



CITY PLAN COMMISSION STAFF REPORT

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

November 20, 2024.

Project Name

KCI 29 Logistic Park

Docket # 8**Request**

CD-CPC-2024-00138
Development Plan

Applicant

Jake Hudson
Olsson

Owner/ Developer

Hunt Midwest Real Estates Development

Location

Generally located on
the north side of I-29/
I-435 & NW 128th St.

Area

About 2,143 Acres

Zoning

MPD

Council District

2nd

County

Platte

School District

Park Hill

Surrounding Land Uses

North: 92 Hwy/ Platte County.

South: zoned KCIA/AG-R, church, single
family residence & KIC Airport.

East: zoned AG-R, Marietta- Stamper
Quarry.

West: zoned AG-R, vacant/
undeveloped farmland.

Land Use Plan

The KCI Area Plan recommends Industrial
land use for the subject property. There
is an accompanying area plan
amendment.

Major Street Plan

Interurban Road, NW 128th Street, NW
136th Street, N. Ambassador Drive and
N. Winan Avenue and addition of NW
132nd Street are identified on the City's
Major Street Plan. There is an
accompanying proposed amendment
to the plan.

APPROVAL PROCESS**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a major amendment to an approved development plan which also serves as a preliminary plat, in District MPD (Master Planned Development) for the purpose of expanding the district boundary, and to allow for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres.

PROJECT TIMELINE

The application for the subject request was filed on 09/13/2024. Scheduling deviations from 2024 Cycle 11.2 have not occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no registered Neighborhood or Home Associations tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on November 7, 2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The project site is a combination of parcels totaling about 2,143 acres generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue. There is on going construction of the first development within this park.

Surrounding land uses includes existing single-family residences on the north side of 92 Hwy within KCMO and Platte County. To the south is an existing church, single family residence, I-29/ I-435 and the Kansas City International Airport. To the east is the existing Marietta-Stamper quarry and to the west is vacant agricultural farmland.

PROFESSIONAL STAFF RECOMMENDATION

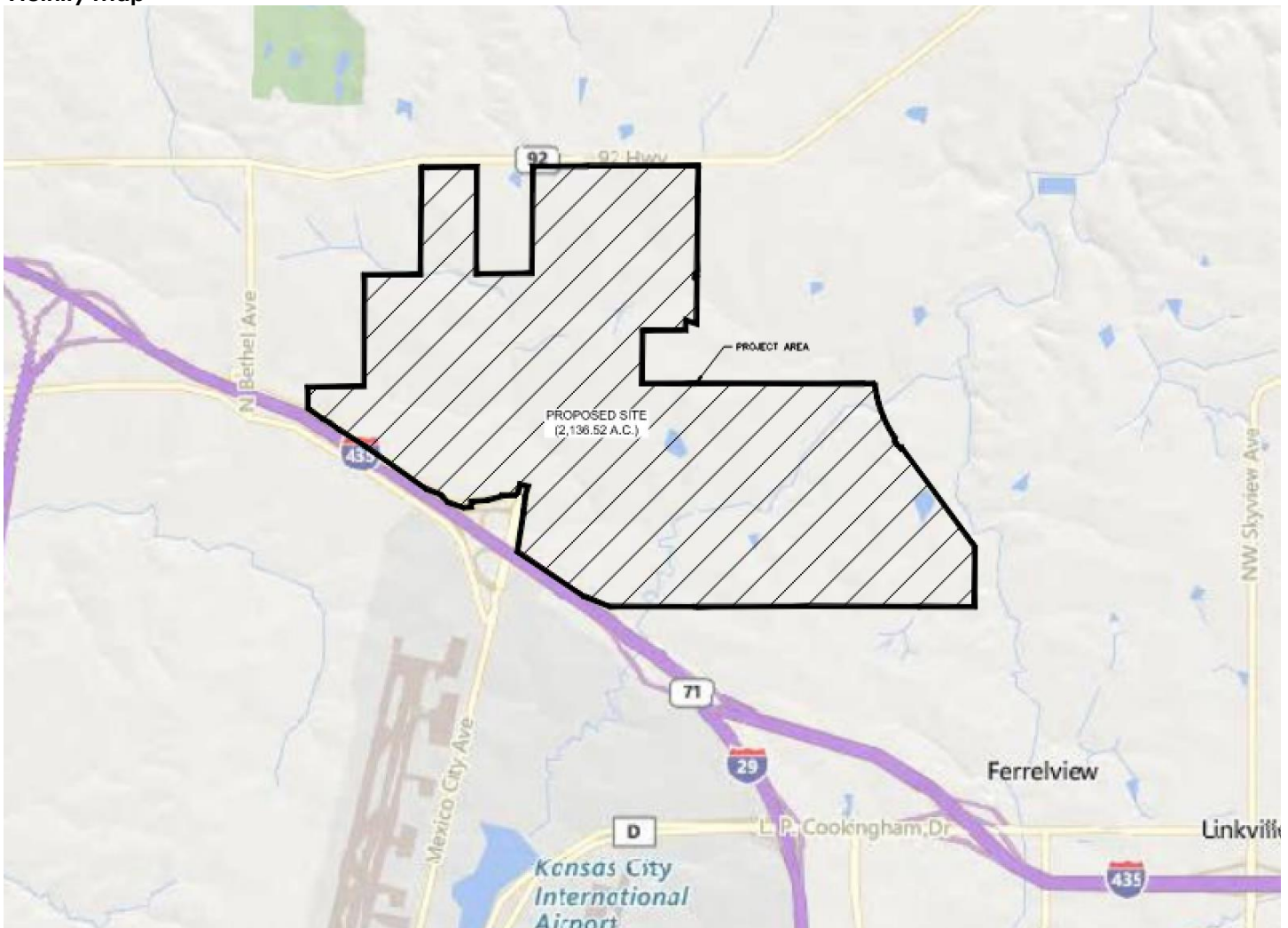
Docket #8 Recommendation

APPROVAL subject to Conditions

CONTROLLING + RELATED CASES

CD-AA-2024-00016 - A request to approve a minor amendment to an approved development plan which also serves as a 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 2,136 acres, generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue.

Case No. CD-CPC-2022-00097 – Ordinance No. 0220883 passed by City Council on October 6, 2006, approved a rezoning from Districts M1-5 (Manufacturing) and AG-R (Agricultural-Residential) to District MPD (Master Planned Development), which also serves as a preliminary plat to allow for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,136 acres, generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue.

Vicinity Map

PLAN REVIEW

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. This development plan is to allow for the incorporation of a 7-acre tract acquired from MO-DOT into the overall development. All plans and conditions of ordinance No. 0220883 passed by City Council on October 6, 2006, will remain the same and carry forward.

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 development plan complies with the applicable sections of the Zoning and Development Code and the recommended land use of the KCI Area Plan. (OA)
- B. The proposed use must be allowed in the district in which it is located;**
The warehouse, industrial, manufacturing, and warehousing uses are permitted within the AG-R zoning district which necessitates the rezoning.. (OA)
- 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 proposed plan meets the requirements for vehicular access and circulation. (OA)
- D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**
The proposed development plan is compliant. (OA)
- E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**
There are adequate utilities proposed for the site. Existing water main connections are available. (OA)
- 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 has proposed a design guideline for this development. (OA)
- 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 MPD plan allows for landscaping alternative compliance with the ability to work with the Aviation and Parks and Recreation Departments on a case-by-case basis. (OA)
- 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 final MPD plan will be reviewed to ensure they meet the city standard prior to issuance of permits. (OA)
- 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.**
The site currently has some matured trees around the regulated streams. The development is designed to protect them as much as possible. (OA)

ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

City staff recommend **APPROVAL subject to conditions** as stated in the conditions report.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Olofu Agbaji". The signature is fluid and cursive, with the first name "Olofu" and last name "Agbaji" clearly distinguishable.

Olofu Agbaji
Planner



Plan Conditions

Report Date: November 14, 2024

Case Number: CD-CPC-2024-00138

Project: KCI 29 Logistics Park

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. That Ordinance No. 220883, including all conditions provided therein, shall remain in full force and effect.
2. As part of the public entitlement process you are required to meet the public engagement Section 88-505-12 of the City's Zoning and Development Code. Submit all required public engagement documentation to your assigned planner by 11/13/24 via publicengagement@kcmo.org

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

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

4. All conditions per CD-CPC-2022-00097 to remain as established by Ordinance 220883 on 10/6/2022.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

