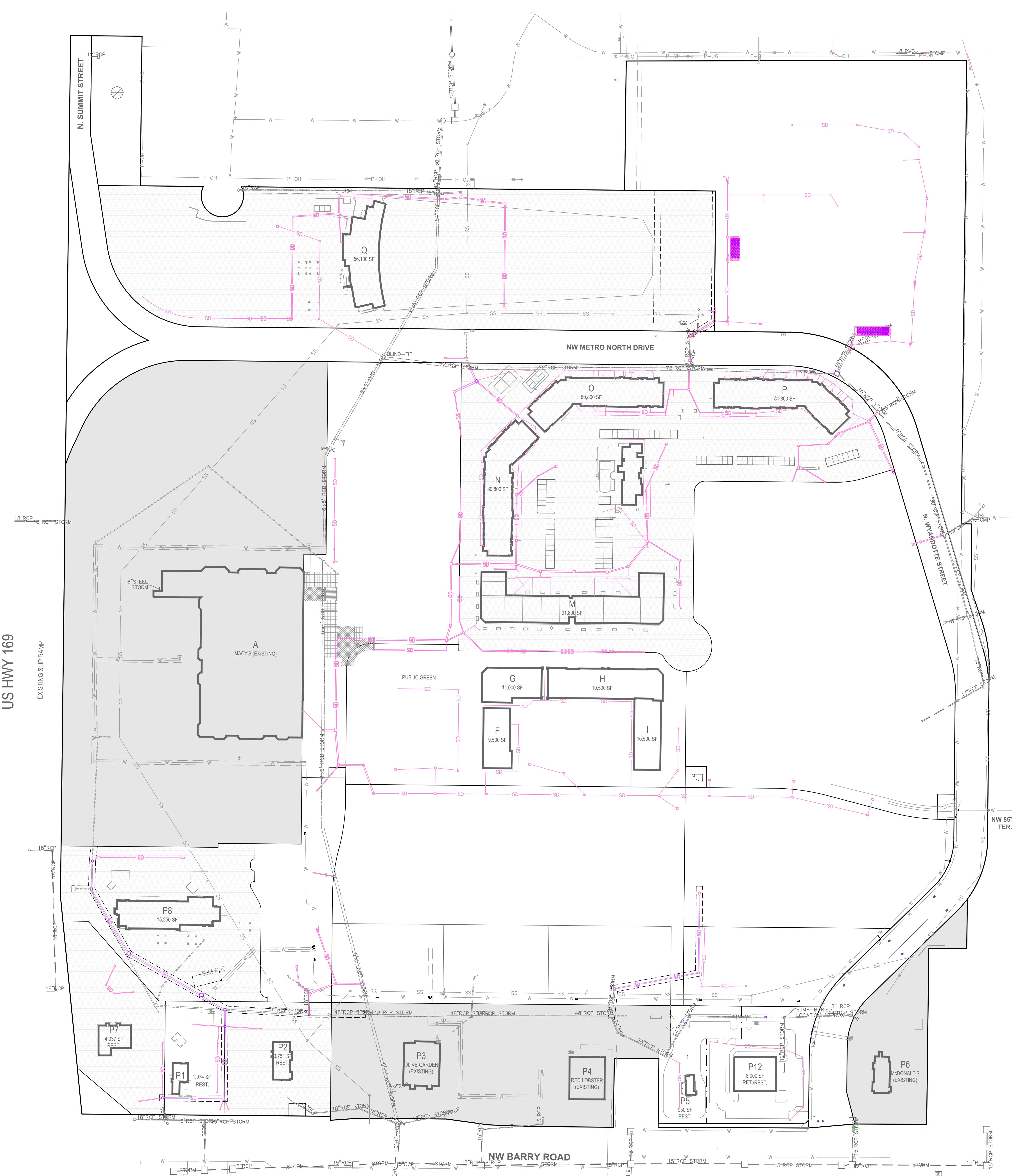
drawn by: CJH
checked by: NTH
designed by: CJH
QAQC by: CJH
project no.: 018-0558
date: 2025.04.28

