



# METRO NORTH CROSSING UR PLAN AMENDMENT

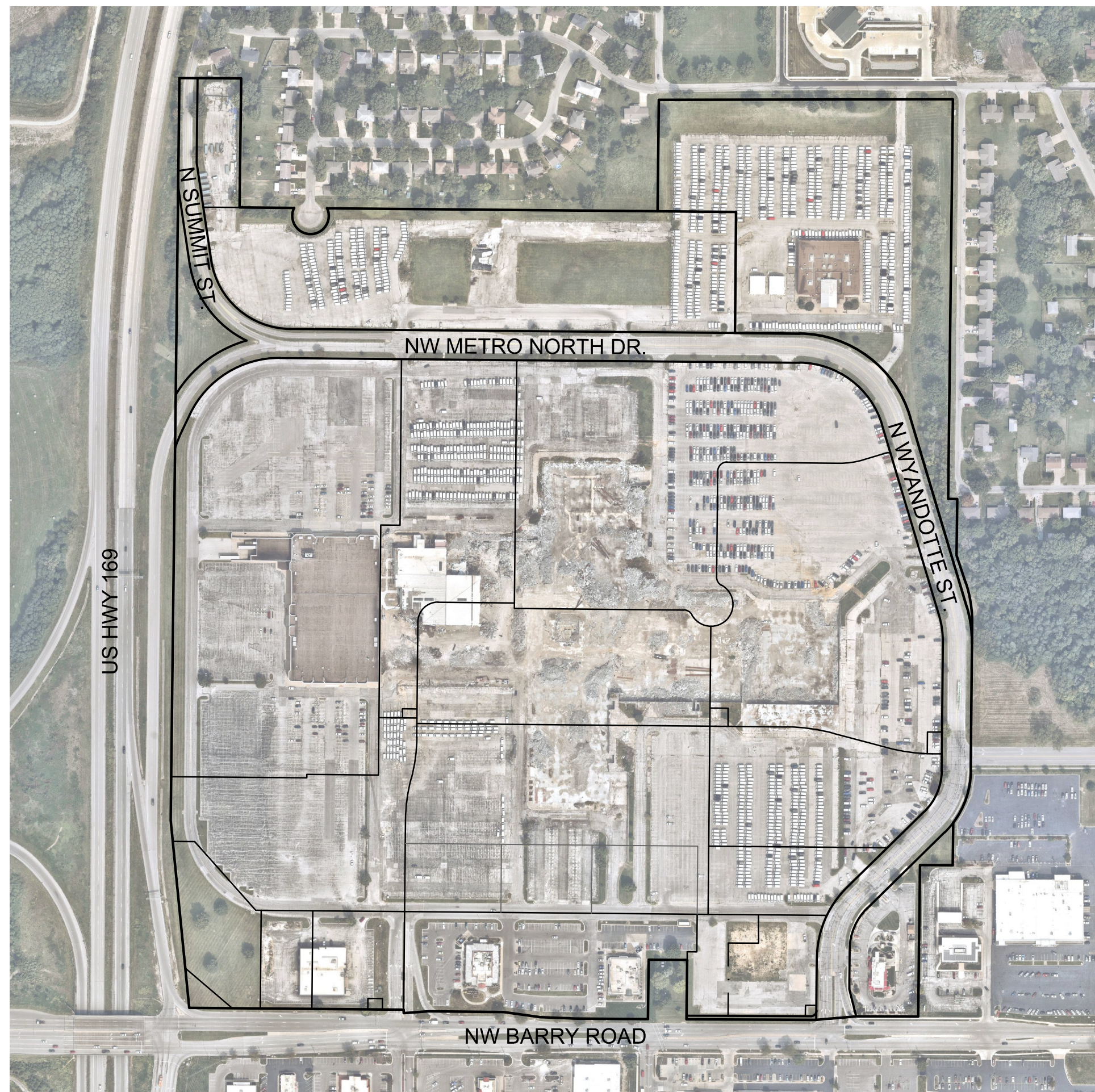
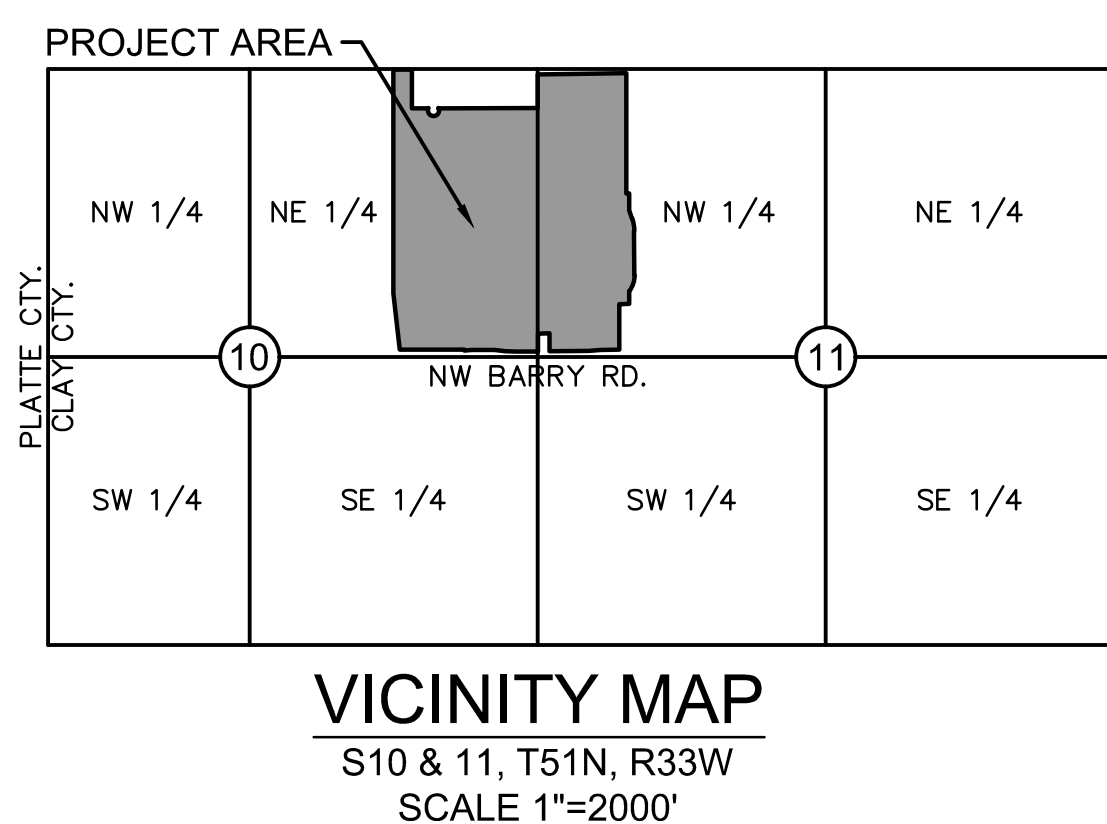
SECTIONS 10 & 11, TOWNSHIP 51N, RANGE 33W  
IN KANSAS CITY, CLAY COUNTY, MO

**PROJECT TEAM CONTACT LIST**

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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 AN ARC OF 150.02 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, 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 SAID SECTION 10, A DISTANCE OF 29.12 FEET TO THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 115.93 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 177.54 FEET LONG, 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 EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH WYANDOTTIE AVENUE, A DISTANCE OF 351.29 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, BEING 351.29 FEET LONG, HAVING A RADIUS OF 320.00 FEET AND AN ARC LENGTH OF 101.72 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 355.01 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, 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 AND THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST BARRY ROAD, A DISTANCE OF 355.01 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 04 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 100.84 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 09 SECONDS EAST, 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, A DISTANCE OF 100.84 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 09 SECONDS EAST, A DISTANCE OF 163.70 FEET TO A POINT ON 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, 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 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 56 SECONDS EAST, A DISTANCE OF 333.25 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 115.93 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 56 SECONDS WEST, A DISTANCE OF 333.25 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                 |       |
|---------------------------------|-------|
| TITLE SHEET                     | 01    |
| EXISTING CONDITIONS             | 02    |
| PRELIMINARY SITE PLAN 01        | 03    |
| PRELIMINARY SITE PLAN 02        | 04    |
| PRELIMINARY GRADING PLAN        | 05    |
| PRELIMINARY UTILITY PLAN        | 06    |
| PRELIMINARY SANITARY SEWER PLAN | 06A   |
| PRELIMINARY STORM SEWER PLAN    | 06B   |
| PRELIMINARY WATER PLAN          | 06C   |
| PRELIMINARY LANDSCAPE PLAN      | 07    |
| BUILDING CHARACTER ELEVATIONS   | 08    |
| BUILDING CHARACTER ELEVATIONS   | 09    |
| EXTERIOR ELEVATIONS             | A-200 |
| EXTERIOR ELEVATIONS             | A-201 |
| EXTERIOR ELEVATIONS             | A-202 |
| EXTERIOR ELEVATIONS             | A-203 |