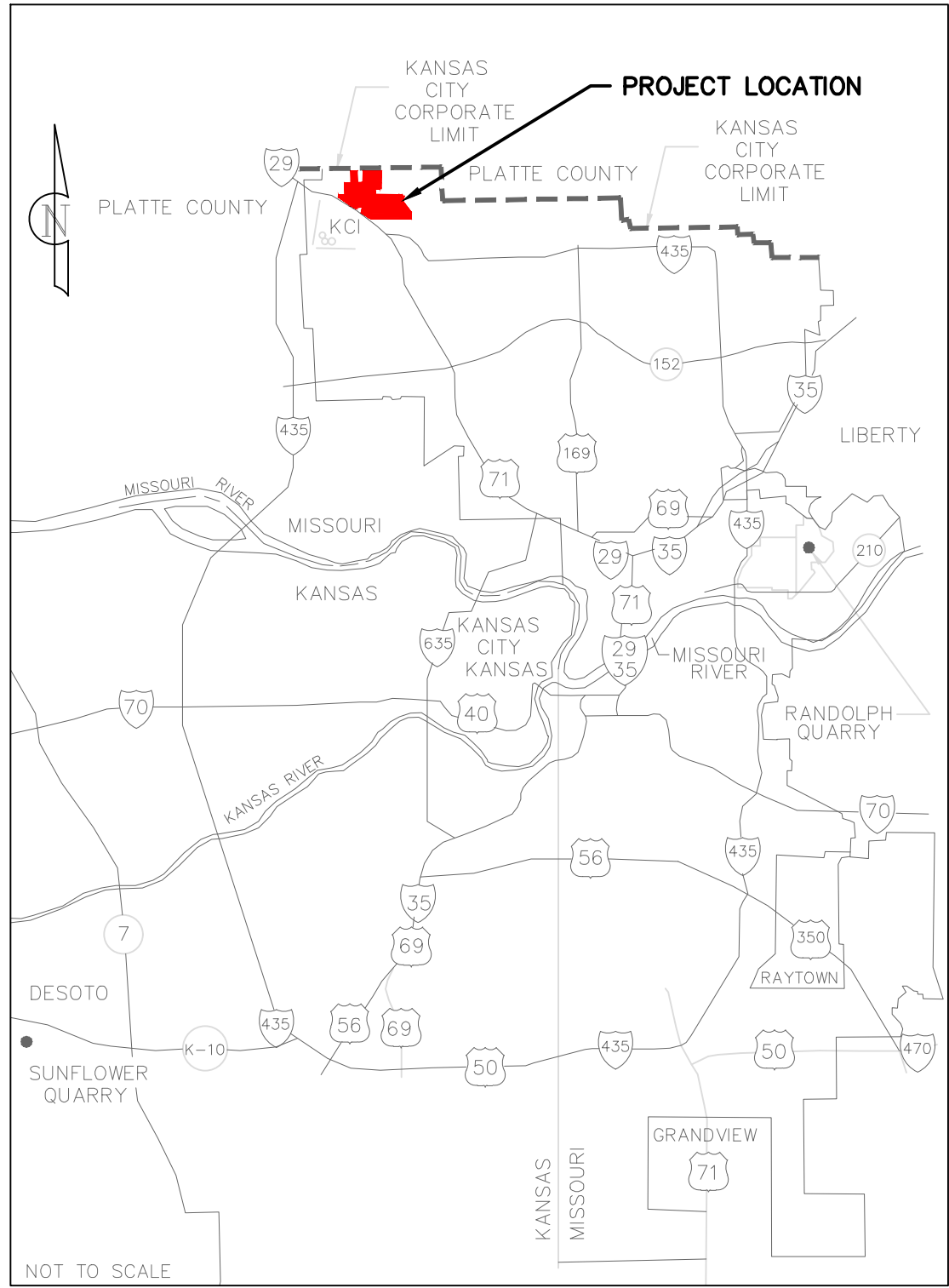
5. All conditions remain per CPC-2022-00097 as previously approved by Ordinance 220883 on 10/6/2022.

MAJOR AMENDMENT TO APPROVED MPD PLAN

FOR

KCI 29 LOGISTICS PARK

KANSAS CITY, PLATTE COUNTY, MISSOURI

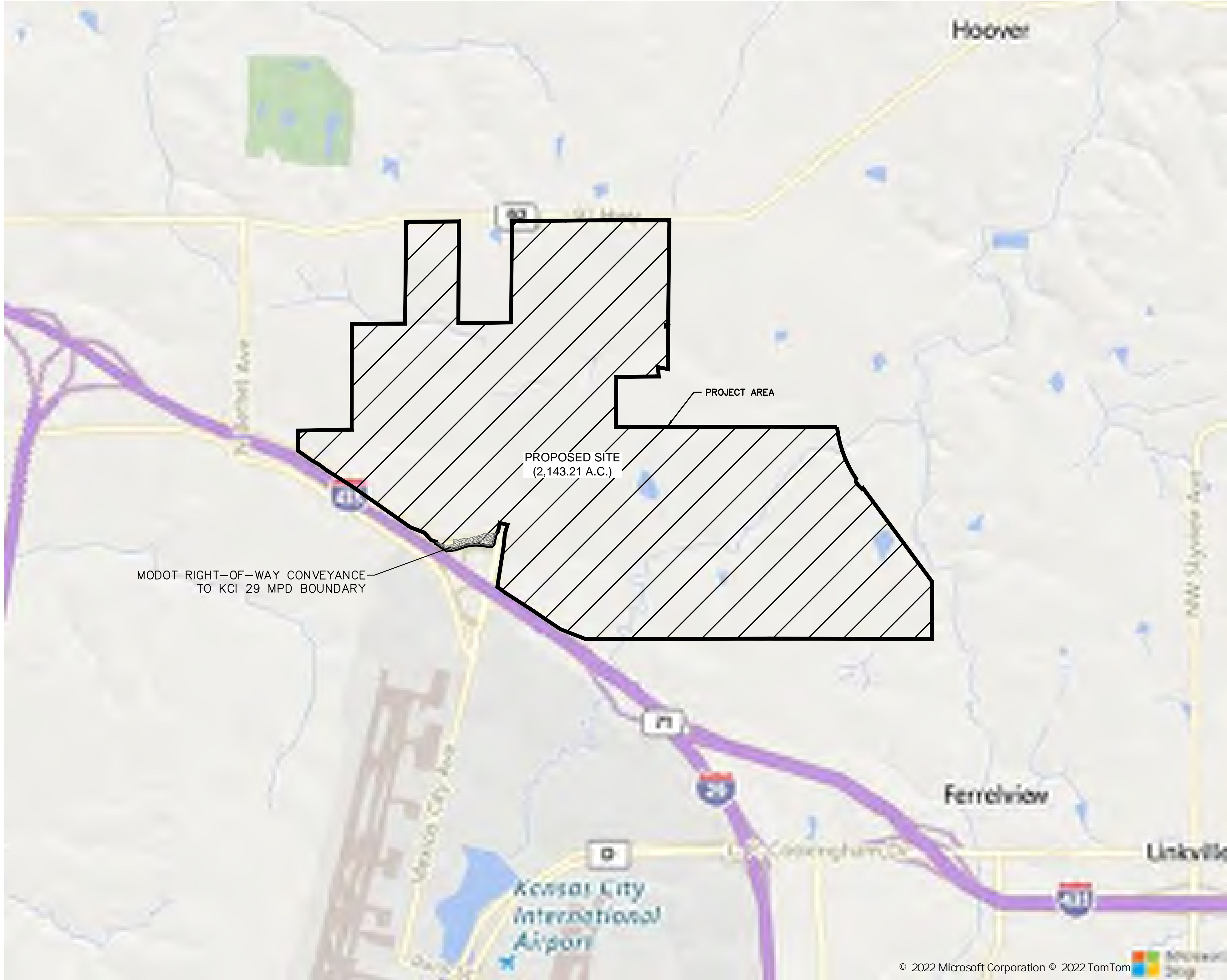
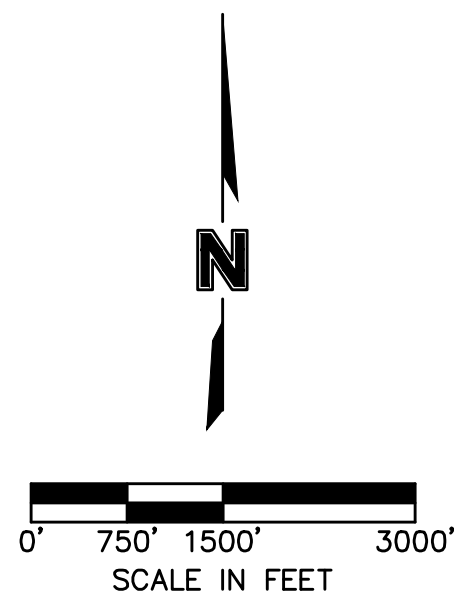


OWNER:
MC WINAN ROAD LLC
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
AND
HUNT MIDWEST PROPERTIES LLC
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
816-455-2500

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
816-442-6030
JHODSON@OLSSON.COM

AGENT:
JACOB HODSON
OLSSON
1301 BURLINGTON, SUITE 100
KANSAS CITY, MISSOURI 64116
816-442-6030
JHODSON@OLSSON.COM

ENGINEER
OLSSON
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
816-361-1177



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C101	LEGAL DESCRIPTION PLAN
C102	NOTES AND DETAILS
C103	OVERALL SITE PLAN & PRELIM PLAT
C104	OVERALL EXISTING CONDITIONS
C105	OVERALL GRADING PLAN
C106	OVERALL UTILITY PLAN
C107	OVERALL STREAM BUFFER PLAN
C108	SITE PLAN PHASE 1
C109	GRADING & UTILITIES & STREAM BUFFER PLAN PHASE 1
C110	SITE PLAN PHASE 2
C111	GRADING & UTILITIES & STREAM BUFFER PLAN PHASE 2
C112	SITE PLAN PHASE 3
C113	GRADING & UTILITIES & STREAM BUFFER PLAN PHASE 3
C114	SITE PLAN PHASE 4
C115	GRADING & UTILITIES & STREAM BUFFER PLAN PHASE 4

MPD STATEMENT OF INTENT

KCI 29 Logistics Park

Generally located between I-29 and N.W. 128th Street on the south; N. Bethel Avenue on the west, 92 Highway on the north for portions west of N. Winan Avenue and W. 136th Street on the north for portions west of Interurban Road

This MPD Plan provides for the preparation and approval of a unified development of approximately 2,143 acres located generally between I-29 and N.W. 128th Street on the south; N. Bethel Avenue on the west, 92 Highway on the north for portions west of N. Winan Avenue and W. 136th Street on the north for portions west of Interurban Road. The proposed MPD Plan provides for the development of the 2,143 acres for office, commercial, warehouse, industrial and public/civic uses consisting of approximately 19,000,000 square feet of buildings. By using MPD zoning, this allows the development of the 2,143 acres with one plan and one zoning district rather than several plans with separate zoning districts thereby resulting in a more cohesive development and allows for both a flexible and efficient approval process. This MPD Plan provides greater community benefits by providing assurances of the uses that will be permitted and constructed within this planned area.

PREVIOUSLY APPROVED MPD ZONING PLAN
ORDINANCE NUMBER: 220883
DATE: OCTOBER 6, 2022

PREVIOUSLY APPROVED MINOR AMENDMENT
CASE NUMBER: CD-AA-2024-00029
DATE: AUGUST 8, 2024

olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #101552
1301 Burlington Street
North Kansas City, MO 64116
TEL 816-361.1177
www.olsson.com

BY

JH

REVISIONS DESCRIPTION

DATE

REV. NO.

