

Docket Item #3

KCI 29 Logistics Park (Major Amendment)

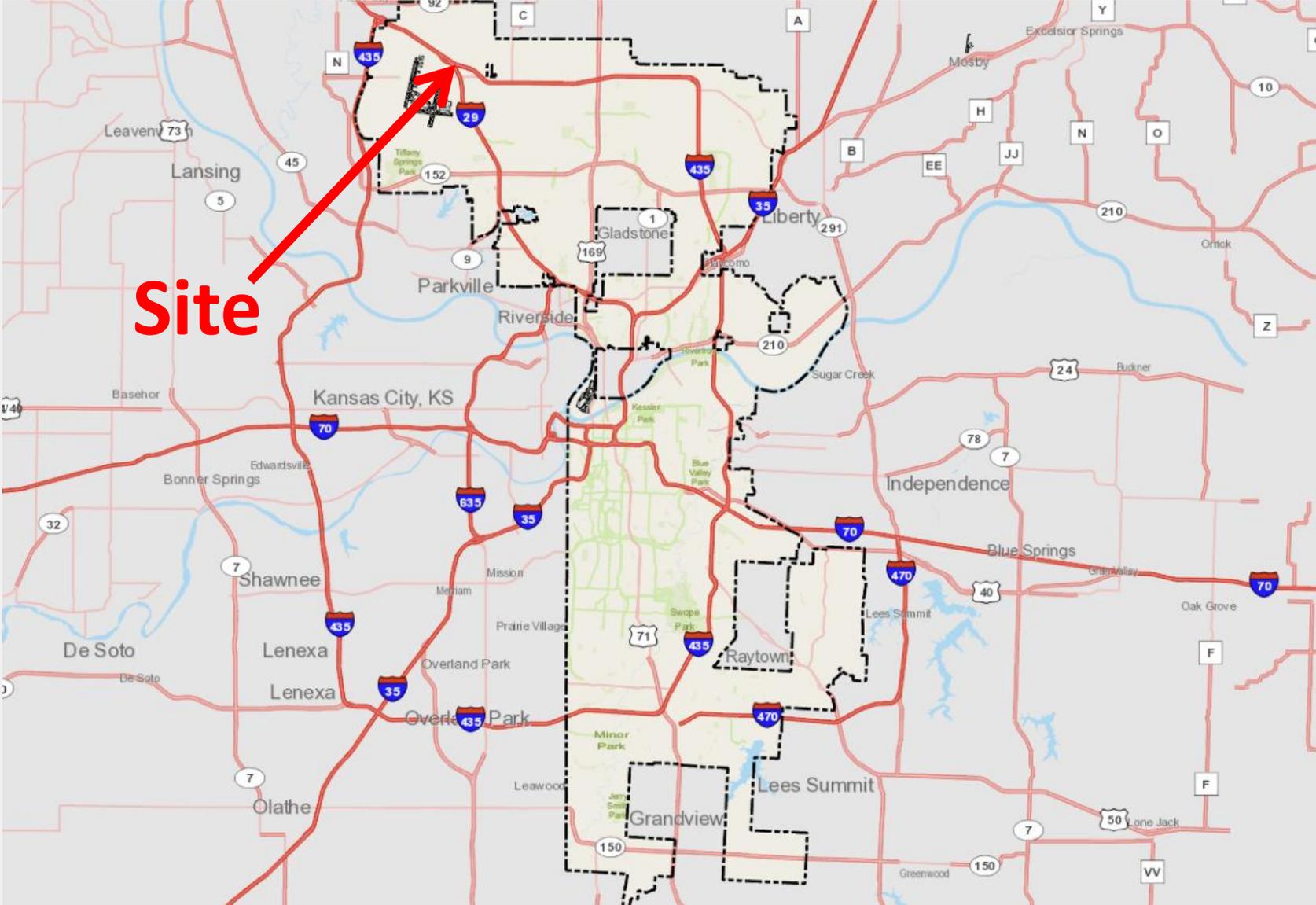
CD-CPC-2025-00169

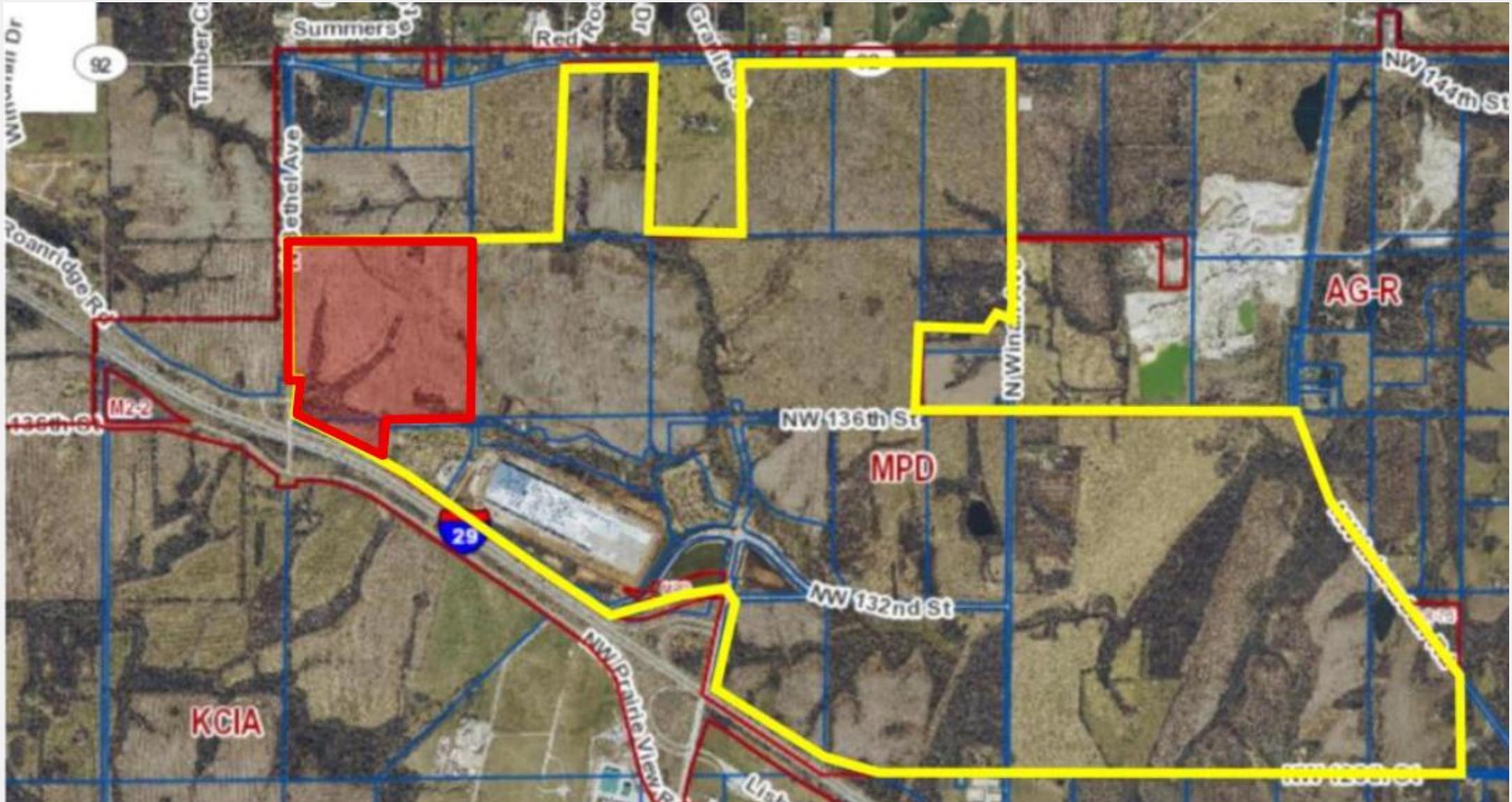
13651 N Bethel Ave

January 21, 2026