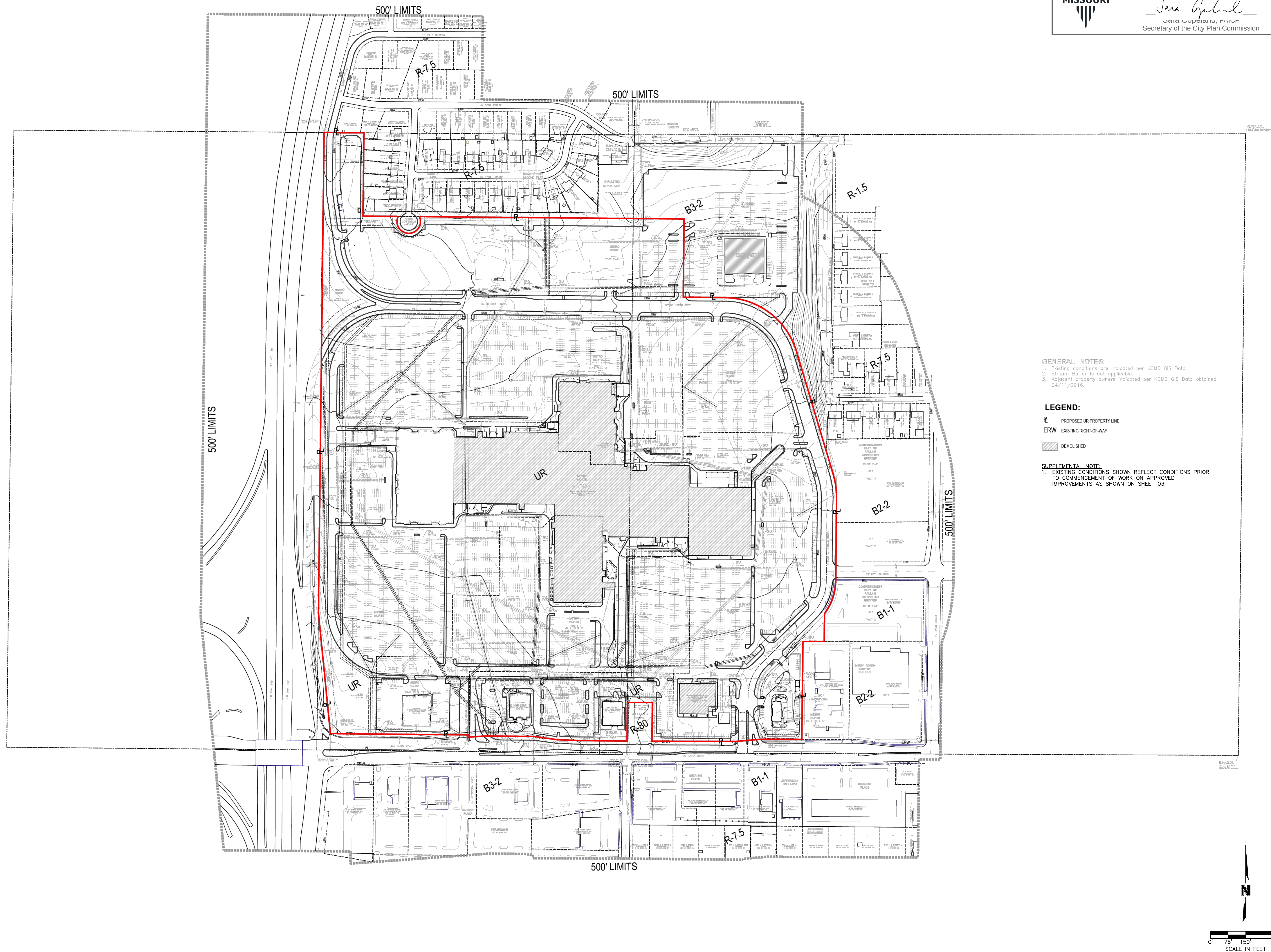
## PREVIOUSLY APPROVED UR DEVELOPMENT PLANS

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

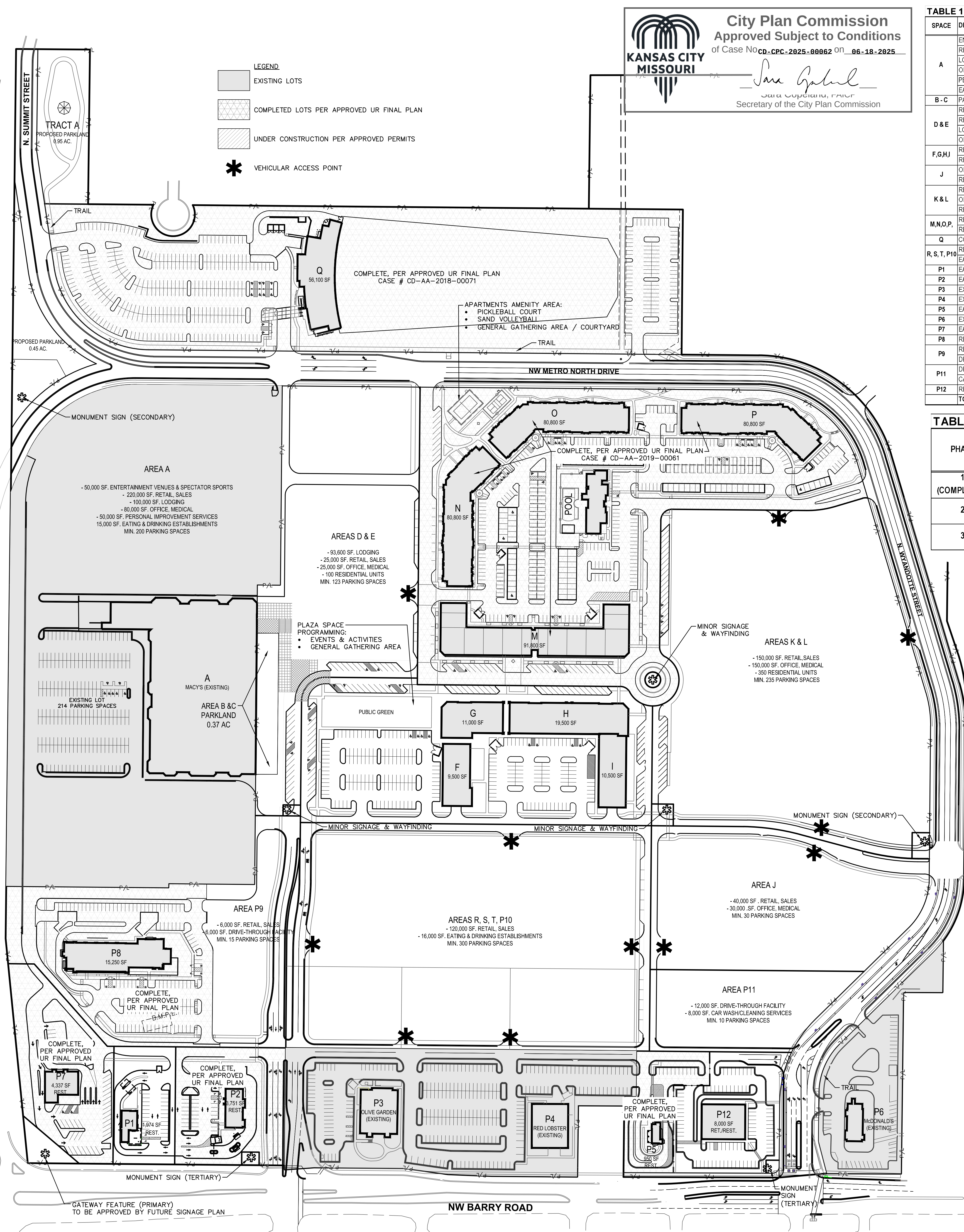
GENERAL NOTES:

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
4. PROPOSED USES: RETAIL SALES, DRIVE-THROUGH FACILITY, CARWASH/CLEANING SERVICES, ENTERTAINMENT VENUES & SPECTATOR SPORTS, LODGING, OFFICE MEDICAL, PERSONAL IMPROVEMENTS, SELF-STORAGE WAREHOUSE, WAREHOUSING, WHOLESALE, STORAGE, FREIGHT MOVEMENT & RESIDENTIAL
5. METES AND BOUNDARIES: LEGAL DESCRIPTION ARE AS DESCRIBED IN PLAN SET.
6. EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON EXISTING CONDITIONS PLAN.
7. GENERAL CONFIGURATION OF PROPOSED LOTS, TRACTS, AND STREETS ARE AS INDICATED IN PLAN SET.
8. 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. THE 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. REQUIRED 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.
17. STORMWATER RUNOFF SHALL BE PROVIDED WITH RETENTION, CONTROL, AND TREATMENT AREAS.
18. PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND BUILDING PERMIT PLAN APPROVAL.
19. 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 PLAN AND BUILDING PERMIT PLANS AS REQUIRED.
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.