SHEET
06A

olsson

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and Surveying
1501 Blue Springs Blvd.
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

US HWY 169



PRELIMINARY STORM SEWER PLAN

METRO NORTH CROSSING
UR PLAN AMENDMENT

KANSAS CITY, MO

drawn by: CJH
checked by: JTH
designed by: CJH
QAQC by: CJH
project no.: 018-05580
date: 2025.04.28

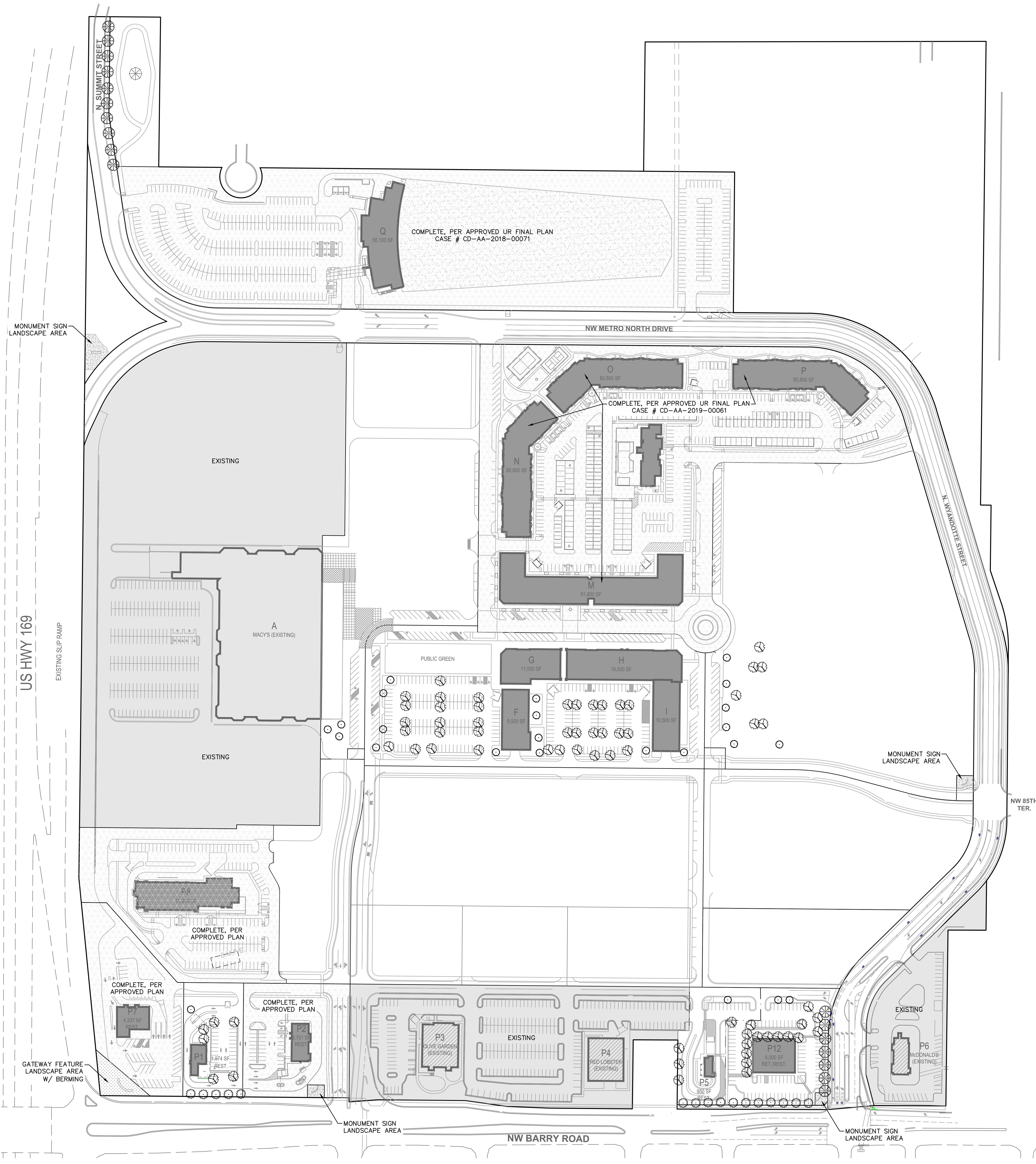
0' 50' 100' 200'