City Plan Commission







History

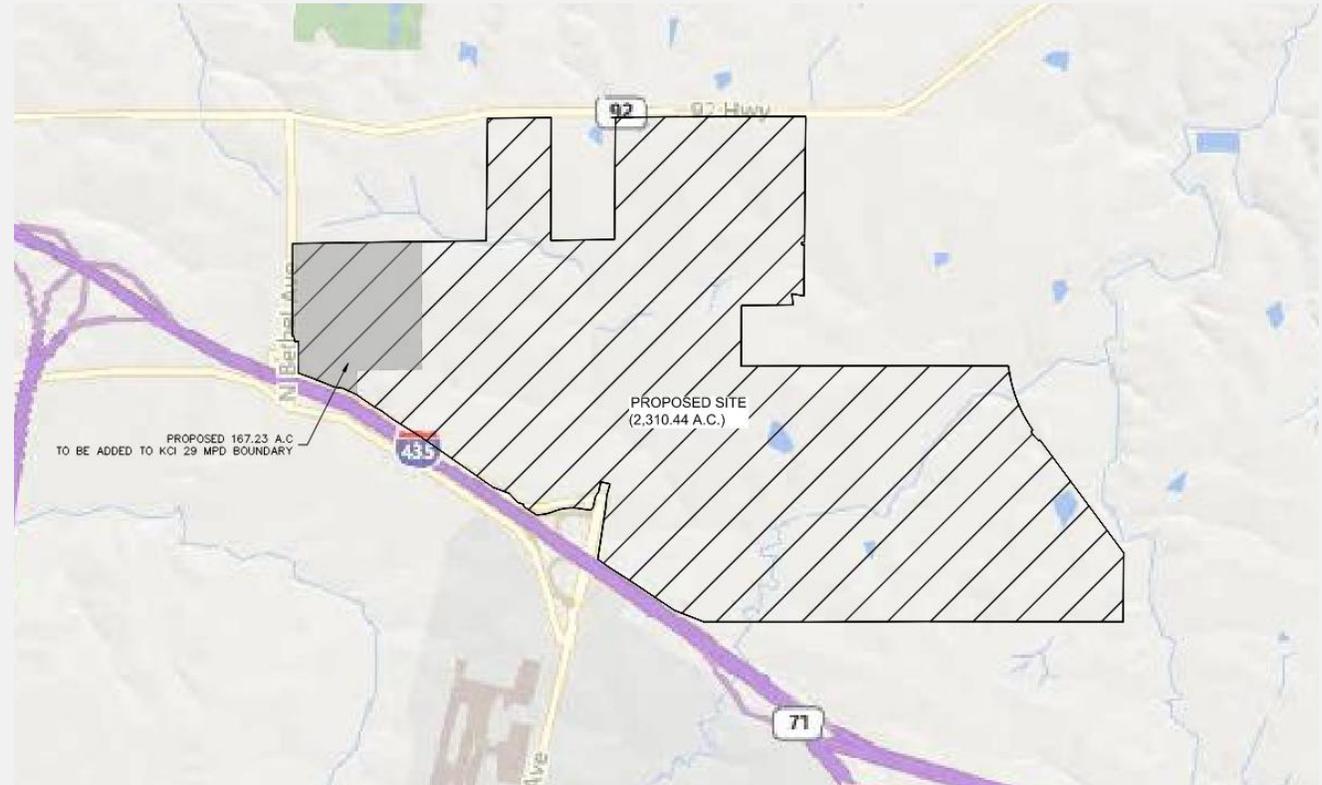
KCI 29 Logistics Park is approved by Council 10/6/2022
(CD-CPC-2022-00097)

Minor Amendment to update phasing of
preliminary plat (CD-AA-2024-00029)

Major Amendment to add 7-acre MoDot ROW (CD-
CPC-2024-00138)

Request

- To bring in 167.23 acres into the MPD Plan District
- Controlling Ordinance No. 220883 shall remain in full force and effect.



