



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260213

Submitted Department/Preparer: City Planning

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving a major amendment to a previously approved Master Planned Development on about 2,500 acres to allow for expanding the District, in District MPD (Master Planned Development) generally located on the north side of I-29/I-435 and Northwest 128th Street, specifically at the northwest corner of North Bethel Avenue and I-435. (CD-CPC-2025-00169)

Discussion

The applicant is seeking approval of a major amendment to the current approved development plan which also serves as a preliminary plat in District MPD (Master Planned Development). This major amendment will allow for 168 acres to be added to the KCI 29 Master Planned Development Boundary to allow for additional lots for industrial development. Hunt Midwest has acquired the 167 acres and requests to add it to the Master Planned Development; each newly created lot will be subject to the MPD standards and subject to the specific uses within that controlling plan. All plans and conditions for ordinance No. 220883 passed by City Council on October 6, 2022, will remain in full force and effect.

The City Plan Commission heard this application on January 21, 2026 and recommended approval with conditions. There was no public testimony at the City Plan Commission.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.
3. How does the legislation affect the current fiscal year?

Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

- | | | |
|---|------------------------------|--|
| 1. This legislation is supported by the general fund. | ☐ Yes | ☒ No |
| 2. This fund has a structural imbalance. | ☐ Yes | ☒ No |
| 3. Account string has been verified/confirmed. | ☐ Yes | ☒ No |

Additional Discussion (if needed)

This legislation has no fiscal impact

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - ☐ Increase and support local workforce development and small and locally owned businesses.
 - ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.

- ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
- ☐

Prior Legislation

CD-CPC-2024-00138 – Ordinance 250084, approved by City Council on August 23, 2024 approved a major amendment to an approved development plan for the purpose of expanding the district, and allowing for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/I-435 and Northwest 128th Street, specifically at the southeast corner of MO Route 92 and North Bethel Avenue at the terminus of Mexico City Avenue.

Case No. CD-CPC-2022-00097 – Ordinance No. 220883, approved by City Council on October 6, 2022, approved a major amendment to an approved development plan which also serves as the preliminary plat, in District MPD (Master Planned Development) for the purpose of expanding the district, and allowing for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/I-435 and Northwest 128th Street, specifically at the southeast corner of MO Route 92 and North Bethel Avenue at the terminus of Mexico City Avenue.

Case No. CD-AA-2024-00029 – On August 23, 2024, staff approved a minor amendment to an approved development plan which also serves as the preliminary plat, in District MPD (Master Planned Development) to allow for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/I-435 and Northwest 128th Street, specifically at the southeast corner of MO Route 92 and North Bethel Avenue at the terminus of Mexico City Avenue.

Service Level Impacts

None

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend

☐ Not Applicable

City staff and City Plan Commission recommend approval, subject to conditions of this ordinance based on all applicable city codes.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.

[Click or tap here to enter text.](#)

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not applicable as this is an ordinance allowing for the expansion of an already approval Master Planned Development on a private property.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)