TITLE SHEET
MAJOR AMENDMENT TO APPROVED MPD PLAN
KCI 29 LOGISTICS PARK

KANSAS CITY, MO

drawn by: JH
checked by: JH
approved by: JH
QA/QC by: JH
project no.: A21-06168
drawing no.: C_TTL01_02106168
date: 09.16.24

SHEET
C100



1. EXISTING ZONING IS M1-5 & AG-R. PROPOSED ZONING IS MPD.TOTAL LAND AREA: 2,143.21 AC.
2. LAND AREA OF EXISTING AND PROPOSED STREET RIGHT-OF-WAY: 73.06 AC.
3. NET LAND AREA: 2070.70 AC.
4. PROPOSED USES: SEE ALLOWED USES LIST ON THIS SHEET (C102).
5. FINAL BUILDING HEIGHTS FOR EACH LOT ARE SUBJECT TO FEDERAL AVIATION ADMINISTRATION (FAA) APPROVAL.
6. MAXIMUM BUILDING AREA FOR EACH LOT SHALL NOT EXCEED 19,000,000.00 SF
7. GROSS FLOOR AREA RATIO FOR PROJECT: MAXIMUM FAR 5.0.
8. RATIO AND NUMBER OF REQUIRED AND PROPOSED PARKING FOR EACH USE SHALL BE DETERMINED AT TIME OF MPD FINAL PLAN SUBMITTAL FOR EACH LOT. PARKING RATIOS SHALL BE DETERMINED BY USE PER CHAPTER 88-420-06.
9. NUMBER OF REQUIRED AND PROPOSED SHORT TERM AND LONG TERM BICYCLE PARKING SPACES FOR EACH USE SHALL BE DETERMINED AT TIME OF MPD FINAL PLAN SUBMITTAL FOR EACH LOT.
10. COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE ARE AS FOLLOWS:

PHASE 1	2022	2027
PHASE 2	2027	2032
PHASE 3	2032	2037
PHASE 4	2037	2042

1. FINAL MPD PLANS DO NOT REQUIRE APPROVAL OF THE CITY PLAN COMMISSION UNLESS THE FINAL MPD PLAN PROPOSES A CHANGE IN ALIGNMENT TO ANY STREET IDENTIFIED ON THE MAJOR STREET PLAN IN A MAP DEDICATED TO THE MAJOR STREET PLAN. ANY SUCH CHANGE IN AREA AS DETERMINED BY THE PUBLIC WORKS DEPARTMENT OR PROPOSES AN INCREASE IN THE TOTAL BUILDING FLOOR AREA BEYOND THAT APPROVED ON THE PRELIMINARY DEVELOPMENT PLAN BY MORE THAN 10% OR PROPOSES A CHANGE IN THE AVIATION DEPARTMENT WHICH USES EXISTING HEIGHTS EXCEEDING THAT PERMITTED BY THE AVIATION DEPARTMENT AND OR THE FEDERAL AVIATION ADMINISTRATION WHICHEVER IS MORE RESTRICTIVE.
2. PROPOSED CONTOURS, BMPs, GRADES, EASEMENTS, TREELINE TO REMAIN, AND UTILITIES SHALL BE SHOWN ON THE PRELIMINARY DESIGN. WITHOUT COMPANY APPROVAL, MPD FINAL PLAN APPROVAL, AND BUILDING PERMIT PLAN APPROVAL.
3. MPD FINAL PLAN SHALL INCLUDE DETAILS ON BUILDING ELEVATIONS, LIGHTScape AND LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEHIND THE RIGHT-OF-WAY.
4. PROPOSED STREET AND RIGHT-OF-WAY WIDTHS, LOCATIONS, AND ALIGNMENTS ARE PRELIMINARY AND SUBJECT TO CHANGE. FINAL DESIGN OF THE PROJECT SHALL BE APPROVED BY THE CITY PLAN COMMISSION. ANY INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET, PRIVATE STREET AND/OR ACCESS EASEMENT. PUBLIC WATER AND SEWER INFRASTRUCTURE SHALL BE ALLOWED WITHIN PRIVATE STREETS SO LONG AS THEY ARE MAINTAINED WITHIN THE TRACT OF LAND AND ARE MAINTAINED BY THE OWNER'S ASSOCIATION AND SO LONG AS A COVENANT TO MAINTAIN IS PROVIDED.

16. PROPOSED BUILDING SETBACKS: 20' FROM RIGHT-OF-WAY AND EXTERNAL PROPERTY LINES. ZERO FEET (0') FROM INTERNAL LOT LINES AS LONG AS REQUIRED BUILDING SEPARATION PER BUILDING CODE IS MET AT TIME OF BUILDING PERMIT APPLICATION.
17. PROPOSED PARKING LOT SETBACKS: 10' FROM PROPERTY LINES AND STREET RIGHT-OF-WAY. ZERO FEET (0') FROM INTERNAL LOT LINES.
18. SIGNAGE: ALLOWED PER KANSAS CITY, MO ZONING ORDINANCE SECTION 88-445. MONUMENT SIGNS MAY BE INSTALLED WITH A MINIMUM SETBACK OF 10 FEET FROM THE RIGHT OF WAY.

19. ROOFTOP SIGNS FLUSH WITH THE ROOF SHALL BE ALLOWED AND WILL BE INDICATED ON THE MPD FINAL PLAN FOR EACH LOT (WHEN PROPOSED). SEE NOTE #2 UNDER "ZONING & DEVELOPMENT CODE DEVIATIONS REQUESTED" ON THIS SHEET.

20. ANY PYLON AND / OR OUTDOOR ADVERTISING SIGNAGE SHALL BE A PART OF A COUNCIL APPROVED SIGN PLAN.

21. LANDSCAPE PLANS SHALL RECEIVE ADMINISTRATIVE APPROVAL WITH EACH MPD FINAL PLAN AND ARE SUBJECT TO KANSAS CITY AVIATION DEPARTMENT'S APPROVAL. IF THE LANDSCAPE PLAN FAILS TO MEET MINIMUM CODE REQUIREMENTS DUE TO AVIATION DEPARTMENT RESTRICTIONS, THE MPD

FINAL PLAN APPLICANT SHALL ENTER INTO AN AGREEMENT WITH THE PARKS DEPARTMENT. THE AGREEMENT SHALL IDENTIFY THAT THE COST OF SAID LANDSCAPING CAN EITHER BE PAID AS A DIRECT PAYMENT TO THE PARKS DEPARTMENT TO BE USED FOR PARKS DEPARTMENT PROJECTS OR CAN BE EXPENDED BY THE APPLICANT ON LANDSCAPING, TRAILS OR OTHER PARKS DEPARTMENT RELATED PROJECTS. SUCH PARKS DEPARTMENT PROJECTS MUST BE LOCATED IN CITY COUNCIL DISTRICTS 1 OR 2.

22. THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT. ALL REQUIRED PRELIMINARY PLAT INFORMATION IS CONTAINED WITHIN THIS PLAN SET.

23. THE PLAN PERMITS TRANSFERABILITY OF THE TOTAL ALLOWED BUILDING AREA BETWEEN PHASES, SO IF ONE PHASE DID NOT UTILIZE ITS ALLOWED BUILDING AREA, ANOTHER PHASE COULD ADD THAT UNUSED AMOUNT TO ITS BUILDING AREA.

24. THIS MPD IS EXEMPT FROM CHAPTER 88-424-TREE PRESERVATION AS THIS WAS A PREVIOUSLY APPROVED PLAN. CHAPTER 88-424-03-L

25. A TRANSMISSION WATER MAIN ALONG 136TH ST FROM N. MEXICO CITY AVE

TO N. WINAN RD. WILL BE REQUIRED IF A PORTION OF THIS MPD IS PLATTED SOUTH OF 132ND ST FROM N. MEXICO CITY AVE TO N. WINAN RD., OR BEFORE ANY BUILDING PERMITS ARE ISSUED ON ANY PORTION OF THE THIS MPD SOUTH OF 132ND ST FROM N. MEXICO CITY AVE TO N. WINAN RD, OR WATER PRESSURE AND FLOW DEMANDS FROM A USER THAT REQUIRES 1 MILLION GALLONS PER DAY OR MORE FOR THE MPD REQUIRE THE TRANSMISSION WATERMAIN ALONG 136TH/ ST TO BE INSTALLED.

26. THE PUBLIC WORKS DEPARTMENT AND/OR KC WATER RETAINS THE DISCRETION TO DEFER OR WAIVE THE REQUIREMENT FOR RIGHT-OF-WAY DEDICATION AND/OR PUBLIC IMPROVEMENTS AS INDICATED IN THIS PLAN. SUCH DECISIONS SHALL BE MADE IN CONSIDERATION OF THE SPECIFIC CIRCUMSTANCES AND OVERALL IMPACT ON CITY INFRASTRUCTURE AND PUBLIC WELFARE.