SCALE IN FEET

SHEET
06B

olsson

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1501 Main Street
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FAX 816.361.1888
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<u>LEGEND</u>	
	EXISTING LOTS
	COMPLETED LOTS PER APPROVED UR FINAL PLAN
	LOTS UNDER CONSTRUCTION PER APPROVED UR FINAL PLAN

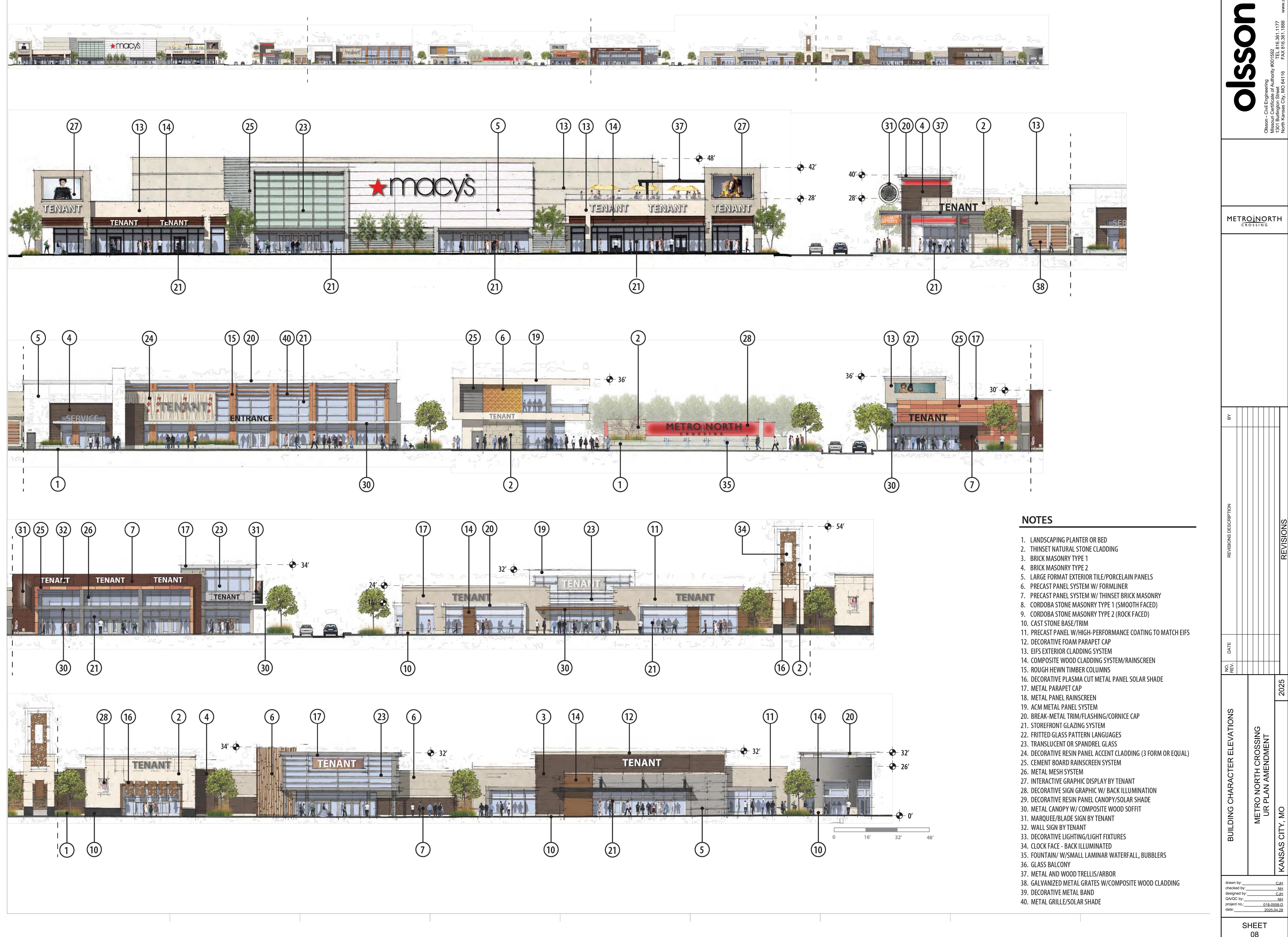
NOTES

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 35 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.
10. ALL PROPOSED LOTS WITH FRONTAGE TO N WYANDOTTE STREET AND/OR NW BARRY ROAD (LOTS 1, 3, 4, 7A, 8A, 8B, 12, 13) SHALL PROVIDE LANDSCAPING ALONG PUBLIC STREET FRONTAGE AS REQUIRED PER 88-425. THIS SHALL INCLUDE STREET TREES AND VEHICULAR USE AREA SCREENING TREES & SHRUBS.

LEGEND:

-  PROPOSED STREET TREES (1 PER 30 FEET)
-  PROPOSED INTERIOR PARKING LOT TREES (1 PER 5 PARKING SPACES)
-  PROPOSED VEHICULAR USE SCREENING TREES (1 PER 30 FEET)
-  PROPOSED GENERAL REQUIRED TREES (1 PER 5,000 SF OF PRINCIPAL BUILDING COVERAGE)

PRELIMINARY LANDSCAPE PLAN		NO. REV.	DATE	REVISIONS DESCRIPTION	BY
METRO NORTH CROSSING UR PLAN AMENDMENT					
KANSAS CITY, MO			2025		REVISIONS
<p>drawn by: _____ CJH</p> <p>checked by: _____ NH</p> <p>designed by: _____ CJH</p> <p>QA/QC by: _____ NH</p> <p>project no.: 018-0558-D</p> <p>date: 2025.04.28</p>					
<p>SHEET 07</p>					







MEETING MINUTES

Metro North Crossing Public Engagement Meeting

Date:	06/11/2025 5:30pm
Host:	Jake Hodson, Dan Horn, & Qiyamah Muhammad
Project #	CD-CPC-2025-00062

1. Jake Hodson received a phone call at 9:48 on 06/11/25 from Terresa Rodriguez