City Plan Commission

Approved Subject to Conditions

of Case No **CD-CPC-2025-00062** on **06-18-2025**

Sara Capelano, FRCR

Secretary of the City Plan Commission

TABLE 1. AREA SUMMARY - ALLOWED USES

| SPACE     | DESCRIPTION                                                  | BLDG AREA (SF) | UNITS / ROOMS | PARKING REQ. | PARKING PROV. | REQ. SHORT-TERM BIKE SPACES | PROV. SHORT-TERM BIKE SPACES | LOT AREA (SF / AC) | BLDG HEIGHT         | PHASE   |
|-----------|--------------------------------------------------------------|----------------|---------------|--------------|---------------|-----------------------------|------------------------------|--------------------|---------------------|---------|
| A         | ENTERTAINMENT VENUES & SPECTATOR SPORTS                      | 50,000         |               | 313          | 313           | 32/13                       | 32/13                        | 659,590 / 15.14    | 40 FT               | 3       |
|           | RETAIL SALES                                                 | 220,000        |               | 550          | 550           | 55/144                      | 55/144                       | 659,590 / 15.14    | 50 FT               | 2       |
|           | LODGING                                                      | 100,000        | 0/286         | 48           | 48            | 5/19                        | 5/19                         | 659,590 / 15.14    | 100 FT              | 3       |
|           | OFFICE, MEDICAL                                              | 80,000         |               | 320          | 320           | 32/16                       | 32/16                        | 659,590 / 15.14    | 100 FT              | 3       |
|           | PERSONAL IMPROVEMENTS                                        | 50,000         |               | 125          | 125           | 13/5                        | 13/5                         | 659,590 / 15.14    | 20 FT               | 3       |
| B-C       | EATING & DRINKING ESTABLISHMENTS                             | 15,000         |               | 150          | 150           | 15/6                        | 15/6                         | 659,590 / 15.14    | 30 FT               | 3       |
|           | PARKLAND (SEE TABLE 2)                                       |                |               |              |               |                             |                              | 255,817 / 5.87     |                     | 2       |
| D & E     | RESIDENTIAL                                                  |                | 100/0         | 100          | 100           | 10/34                       | 10/34                        | 255,817 / 5.87     | 60 FT               | 3       |
|           | RETAIL SALES                                                 | 25,000         |               | 63           | 63            | 8/5                         | 8/5                          | 255,817 / 5.87     | 50 FT               | 3       |
|           | LODGING                                                      | 93,000         | 0/150         | 25           | 25            | 3/10                        | 3/10                         | 255,817 / 5.87     | 100 FT              | 3       |
| F,G,H,I   | OFFICE, MEDICAL                                              | 25,000         |               | 100          | 100           | 10/5                        | 10/5                         | 255,817 / 5.87     | 50 FT               | 3       |
|           | RESIDENTIAL (2 LEVELS ABOVE PARKING & RETAIL)                | 99,350         | 114/0         | 114          | 214           | 22/38                       | 22/38                        | 258,526 / 5.93     | 50 FT               | 2       |
|           | RETAIL SALES (LOWER LEVEL OF RESIDENTIAL)                    | 27,800         |               | 70           | 111           | 11/6                        | 11/6                         | 258,526 / 5.93     | 50 FT               | 2       |
| J         | OFFICE, MEDICAL                                              | 30,000         |               | 120          | 120           | 12/6                        | 12/6                         | 183,502 / 4.21     | 50 FT               | 3       |
|           | RETAIL SALES                                                 | 40,000         |               | 75           | 75            | 8/6                         | 8/6                          | 183,502 / 4.21     | 50 FT               | 3       |
| K & L     | RESIDENTIAL                                                  |                | 350/0         | 350          | 350           | 35/12                       | 35/12                        | 437,181 / 10.04    | 60 FT               | 3       |
|           | OFFICE, MEDICAL                                              | 150,000        |               | 600          | 600           | 60/30                       | 60/30                        | 437,181 / 10.04    | 60 FT               | 3       |
| M,N,O,P   | RETAIL SALES                                                 | 150,000        |               | 375          | 375           | 38/30                       | 38/30                        | 437,181 / 10.04    | 50 FT               | 3       |
|           | RESIDENTIAL                                                  | 303,600        | 249/0         | 249          | 357           | 38/246                      | 38/246                       | 499,942 / 11.48    | 60 FT               | (COMP.) |
|           | RETAIL SALES (LOWER LEVEL)                                   | 30,600         |               | 77           | 79            | 8/5                         | 8/5                          | 499,942 / 11.48    | 50 FT               | (COMP.) |
| Q         | COMPLETE, PER APPROVED UR FINAL PLAN CASE # CD-AA-2018-00071 | 56,100         |               | 141          | 313           | 32/13                       | 16/7                         | 468,312 / 10.71    | 47 FT (175 FT NETS) | (COMP.) |
|           | RETAIL SALES                                                 | 120,000        |               | 190          | 190           | 19/15                       | 19/15                        | 626,448 / 14.38    | 50 FT               | 3       |
| R,S,T,P10 | EATING & DRINKING ESTABLISHMENTS                             | 16,000         |               | 160          | 160           | 16/7                        | 16/7                         | 626,448 / 14.38    | 30 FT               | 3       |
|           | EATING & DRINKING ESTABLISHMENTS                             | 1,974          |               | 20           | 26            | 3/2                         | 2/1                          | 48,922 / 1.12      | 30 FT               | 1       |
| P1        | EATING & DRINKING ESTABLISHMENTS                             | 3,751          |               | 38           | 38            | 5/2                         | 3/1                          | 70,933 / 1.63      | 20 FT               | (COMP.) |
| P2        | EXISTING - OLIVE GARDEN                                      | 9,000          |               | 90           | 121           | 13/3                        | 7/2                          | 206,726 / 4.72     | 20 FT               | (EX.)   |
| P3        | EXISTING - RED LOBSTER                                       | 8,000          |               | 80           | 121           | 13/3                        | 7/2                          | 206,726 / 4.72     | 20 FT               | (EX.)   |
| P4        | EXISTING - DRINKING ESTABLISHMENTS                           | 960            |               | 10           | 11            | 3/2                         | 2/1                          | 35,361 / 0.81      | 20 FT               | (COMP.) |
| P5        | EXISTING - MCDONALDS                                         | 3,000          |               | 30           | 57            | 8/2                         | 3/1                          | 70,894 / 1.63      | 20 FT               | (EX.)   |
| P6        | EATING & DRINKING ESTABLISHMENTS                             | 4,337          |               | 44           | 47            | 4/2                         | 2/1                          | 59,666 / 1.37      | 20 FT               | (COMP.) |
| P7        | RETAIL SALES                                                 | 15,250         |               | 39           | 126           | 13/3                        | 7/2                          | 226,721 / 5.20     | 20 FT               | (COMP.) |
| P8        | DRIVE-THROUGH FACILITY                                       | 6,000          |               | 0            | 10            | 3/1                         | 3/1                          | 226,721 / 5.20     | 20 FT               | 1       |
|           | DRIVE-THROUGH FACILITY                                       | 30,000         |               | 0            | 15            | 3/12                        | 3/12                         | 75,143 / 1.73      | 20 FT               | 2       |
| P9        | CAR WASH/CLEANING SERVICES                                   | 30,000         |               | 0            | 15            | 3/12                        | 3/12                         | 75,143 / 1.73      | 20 FT               | 2       |
|           | RETAIL SALES                                                 | 8,000          |               | 20           | 83            | 8/2                         | 4/1                          | 61,405 / 1.41      | 20 FT               | 2       |
| P12       | TOTAL                                                        | 1,807,712      | 813/466       | 4,696        | 5,418         | 570/626                     | 519/611                      |                    |                     |         |

TABLE 2. PARKLAND DEDICATION

| PHASE         | UNITS | REQUIRED PARKLAND (AC.) | PROPOSED PARKLAND (AC.) | DEDICATED TRAIL (AC.) | TOTAL PARKLAND PROVIDED (AC.) | ACRES REMAINING (PAYMENT-IN-LIEU OF LAND DEDICATION) (AC.) | COMPLETION DATE |
|---------------|-------|-------------------------|-------------------------|-----------------------|-------------------------------|------------------------------------------------------------|-----------------|
| 1 (COMPLETED) | 249   | 2.99                    | 0.95                    | 1.58                  | 2.53                          | 0.46                                                       | 2021            |
| 2             | 114   | 1.37                    | 0.87                    | 0                     | 0.87                          | 0.55                                                       | 2026            |
| 3             | 450   | 5.40                    | TBD                     | TBD                   | TBD                           | TBD                                                        | 2027            |

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
- NET LAND AREA: 94.91 AC.
- 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. REFER TO PRELIMINARY DEVELOPMENT DATA ABOVE FOR SPECIFIC USE FOR EACH BUILDING.
- PRELIMINARY BUILDING HEIGHTS:
  - RETAIL: 50' (2-STORY)
  - LODGING/HOTEL: 100' (4-STORY)
  - EATING AND DRINKING ESTABLISHMENT: 30' (1-STORY)
  - SPORTS AND RECREATION, PARTICIPANT: 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: 610,562 SF (BUILDING FOOTPRINT COVERAGE); 1,214,512 SF (TOTAL FLOOR AREA)
- TOTAL FLOOR AREA RATIO: 1,214,512 SF TOTAL FLOOR AREA / 4,116,611 SF NET LAND AREA = 0.29 F.A.R.
- RESIDENTIAL DENSITY: 1/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
- OFFICE, MEDICAL: 4 PER 1000 SF

- COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE ARE DEPENDENT UPON MARKET DEMAND.
- PARKLAND DEDICATION: (MULTI-FAMILY UNITS) x 2 x 0.006 = 0.00 AC. PAYMENT IN LIEU FOR PARKLAND DEDICATION SHALL BE AT THE RATE OF \$20,065.67 PER ACRE.
- FINAL PROGRAMMING OF PLAZA SPACE (LOCATED WEST OF BUILDING G) SHALL BE IDENTIFIED ON UR FINAL PLAN. PRELIMINARY PROGRAMMING: EVENTS & ACTIVITIES, GENERAL GATHERING AREA.