PUBLIC/CIVIC

- BICYCLE SHARING FACILITY
- CLUB, LODGE, OR FRATERNAL ORGANIZATION
- COLLEGE/UNIVERSITY
- DAY CARE
- HOSPITAL
- PARK/RECREATION
- RELIGIOUS ASSEMBLY
- SAFETY SERVICE
- SCHOOLS
- UTILITIES AND SERVICES (INCLUDING BASIC, MINOR)

- ANIMAL SERVICE
- ARTIST WORK OR SALES SPACE
- BUILDING MAINTENANCE SERVICE
- BUSINESS EQUIPMENT SALES AND SERVICE
- BUSINESS SUPPORT SERVICE (EXCEPT DAY LABOR EMPLOYMENT AGENCY)
- COMMUNICATIONS SERVICE ESTABLISHMENTS
- DRIVE-THROUGH FACILITATING AND DRINKING ESTABLISHMENTS
- ENTERTAINMENT AND SPECTATOR SPORTS
- FINANCIAL SERVICES (EXCEPT PAWN SHOP AND SHORT TERM LOAN ESTABLISHMENT)
- FOOD AND BEVERAGE RETAIL SALES
- GASOLINE AND FUEL SALES
- LODGING (HOTEL/MOTEL)
- SHORT TERM RENTAL
- MOBILE VENDOR PARK
- OFFICE/MEDICAL
- REPAIR OR LAUNDRY SURFACE, CONSUMER
- OFFICE, ADMINISTRATIVE, PROFESSIONAL OR GENERAL
- PARKING, ACCESSORY
- PARKING, NON-ACCESSORY
- PERSONAL IMPROVEMENT SERVICE
- RESEARCH SERVICE
- UNDERGROUND COMMERCIAL
- RETAIL SALES
- OUTDOOR RETAIL SALES – CLASS A
- OUTDOOR RETAIL SALES – CLASS B
- SPORTS AND RECREATION, PARTICIPANT
- VEHICLE SALES AND SERVICE
- CAR WASH/CLEANING SERVICE
- HEAVY EQUIPMENT SALES/RENTAL
- LIGHT EQUIPMENT SALES/RENTAL (INDOOR)
- LIGHT EQUIPMENT SALES/RENTAL (OUTDOOR)

- MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICE
 - ARTISAN
 - LIMITED
 - GENERAL
 - UNDERGROUND MINING/QUARRYING/MANUFACTURING
- RECYCLING SERVICE
 - LIMITED
 - GENERAL
 - SELF-STORAGE WAREHOUSE
- WAREHOUSING, WHOLESALE, STORAGE, AND FREIGHT MOVEMENT
 - INDOOR
 - OUTDOOR
 - UNDERGROUND
- ACCESSORY SERVICES
 - WIRELESS COMMUNICATION FACILITY
 - FREESTANDING
 - CO-LOCATED ANTENNA

- AGRICULTURAL

RESIDENTIAL

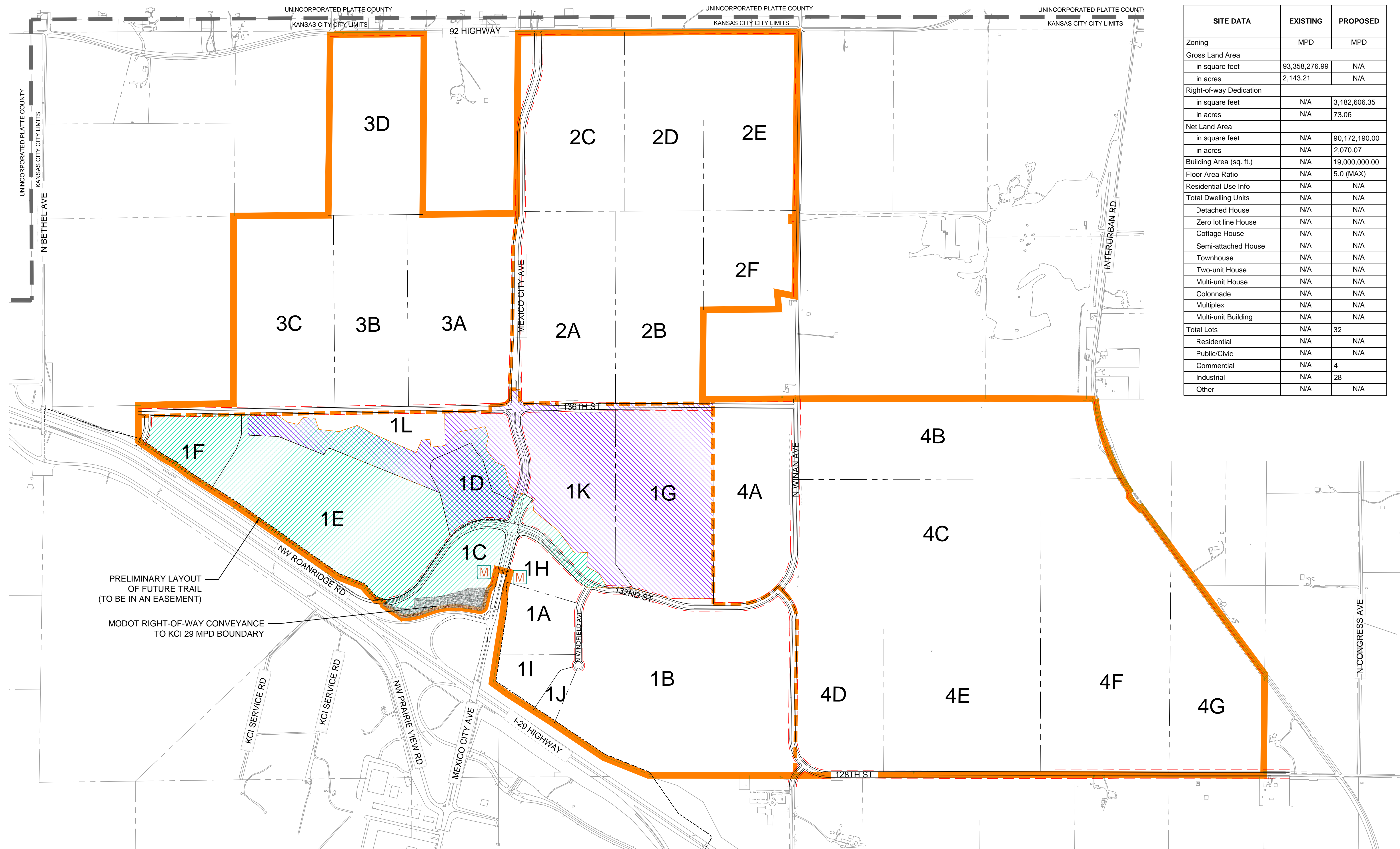
- HOUSEHOLD LIVING
 - SINGLE-FAMILY HOME
 - IN SINGLE-PURPOSE RESIDENTIAL BUILDING
 - IN MIXED-USE BUILDING

- DETENTION AND CORRECTIONAL FACILITY
- HALFWAY HOUSE


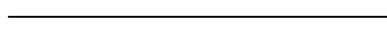

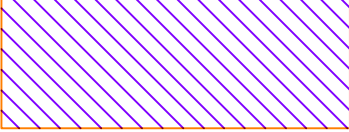
- ADULT BUSINESS
 - ADULT MEDIA STORE
 - ADULT MOTION PICTURE THEATER
 - SEX SHOP
- DAY LABOR EMPLOYMENT AGENCY
- PAWN SHOP
- SHORT-TERM LOAN ESTABLISHMENT
- FUNERAL AND INTERMENT SERVICE
- CEMETERY/COLUMBARIUM/MAUSOLEUM
- CREMATING
- UNDERTAKING
- REUSE OF OFFICIALLY DESIGNATED HISTORIC LANDMARK (LOCAL OR NATIONAL) IF PROPOSED USE IS NOT PERMITTED
- VEHICLE SALES AND SERVICES
 - MOTOR VEHICLE REPAIR, LIMITED
 - MOTOR VEHICLE REPAIR, GENERAL
 - VEHICLE STORAGE/TOWING

- JUNK/SALVAGE YARD
- MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICE
- INTENSIVE
- WASTE RELATED USE
- COMPOSTING FACILITY
- DEMOLITION DEBRIS LANDFILL
- SOLID WASTE SEPARATION FACILITY
- TRANSFER STATION