 - a. Neighbor lives at 517 NW 87th Terrace
 - b. Terresa received the letter invite to the neighborhood meeting but was unable to attend
 - c. Terresa asked what was happening at Metro North Crossing
 - i. Jake informed Terresa the UR Plan for Metro North Crossing was being updated to include a new use of Entertainment Venues & Spectator Sports for the former Macy's building.
 - ii. Terresa informed me there is trash and weeds around T-shots
 - iii. Terresa also said on summer evenings that load vehicles can be heard from the northern Macy's parking lot and wanted to know if anything could be done about it.
2. Public Engagement Meeting
 - a. Start time 5:30pm
 - i. Nate Brown joined the meeting at 5:31 (Nate was the only neighbor to join the meeting)
 - ii. Jacob introduced the major amendment to the Metro North Crossing Development plan starting at 5:33, explaining that the amendment is to change the uses allowed within the UR boundary, primarily affecting the old Macy's building.
 - iii. Dan Horn provided additional details about the tenants for the Macy's building, including Furniture Mall of Missouri and a kids' entertainment concept.
 - iv. Dan anticipates the Furniture Mall of Missouri is expected to open around February or March, while the kids' entertainment concept may open around May or June of the following year.
 - v. Jacob informed the group The major amendment will be presented at the City Planning Commission meeting, which is scheduled for Wednesday the 18th at 9:00 AM.
 - b. The meeting was adjourned at 5:40 after Nate had no more questions.

Link to recording: [Recap: Metro North Neighborhood Meeting Wednesday, June 11](#)