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.

BIKE PARKING:

SHORT-TERM AND LONG-TERM BIKE 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.

BY

REVISIONS DESCRIPTION

NO. REV. DATE

PRELIMINARY SITE PLAN 01

METRO NORTH CROSSING  
UR PLAN AMENDMENT

KANSAS CITY, MO

drawn by: CJH  
checked by: NH  
designed by: CJH  
QA/QC by: NH  
project no.: 018-0558-0  
date: 2025.04.28

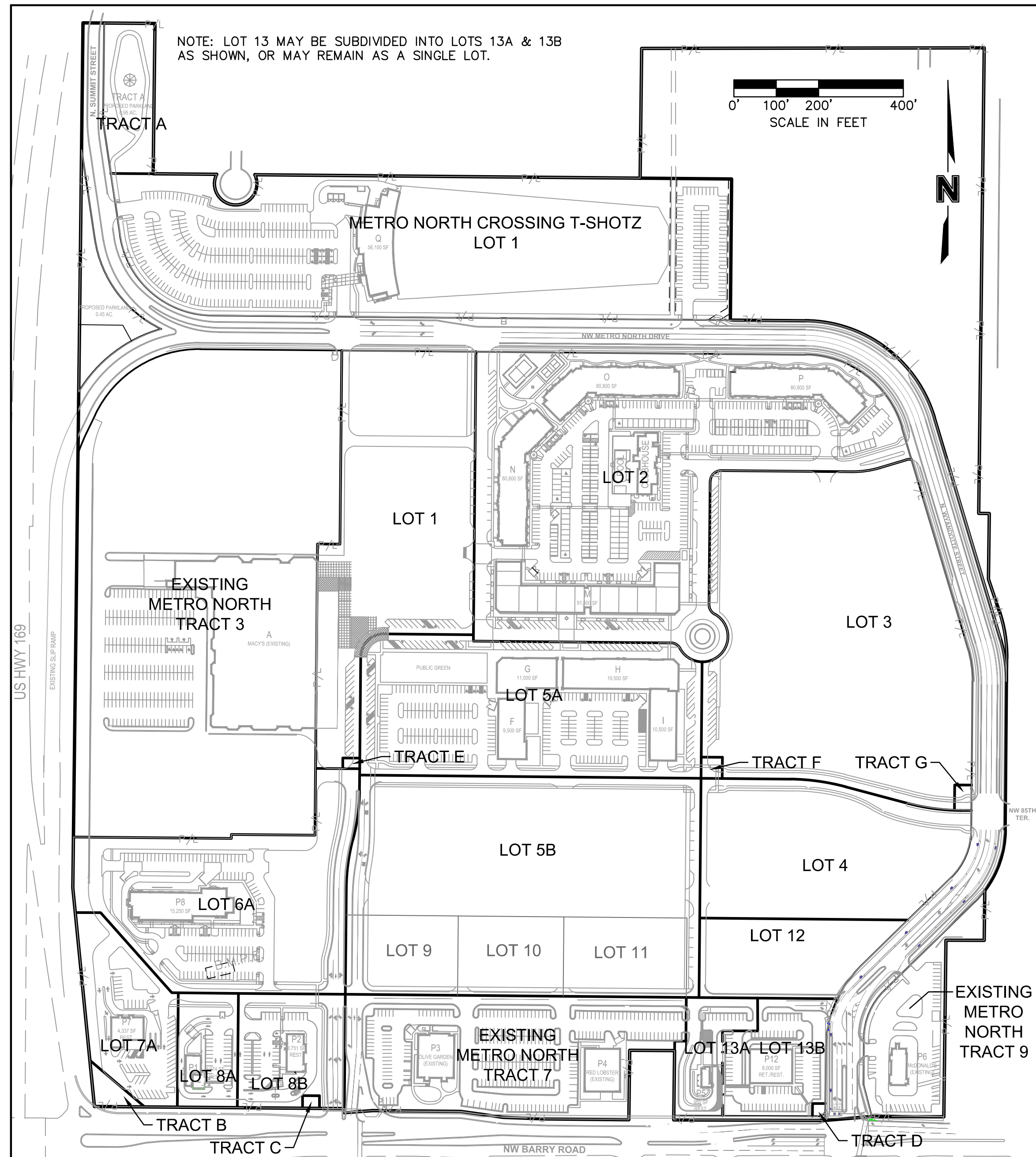
METRO NORTH  
CROSSING

olsson

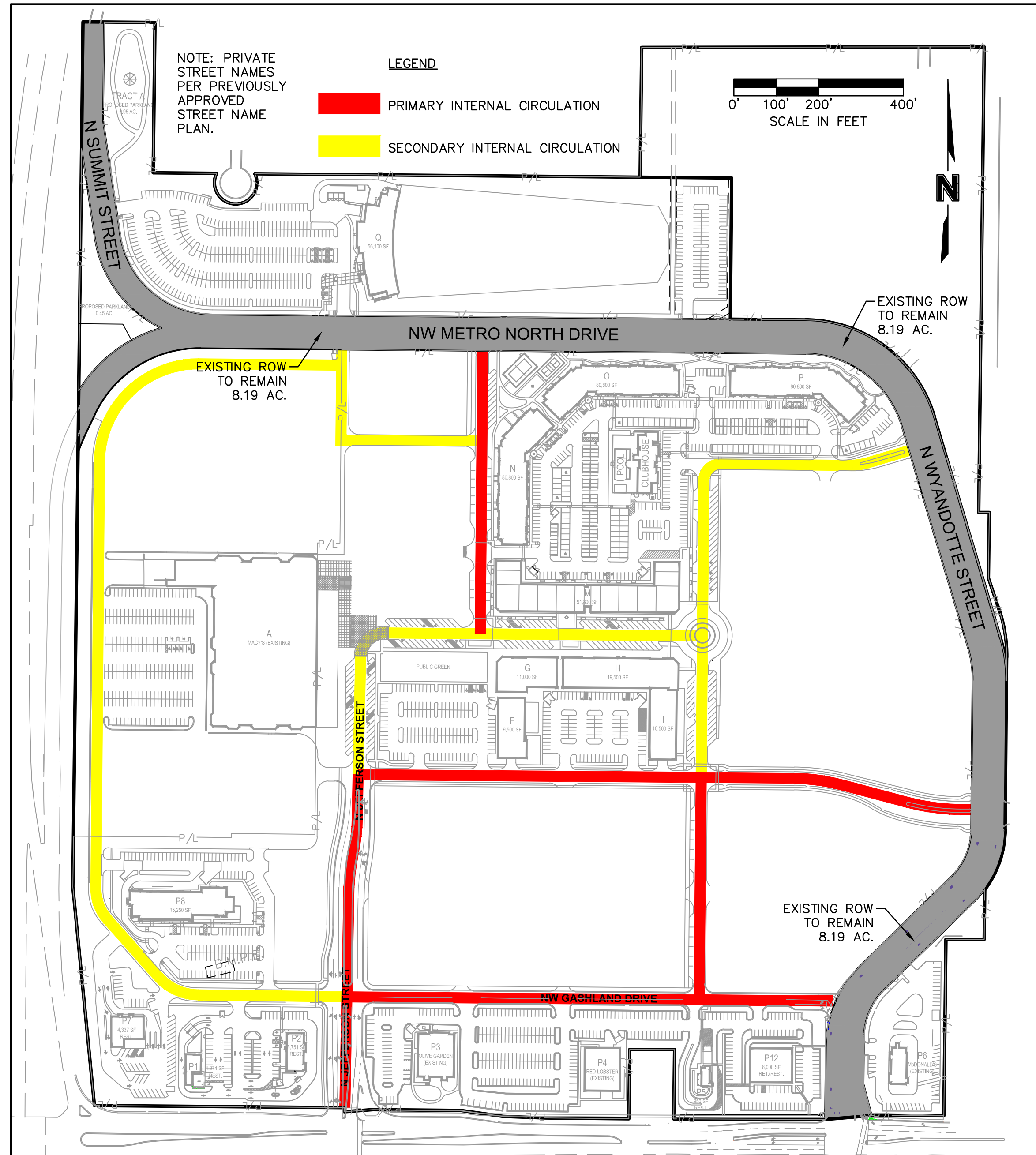
Olsson - Civil Engineering  
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1301 Burlington Street  
North Kansas City, MO 64116  
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www.olson.com