SHEET
C102

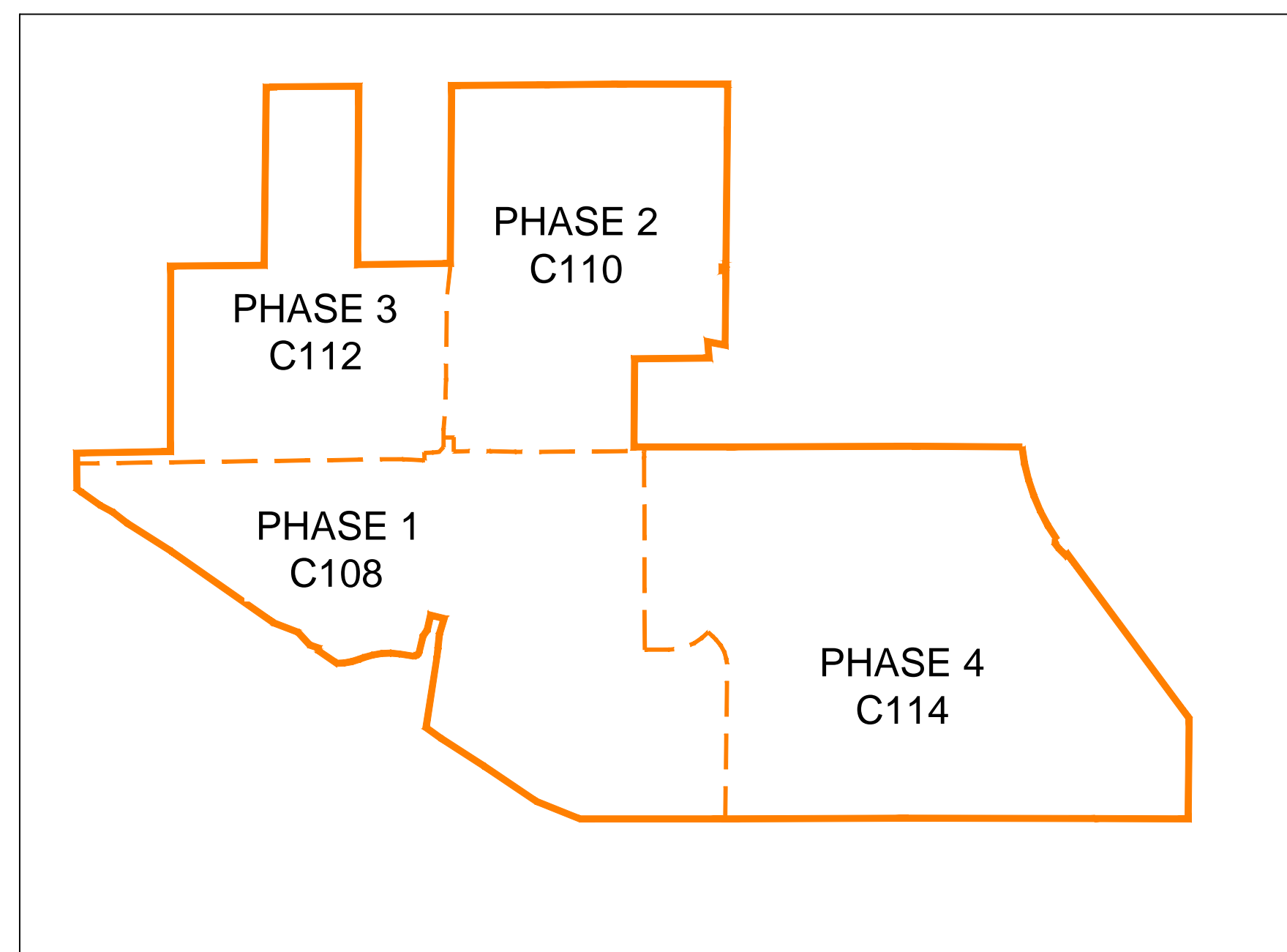


SITE DATA	EXISTING	PROPOSED
Zoning	MPD	MPD
Gross Land Area		
in square feet	93,358,276.99	N/A
in acres	2,143.21	N/A
Right-of-way Dedication		
in square feet	N/A	3,182,606.35
in acres	N/A	73.06
Net Land Area		
in square feet	N/A	90,172,190.00
in acres	N/A	2,070.07
Building Area (sq. ft.)	N/A	19,000,000.00
Floor Area Ratio	N/A	5.0 (MAX)
Residential Use Info	N/A	N/A
Total Dwelling Units	N/A	N/A
Detached House	N/A	N/A
Zero lot line House	N/A	N/A
Cottage House	N/A	N/A
Semi-attached House	N/A	N/A
Townhouse	N/A	N/A
Two-unit House	N/A	N/A
Multi-unit House	N/A	N/A
Colonnade	N/A	N/A
Multiplex	N/A	N/A
Multi-unit Building	N/A	N/A
Total Lots	N/A	32
Residential	N/A	N/A
Public/Civic	N/A	N/A
Commercial	N/A	4
Industrial	N/A	28
Other	N/A	N/A

<u>LEGEND</u>	
	PROPERTY BOUNDARY
	PHASE BOUNDARIES
	LOT BOUNDARIES
	RIGHT-OF-WAY LINE
	20' BUILDING SET BACK FROM R.O.W.
	FUTURE TRAIL
	GATEWAY MONUMENT SIGN LOCATION
	1ST PLAT
	2ND PLAT
	AREA OF 1ST PLAT WITHIN 2ND PLAT (REPLATED AREA)

BUILDING DATA	REQUIRED	PROPOSED
REAR SETBACK	N/A	10'
FRONT SETBACK	N/A	10'
SIDE SETBACK	N/A	10'
SIDE SETBACK (ABUTTING STREET)	N/A	10'

DEVELOPMENT DATA				
PHASE	GROSS AREA (AC)	R/W (AC)	NET AREA (AC)	PROPOSED BUILDING SF
1	618.58	34.93	583.65	4,250,000
2	432.36	11.98	420.38	5,250,000
3	331.77	9.19	322.58	3,500,000
4	753.78	15.94	737.84	6,000,000
TOTAL	2,136.50	72.04	2,064.46	19,000,000

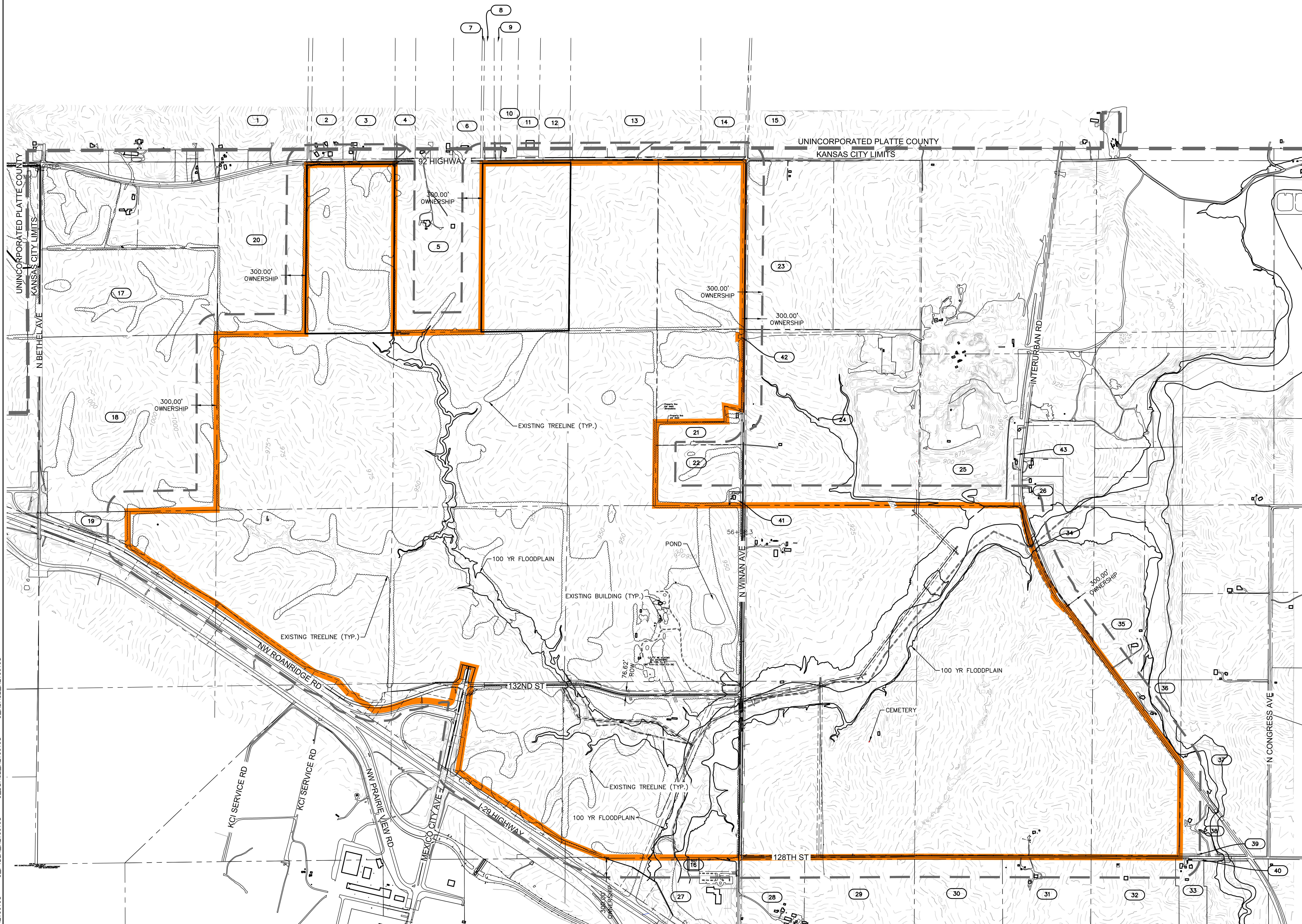


KEY MAP
N.T.S.

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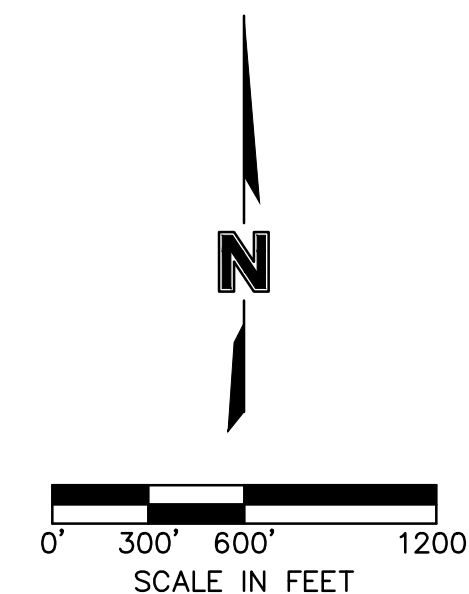
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DATE: Sep 13, 2024 1:54pm



LEGEND

PROPERTY BOUNDARY
EXISTING MAJOR CONT
EXISTING MINOR CONT



PROPERTY OWNERS WITHIN 300'	
1	KERWIN, STEVEN MICHAEL
2	GREGORY, TERI L & KEVIN L JR
3	FAUDERE, JAMIE F & MARTIN L
4	BREEDLOVE, HARLAN E & DIANNA J
5	JAMES E. & JUDITH ANN FROST
6	STEWART, JAMES W & CHRISTINE
7	MOORE, ROBERT & GARLYN
8	PUBLIC WATER SUPPLY DISTRICT #4
9	GRIMMETT, RANDY L & ELLIE I S
10	MSE PROPERTY HOLDINGS GROUP LLC
11	RHC FARMS LLC
12	THURSTON, WENDY S & JOSEPH P & THURSTON, JARED C
13	ROSCOE C EDWARDS FAMILY TRUST & GERALDINE EDWARDS FAMILY TRUST
14	ROSCOE C EDWARDS FAMILY TRUST
15	SWANEY, HAL R & PEGGY J
16	SOLID ROCK MINISTRIES OF KANSAS CITY
17	VRKC KING FAMILY LIMITED PARTNERSHIP
18	VRKC KING FAMILY LIMITED PARTNERSHIP
19	VRKC KING FAMILY LIMITED PARTNERSHIP
20	WILLIAM MANN
21	WILSON, ANDREW J TRUST
22	HILTON, AIMEE
23	HUNT MIDWEST PROPERTIES LLC
24	HUNT MIDWEST PROPERTIES LLC
25	HUNT MIDWEST PROPERTIES LLC
26	OWNERSHIP: DEWITT, RANDY W
27	SOLID ROCK MINISTRIES OF KANSAS CITY
28	ATOWISON, CHARLES DOUGLAS & NAOMI R
29	MANN, WILLIAM T TRUST
30	MANN, WILLIAM T TRUST
31	OWNERSHIP: HECKMAN FARMS 2 LLC
32	MC CREA, RUSSELL C & NORMA J TRUST
33	PJD LEASING LLC
34	HUNT MIDWEST PROPERTIES LLC
35	J WESLEY FARMS LLC
36	CANNON, THOMAS N II & ANNE M
37	CRAYCRAFT, JANICE TRUST & ROBERT FELTZMAN
38	BAKER, MICHAEL W & KAREN
39	CITY OF KANSAS CITY
40	CITY OF KANSAS CITY
41	LOEHR, CHRISTINA MARIE
42	EVERGY MISSOURI WEST INC
42	HORN, RANDALL L