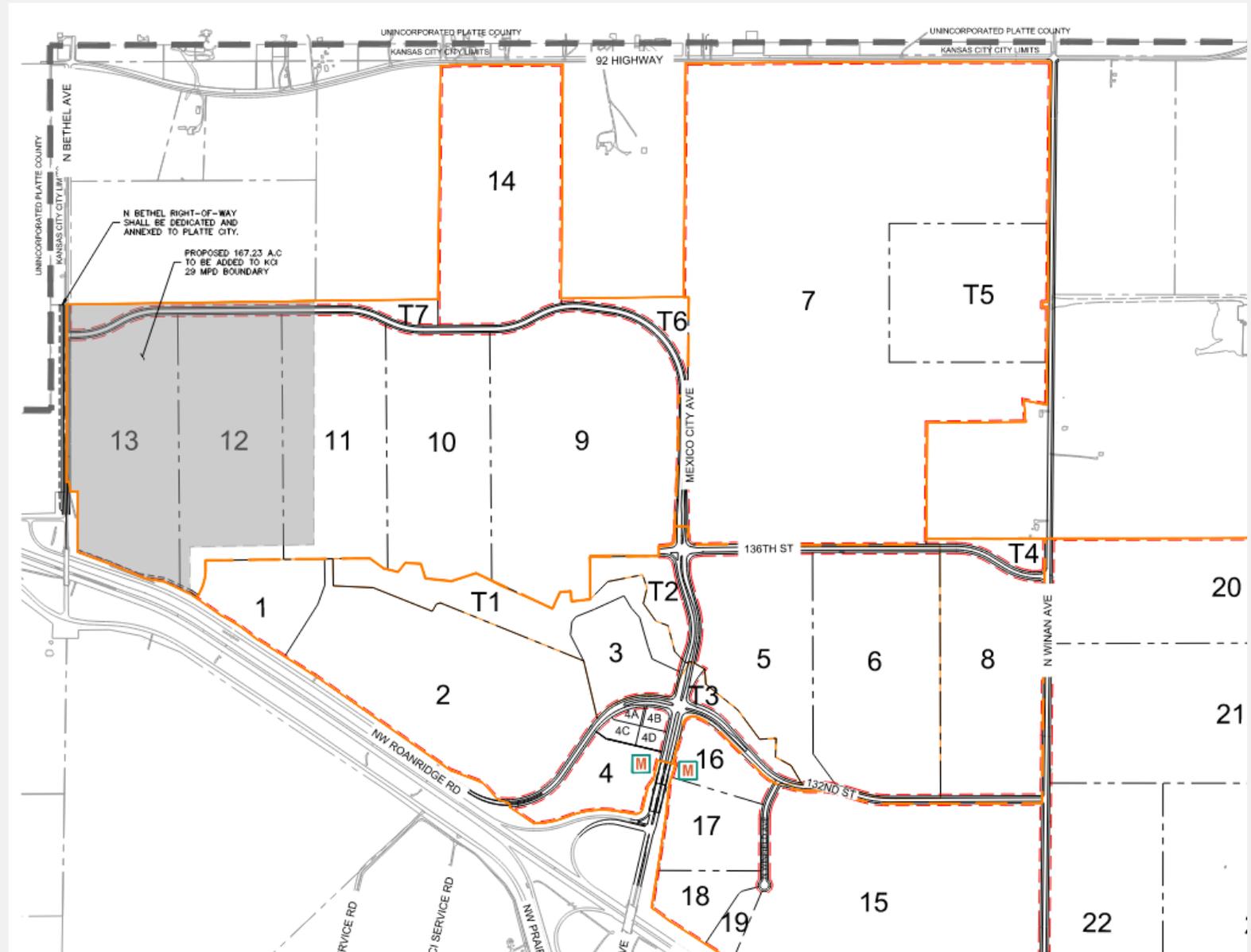
Revisions

- Revised the language for the MPD Final Plans (Administrative)
- Best Practice = follow DRC schedule for approval



Major Street Plan Amendment

- Applicant proposing to realign Mexico City Avenue
- Will reroute to North Bethel Avenue
- Condition added to gain approval or revise accordingly.







Condition 4 & 5 – Request to remove

- Condition #4 – The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
- Condition #5. The developer shall submit a streetscape plan with the 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.

Condition 9 – Change language

- Condition #9. “The developer shall submit water main extension plans meeting KC Water Rules and Regulations and prepared by a Missouri PE. The water main extension plans shall be under contract (permit) prior to building certificate of occupancy. The water main extension plans shall provide sufficient flow and pressure to service the proposed developments.”

Condition 3, 7 & 10 – Remove

- Condition #3. Controlling plan conditions shall still be in effect. (Fire Department)
- Condition #7. All previous conditions as approved by ordinance 220883 under case number CD-CPC-2022-00097 shall remain. (Public Works)
- Condition #10. All conditions per CD-CPC-2022-00097 as previously approved by Ordinance 220883 on 10/6/2022. (Water)
- Conditions #1 – That Ordinance No. 220883, including conditions provided therein, shall remain in full force and effect.

Staff Recommendation

Case # CD-CPC-2025-00169

Approval with Conditions

Removing Conditions #3,4,5,7 & 10

Revising Condition #9