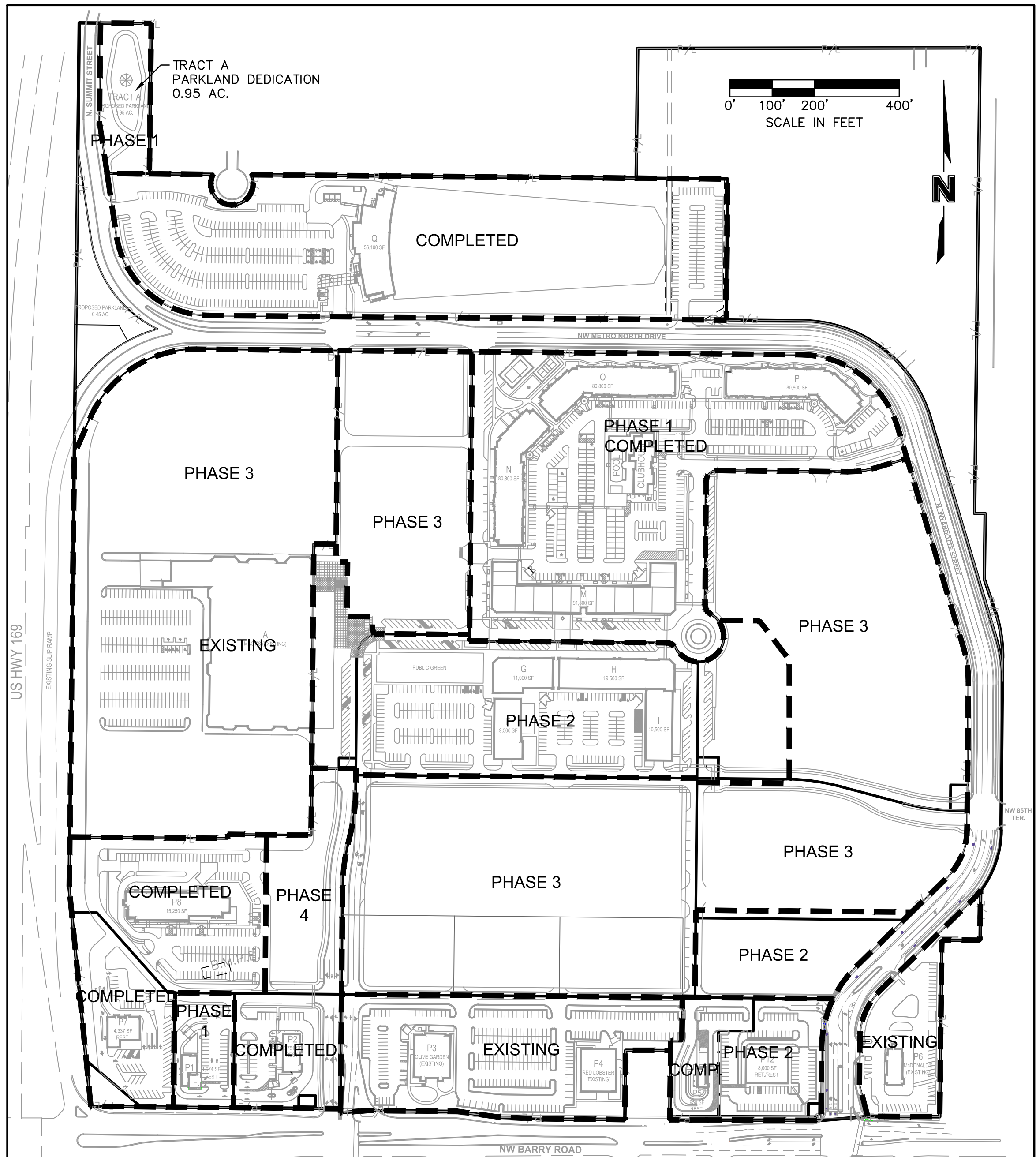
LOT PLAN:



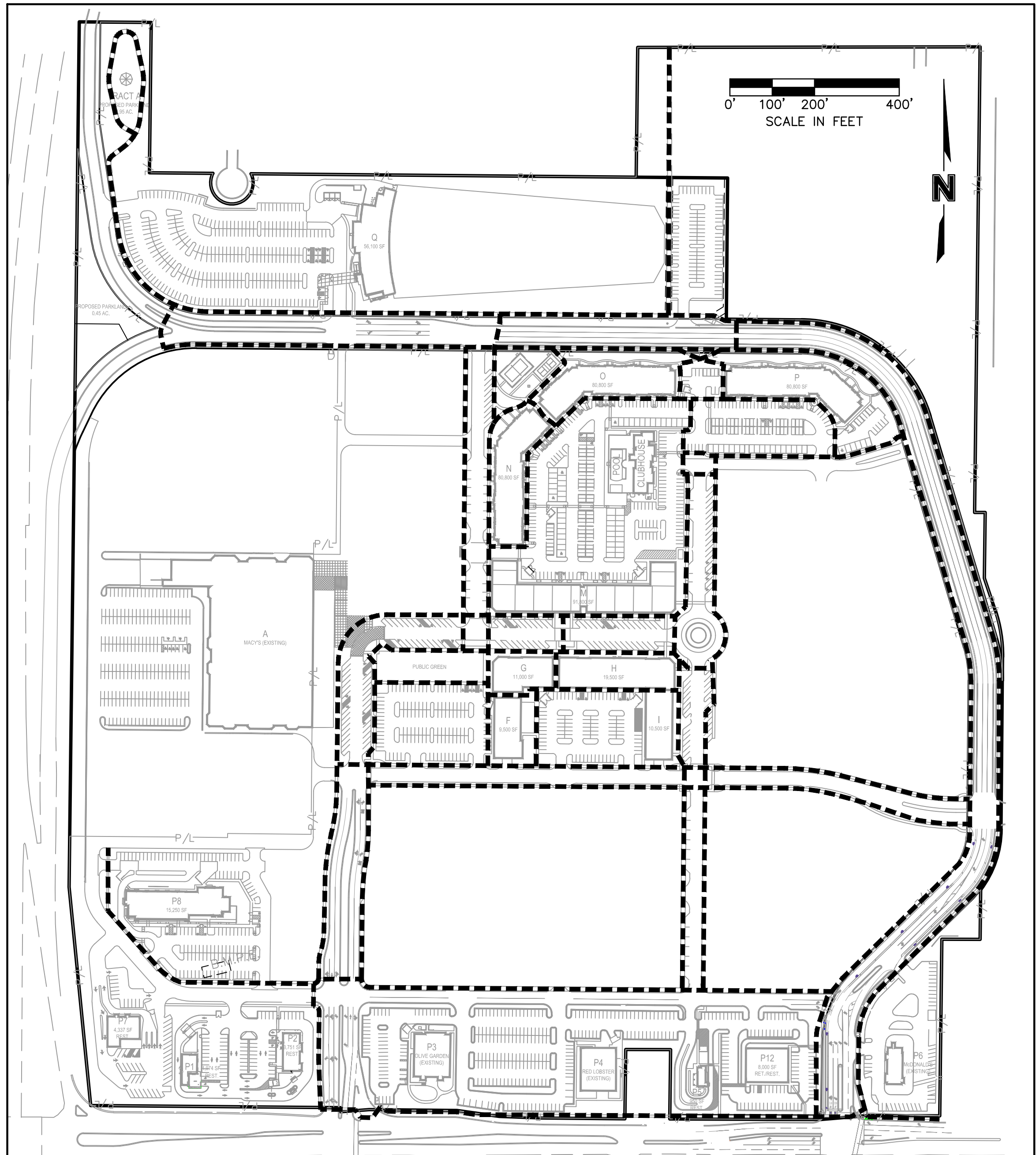
## PUBLIC STREET RIGHT-OF-WAY &amp; PRIVATE STREET PLAN:



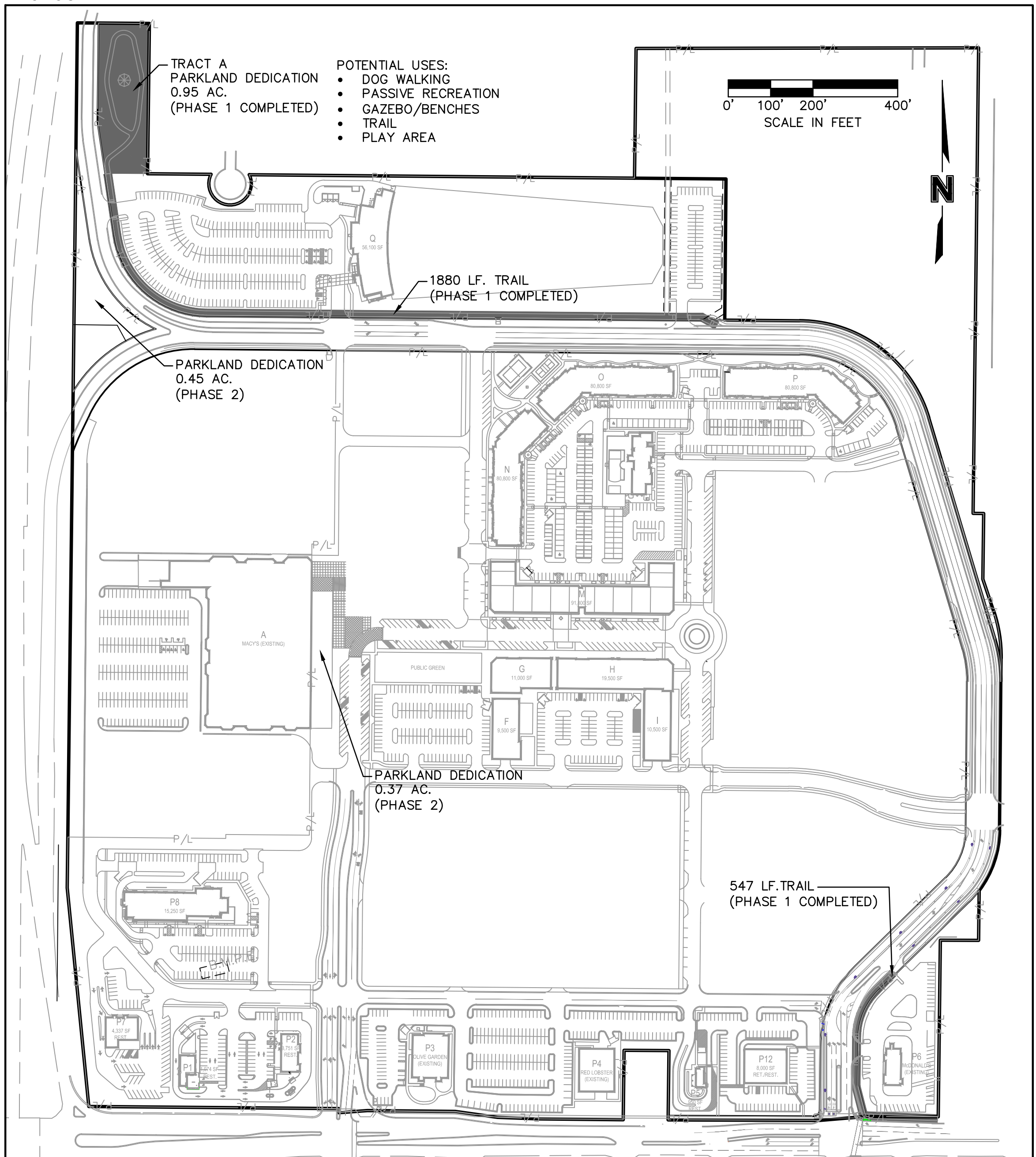
PHASING PLAN:



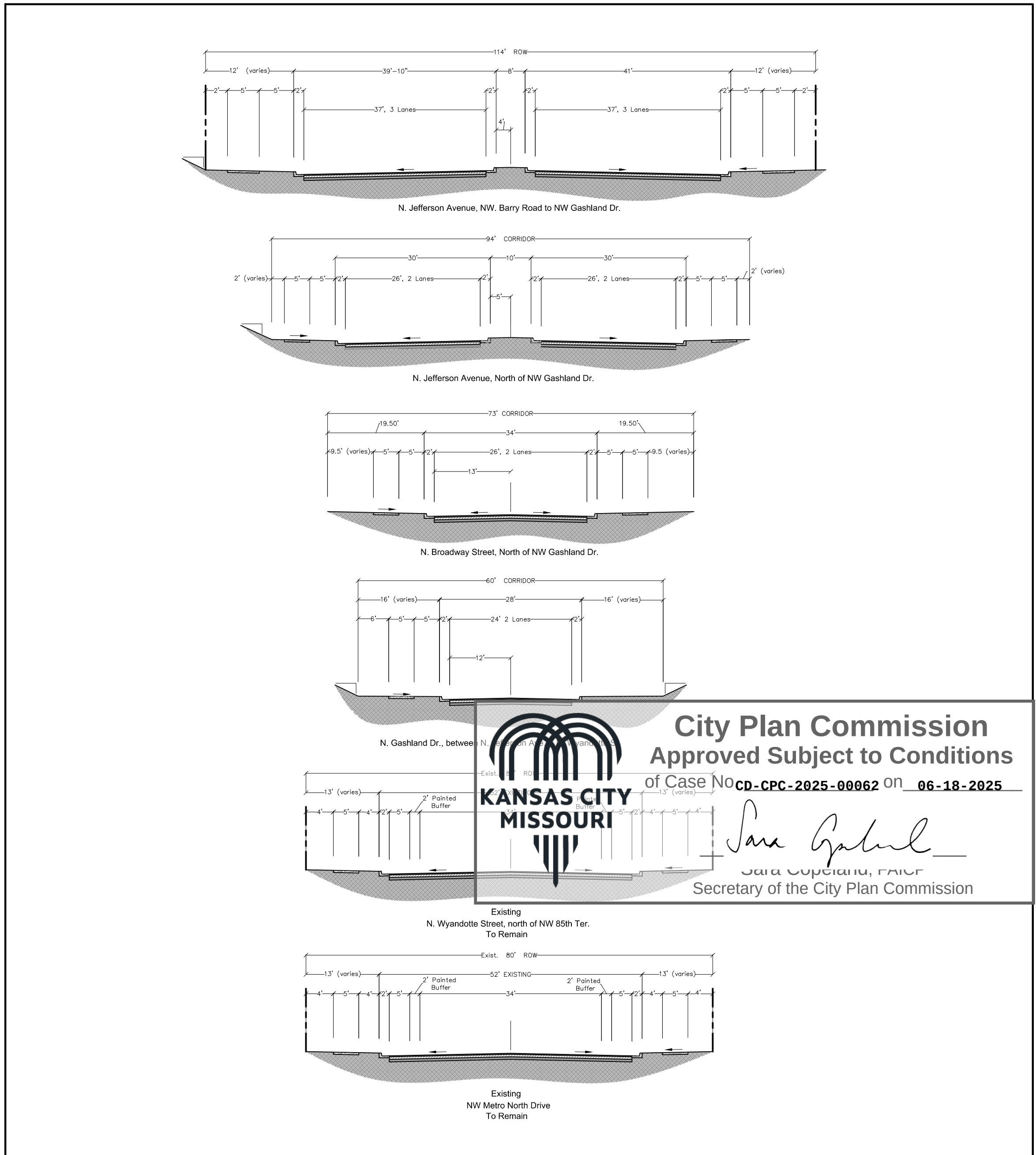
## PEDESTRIAN MOVEMENT / WALKABILITY:



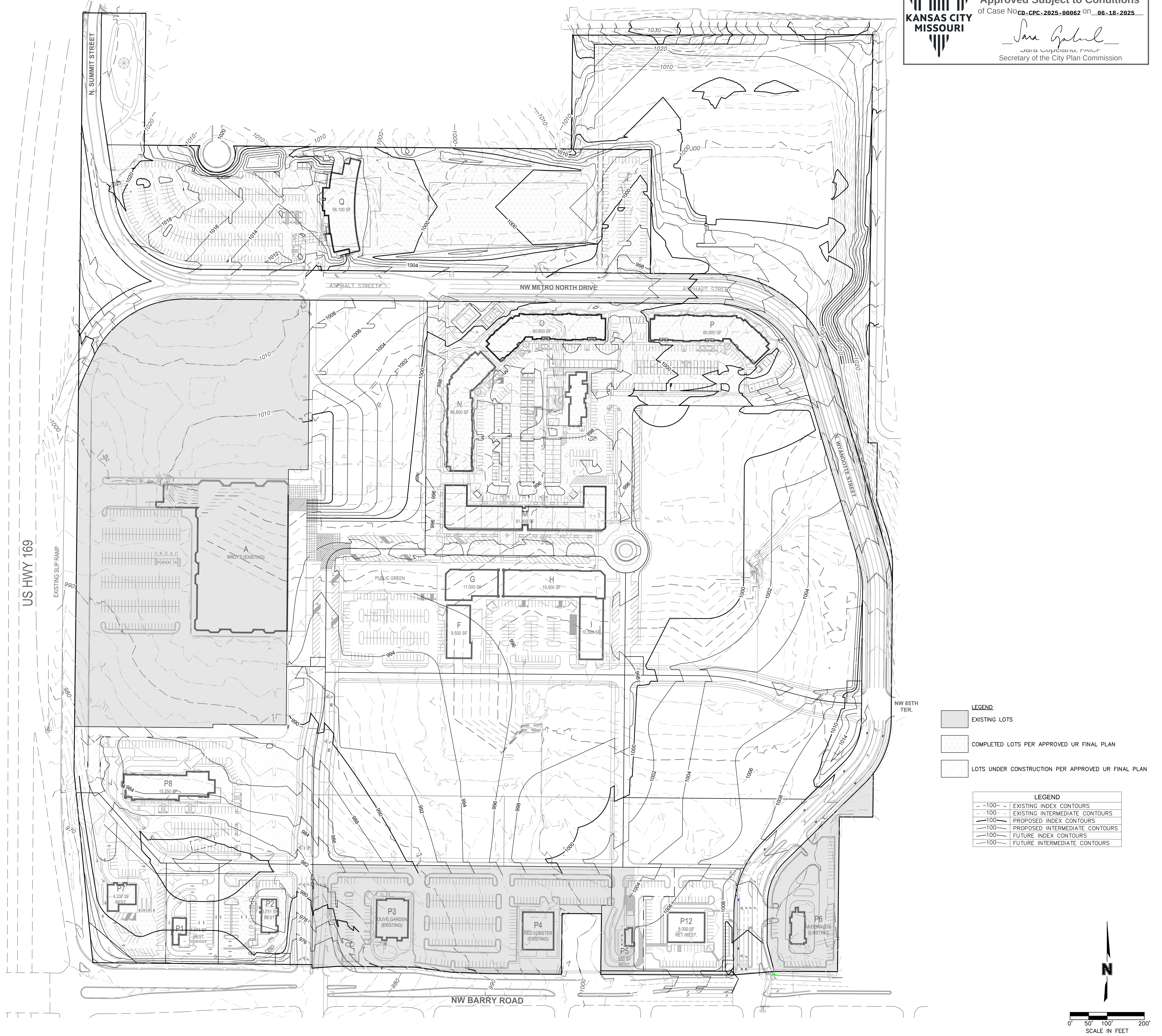
PROPOSED PARKLAND:



TYPICAL STREET SECTIONS:



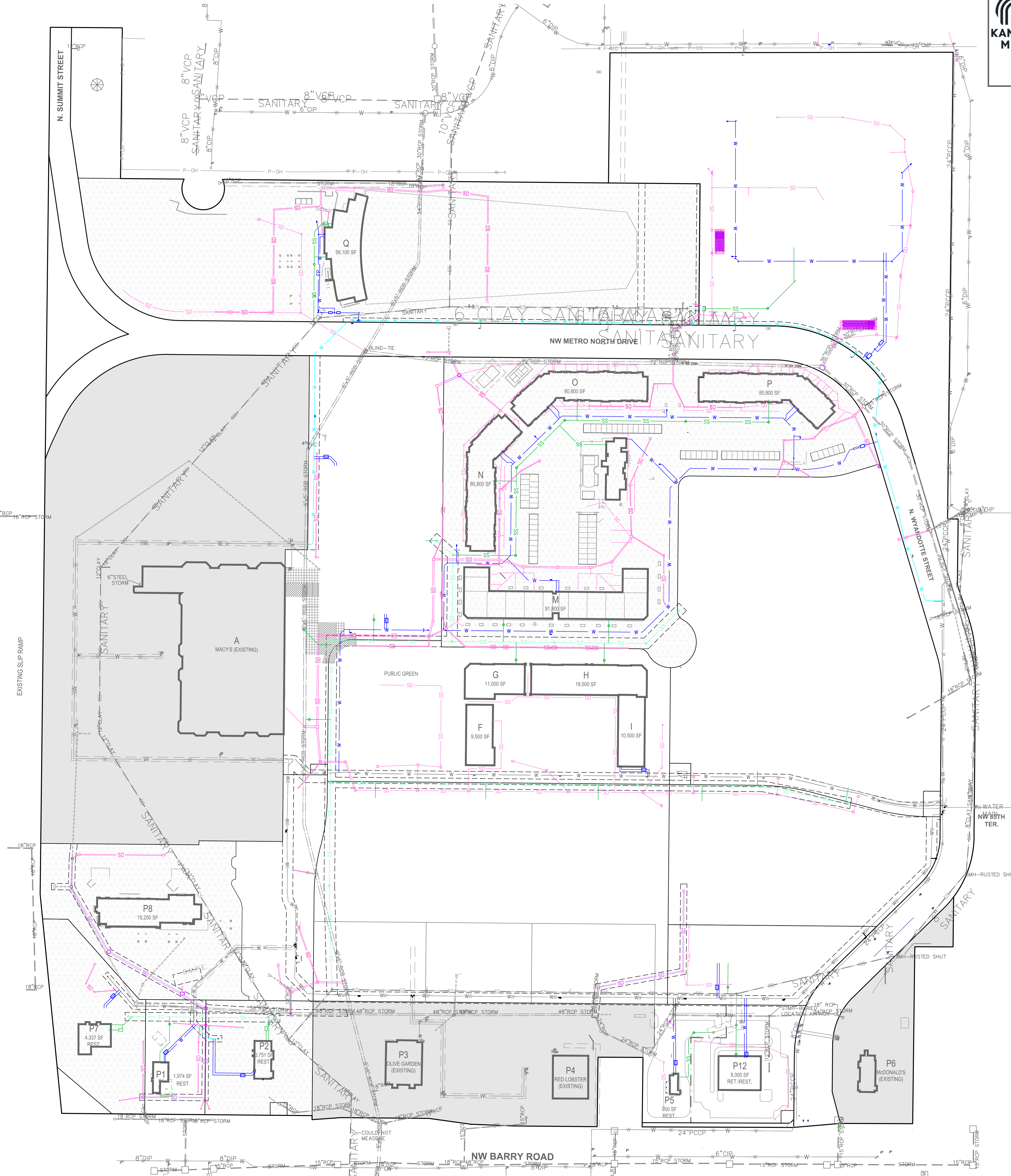






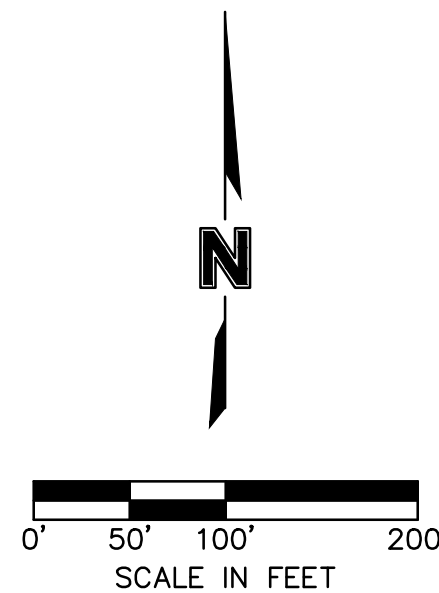
US HWY 169

EXISTING SLIP RAMP



- LEGEND
- EXISTING LOTS
  - COMPLETED LOTS PER APPROVED UR FINAL PLAN
  - LOTS UNDER CONSTRUCTION PER APPROVED UR FINAL PLAN

- LEGEND
- |     |                                 |
|-----|---------------------------------|
| ESS | EXISTING SANITARY SEWER         |
| SS  | PROPOSED SANITARY SEWER (PRIV.) |
| SS  | PROPOSED SANITARY SEWER (PUB.)  |
| FSS | FUTURE SANITARY SEWER           |
| ESD | EXISTING STORM SEWER            |
| SD  | PROPOSED STORM SEWER (PRIV.)    |
| SD  | PROPOSED STORM SEWER (PUB.)     |
| FSD | FUTURE STORM SEWER              |
| EW  | EXISTING WATER LINE             |
| W   | PROPOSED WATER LINE             |
| FW  | FUTURE WATER LINE               |



City Plan Commission  
Approved Subject to Conditions  
of Case No **CD-CPC-2025-00062** ON **06-18-2025**  
*Sara Cepelau, FICP*  
Secretary of the City Plan Commission

PRELIMINARY UTILITY PLAN

METRO NORTH CROSSING  
UR PLAN AMENDMENT

KANSAS CITY, MO

REVISIONS DESCRIPTION

NO. REV.

DATE

BY

REVISIONS

SHEET  
06

drawn by: CWH  
checked by: NH  
designed by: CWH  
QA/QC by: NH  
project no.: 018-0558-D  
date: 2025.04.28