OVERALL EXISTING CONDITIONS
MAJOR AMENDMENT TO APPROVED MPD PLAN

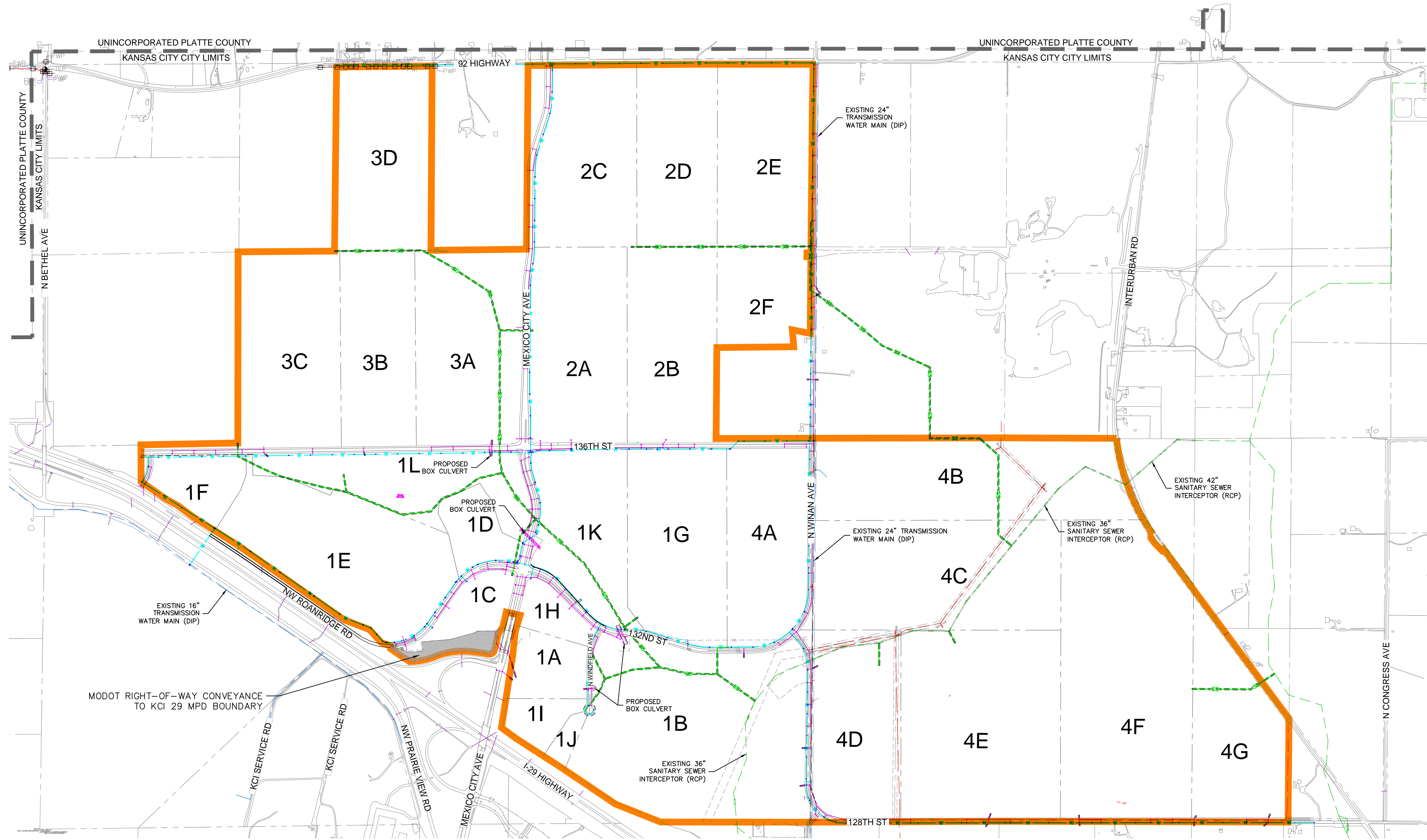
KCI 29 LOGISTICS PARK

ANSAS CITY, MO

by: _____ QJ
d by: _____ JH
ed by: _____ JH
by: _____ JE
no.: _____ A21-06168
g no.: C_EXC01_Q2106168
09.16.24

SHEET
C104

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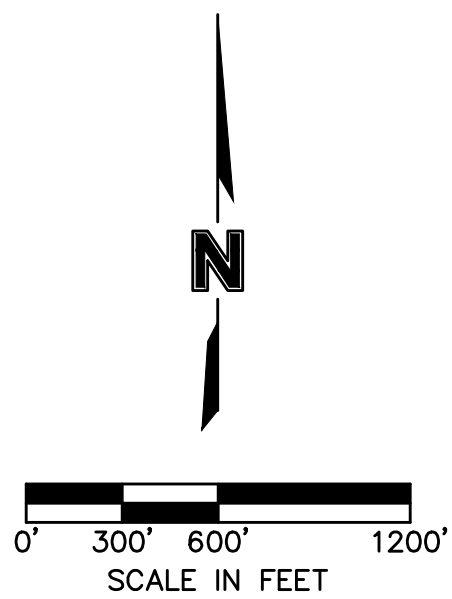
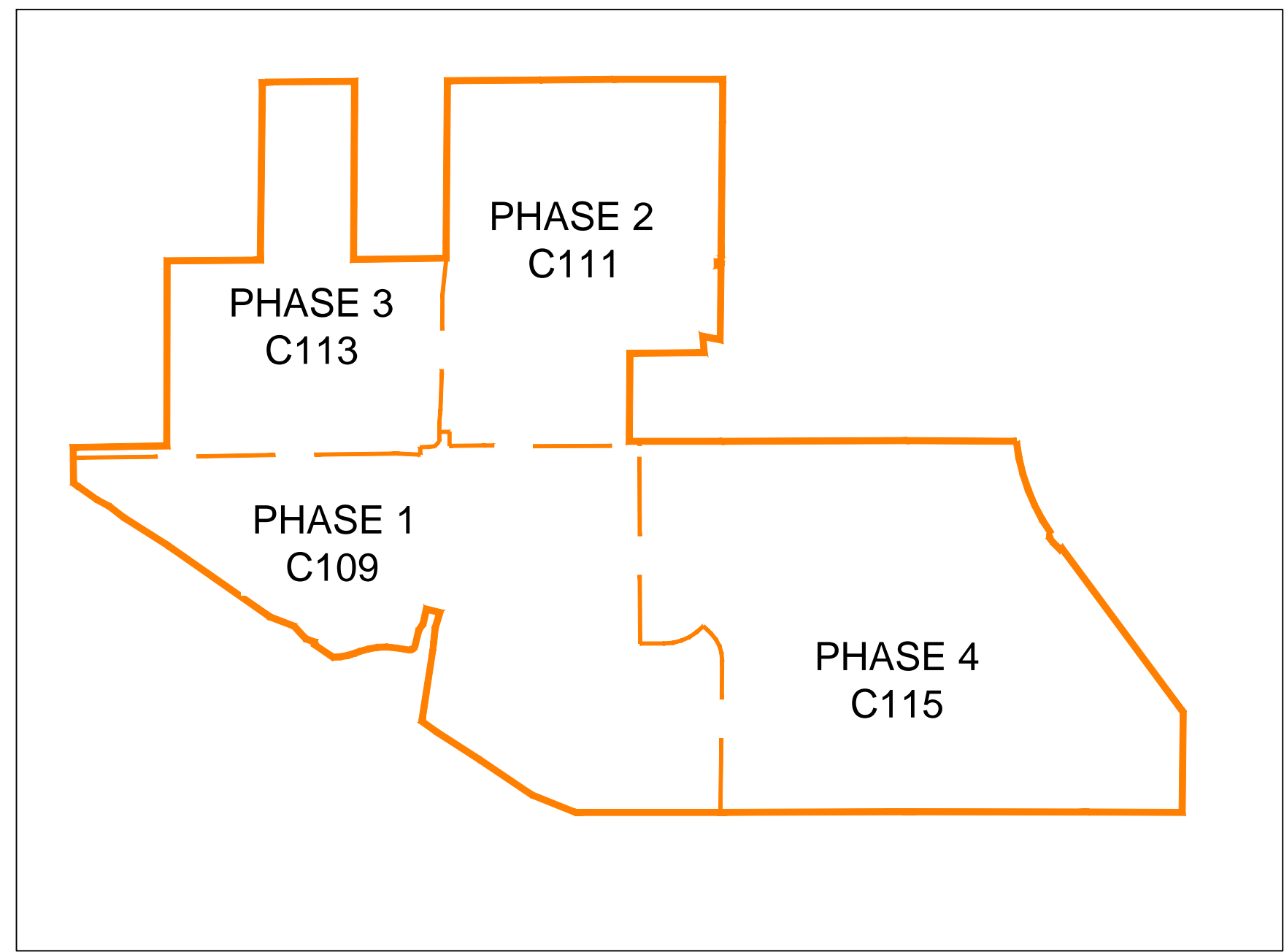


UTILITY NOTE:

A TRANSMISSION WATER MAIN ALONG 136TH ST FROM N. MEXICO CITY AVE TO N. WINAN RD. WILL BE REQUIRED IF A PORTION OF THIS MPD IS PLATTED SOUTH OF 132ND ST FROM N. MEXICO CITY AVE TO N. WINAN RD., OR BEFORE ANY BUILDING PERMITS ARE ISSUED ON ANY PORTION OF THIS MPD SOUTH OF 132ND ST FROM N. MEXICO CITY AVE TO N. WINAN RD. OR WATER PRESSURE AND FLOW DEMANDS FROM A USER THAT REQUIRES 1 MILLION GALLONS PER DAY OR MORE FOR THE MPD REQUIRE THE TRANSMISSION WATER MAIN ALONG 136TH ST TO BE INSTALLED.

LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARIES
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- PROPOSED SANITARY SEWER (8" to 24")
- PROPOSED STORM SEWER
- PROPOSED WATER LINE (12" to 16")
- PROPOSED FIRE HYDRANT (EVERY 300')



OVERALL UTILITY PLAN
MAJOR AMENDMENT TO APPROVED MPD PLAN

KCI 29 LOGISTICS PARK

KANSAS CITY, MO

drawn by: JH
checked by: JH
approved by: JH
QA/QC by: JH
project no.: A21-06168
drawing no.: C_UTL01_02106168
date: 09.16.24

SHEET
C106

REV. NO. DATE REVISIONS DESCRIPTION

BY JH

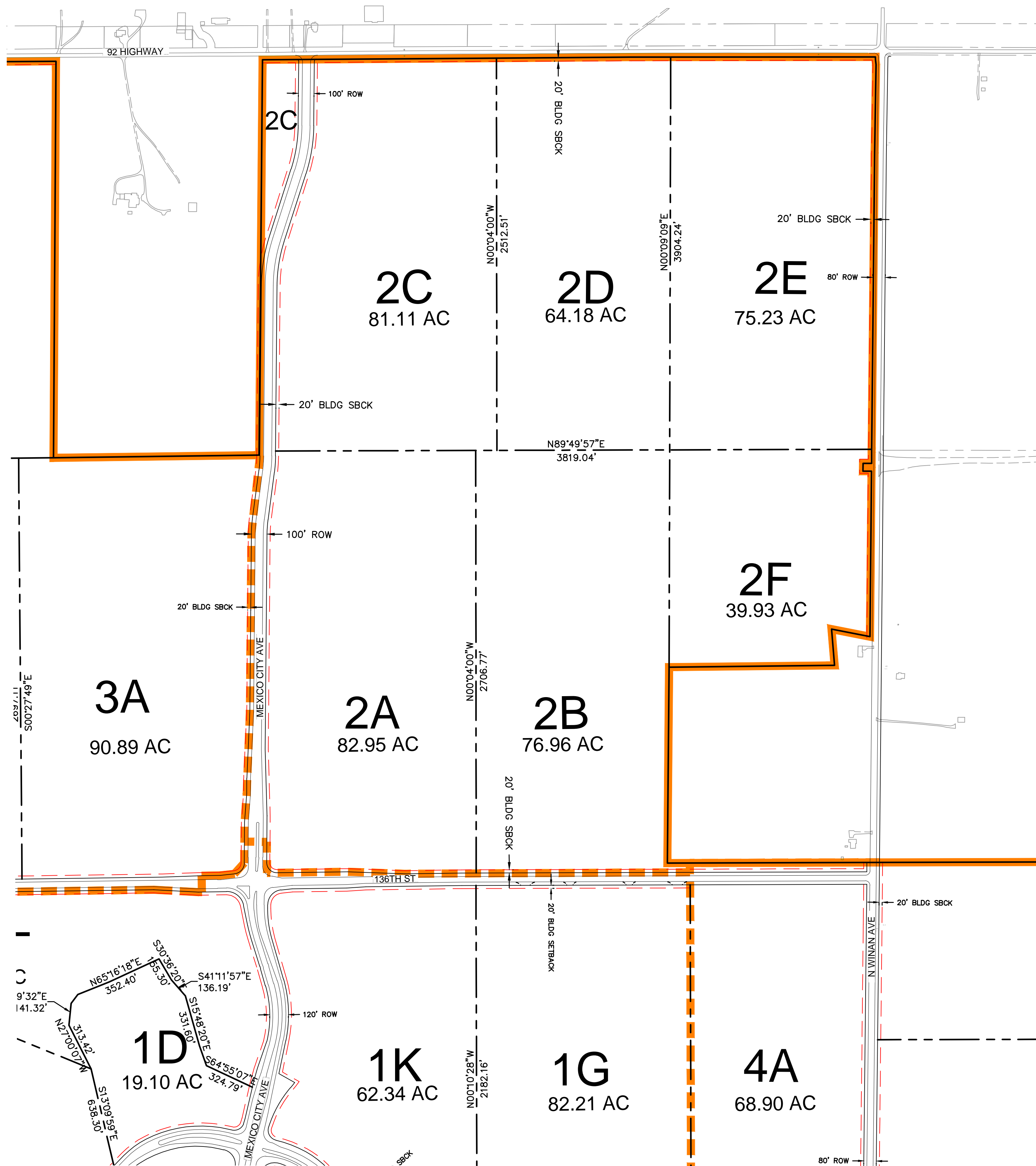
REVISIONS

2024




olsson
Olsson - Civil Engineering
Missouri Certificate of Authority #101552
301 Burlington Street
North Kansas City, MO 64116
TEL 816-361.1177
www.olsson.com

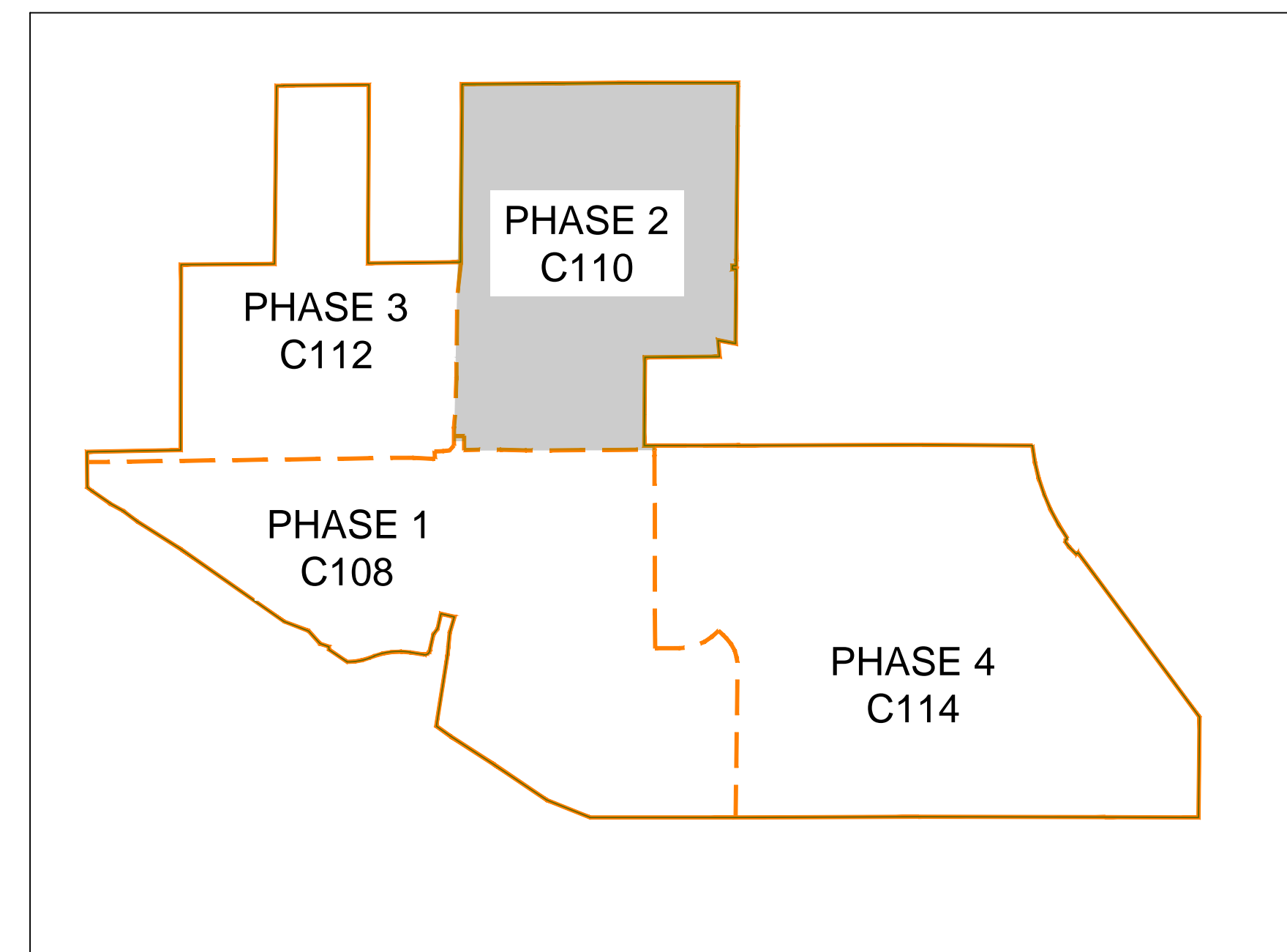
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PHASE	GROSS AREA (AC)	R/W (AC)	NET AREA (AC)	MAXIMUM BUILDING SF	F.A.R.
2	432.36	11.98	420.38	5,250,000	0.29

DEVELOPMENT AREAS ACREAGE (PHASE 2)	
LOT #	LOT AREA (ACRES)
2A	82.95
2B	76.96
2C	81.11
2D	64.18
2E	75.23
2F	39.93
TOTAL	420.36