SHEET  
06

METRO NORTH  
CROSSING

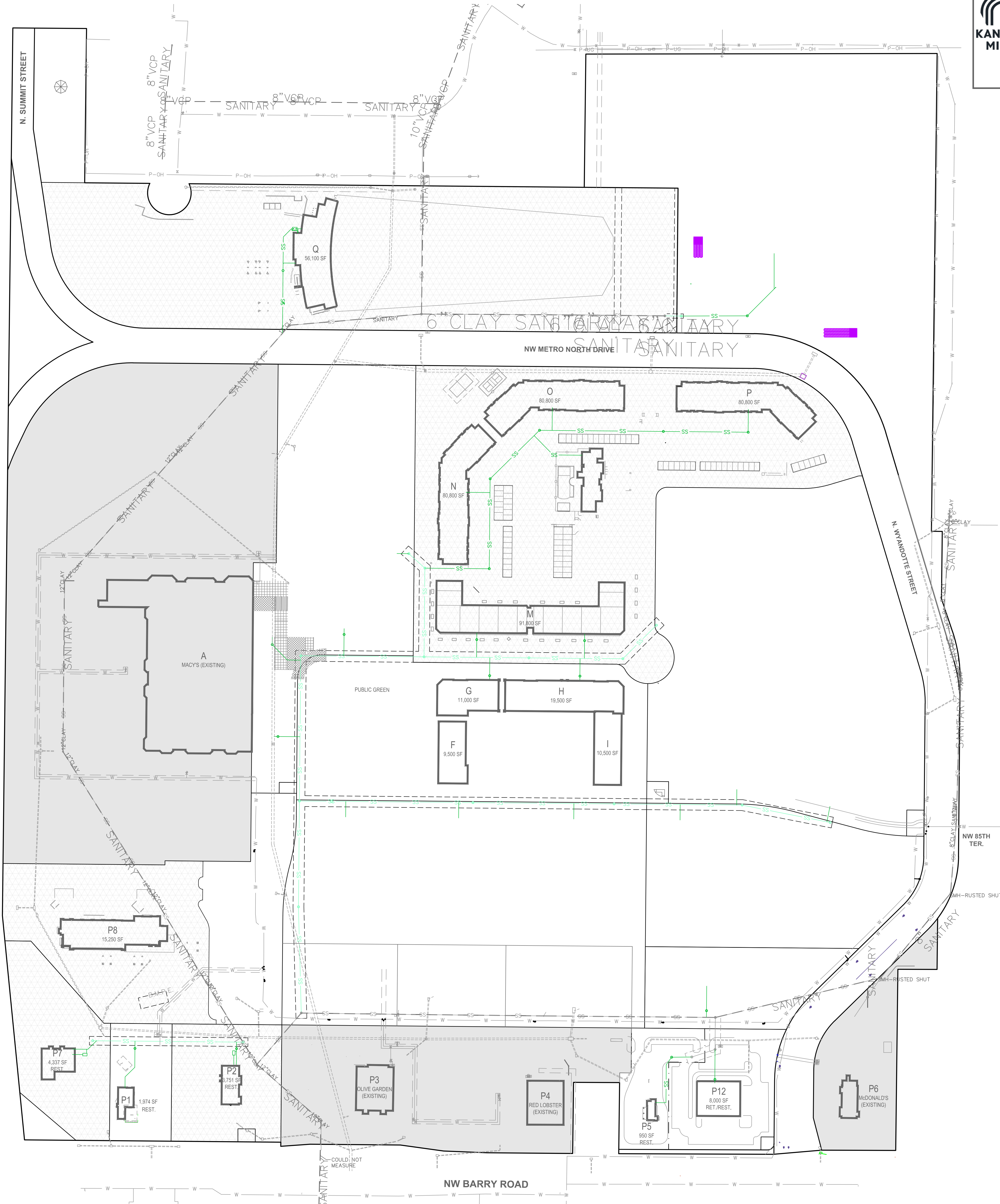
olsson

Olsson - Civil Engineering  
Missouri Certificate of Authority #001592  
1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.381.1177  
FAX 816.381.1888  
www.olson.com



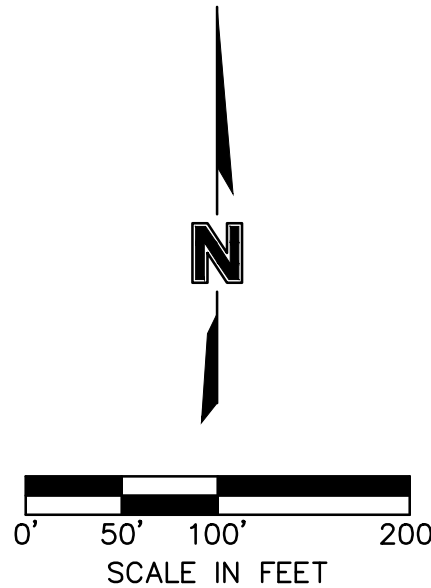
US HWY 169

EXISTING SLIP RAMP



- LEGEND
- EXISTING LOTS
  - COMPLETED LOTS PER APPROVED UR FINAL PLAN
  - LOTS UNDER CONSTRUCTION PER APPROVED UR FINAL PLAN

| LEGEND |                                 |
|--------|---------------------------------|
| SS     | EXISTING SANITARY SEWER         |
| SS     | PROPOSED SANITARY SEWER (PRIV.) |
| SS     | PROPOSED SANITARY SEWER (PUB.)  |
| SS     | FUTURE SANITARY SEWER           |





City Plan Commission

Approved Subject to Conditions

of Case No **CD-CPC-2025-00062** ON **06-18-2025**

  
Sara Cepeda, FICET  
Secretary of the City Plan Commission



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FAX 816.361.1886  
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METRO NORTH CROSSING

| NO. | REV. | DATE | REVISIONS DESCRIPTION | BY |
|-----|------|------|-----------------------|----|
|     |      |      |                       |    |
|     |      |      |                       |    |
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PRELIMINARY SANITARY SEWER PLAN

METRO NORTH CROSSING  
UR PLAN AMENDMENT

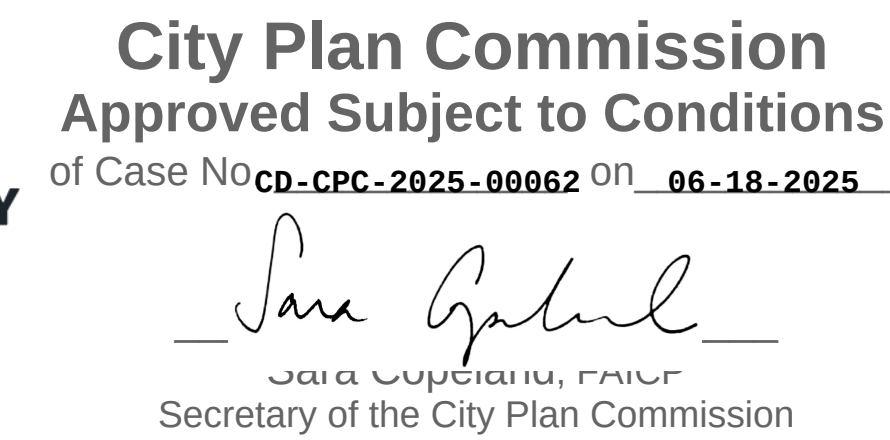
KANSAS CITY, MO

drawn by: C.H.I.  
checked by: N.H.I.  
designed by: C.H.I.  
QA/QC by: N.H.I.  
project no: 018-0558-0  
date: 2025.01.28

2025

SHEET 06A





drawn by: \_\_\_\_\_ C.J.H.  
checked by: \_\_\_\_\_ N.H.  
designed by: \_\_\_\_\_ C.J.H.  
QA/QC by: \_\_\_\_\_ N.H.  
project no.: \_\_\_\_\_ 018-0558-D  
date: \_\_\_\_\_ 2025.04.26

**SHEET**  
**06B**





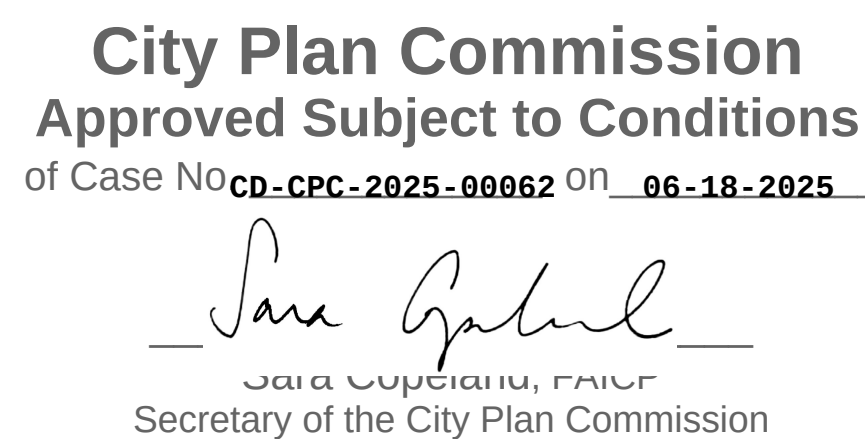
NW BARRY ROAD

NW METRO NORTH DRIVE

WATER  
MAIN  
NW 85TH  
TER

0' 50' 100' 200'

SCALE IN FEET



**City Plan Commission**  
**Approved Subject to Conditions**  
 Case No. CD-CPC-2025-00062 on 06-18-2025  
  
 Sara Cooperland, FAICP  
 Secretary of the City Plan Commission

PRELIMINARY WATER PLAN

METRO NORTH CROSSING  
UR PLAN AMENDMENT

KANSAS CITY, MO

SHEE  
06C

Y

### REVISIONS DESCRIPTION

|     |      |
|-----|------|
| NO. | DATE |
|-----|------|

## REVISIONS

2025

KANSAS CITY, MO

METRO NORTH  
CROSSING

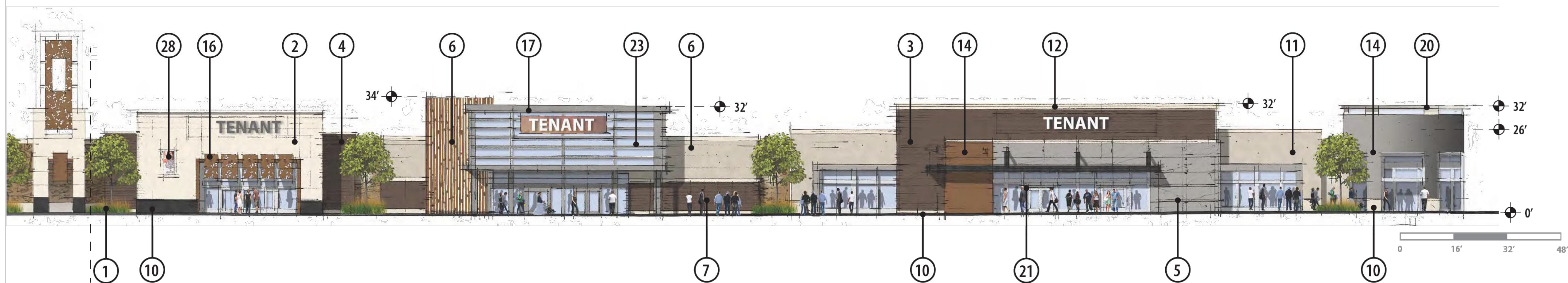
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1. LANDSCAPING PLANTER OR BED
2. THINSET NATURAL STONE CLADDING
3. BRICK MASONRY TYPE 1
4. BRICK MASONRY TYPE 2
5. LARGE FORMAT EXTERIOR TILE/PORCELAIN PANELS
6. PRECAST PANEL SYSTEM W/ FORMLINER
7. PRECAST PANEL SYSTEM W/ THINSET BRICK MASONRY
8. 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