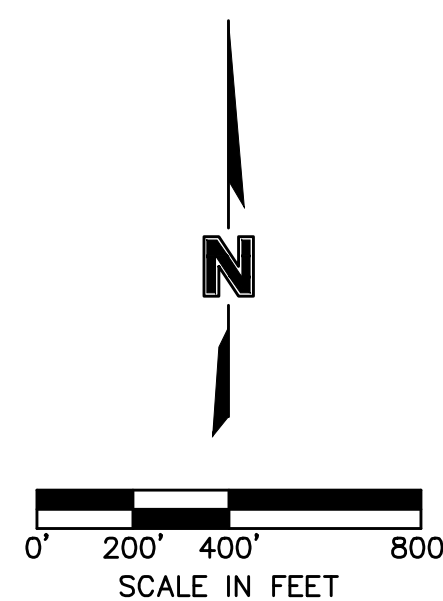


LEGEND

- | | |
|---|-----------------------------------|
| | PROPERTY BOUNDARY |
| | PHASE BOUNDARIES |
|  | LOT BOUNDARIES |
|  | RIGHT-OF-WAY LINE |
|  | 20' BUILDING SET BACK FROM R.O.W. |

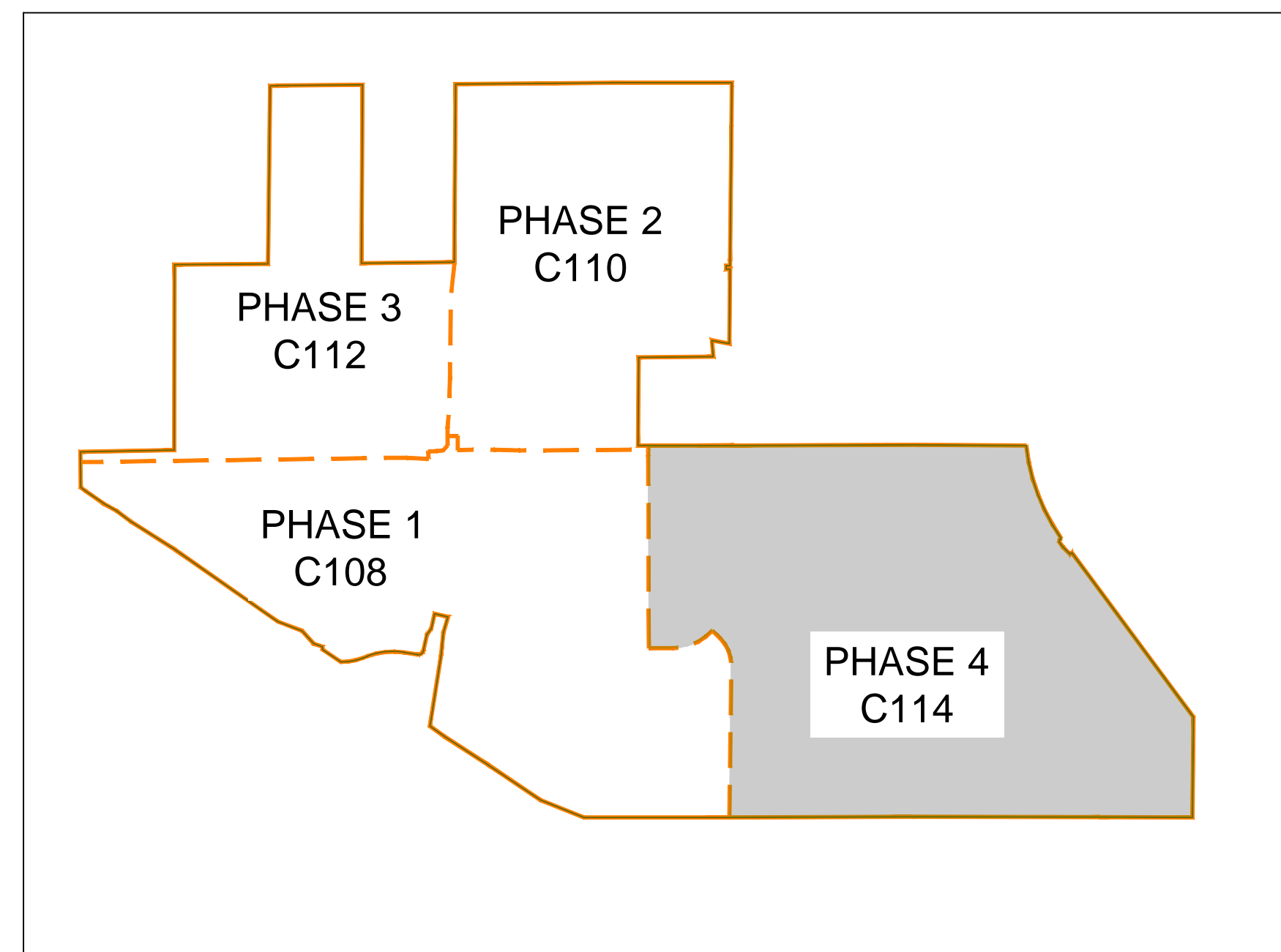


KEY MAP
N.T.S.

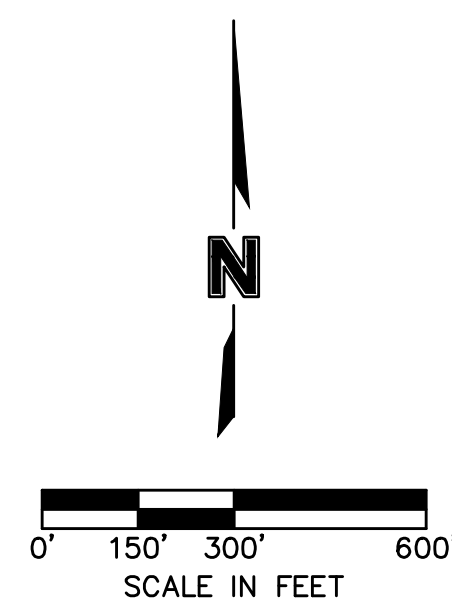


DEVELOPMENT AREAS ACREAGE (PHASE 4)	
LOT #	LOT AREA (ACRES)
4A	68.90
4B	111.87
4C	119.53
4D	73.76
4E	131.35
4F	163.88
4G	68.96
TOTAL	738.25

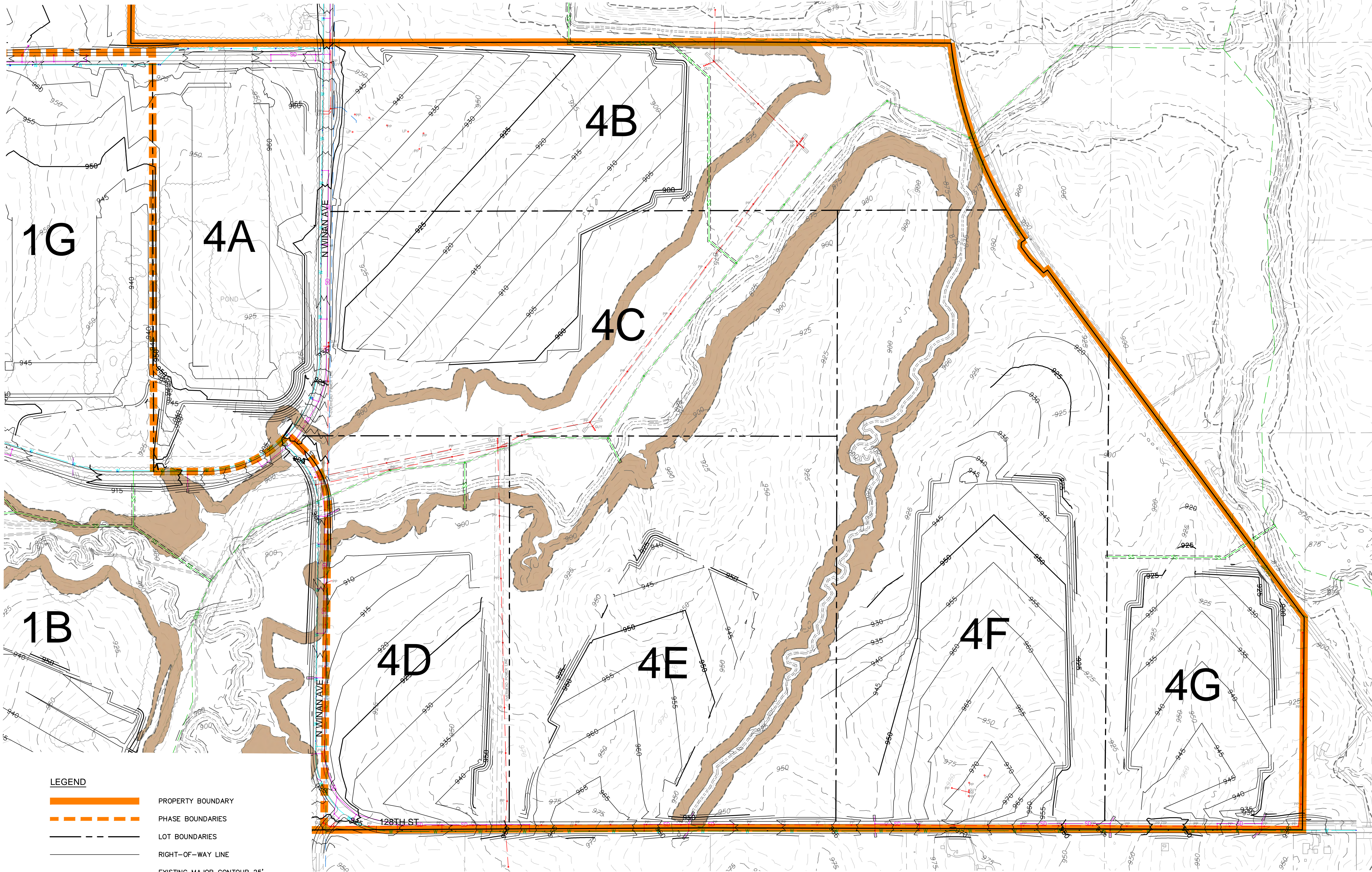
DEVELOPMENT DATA					
PHASE	GROSS AREA (AC)	R/W (AC)	NET AREA (AC)	MAXIMUM BUILDING SF	F.A.R.
4	753.78	15.94	737.84	6,000,000	0.19



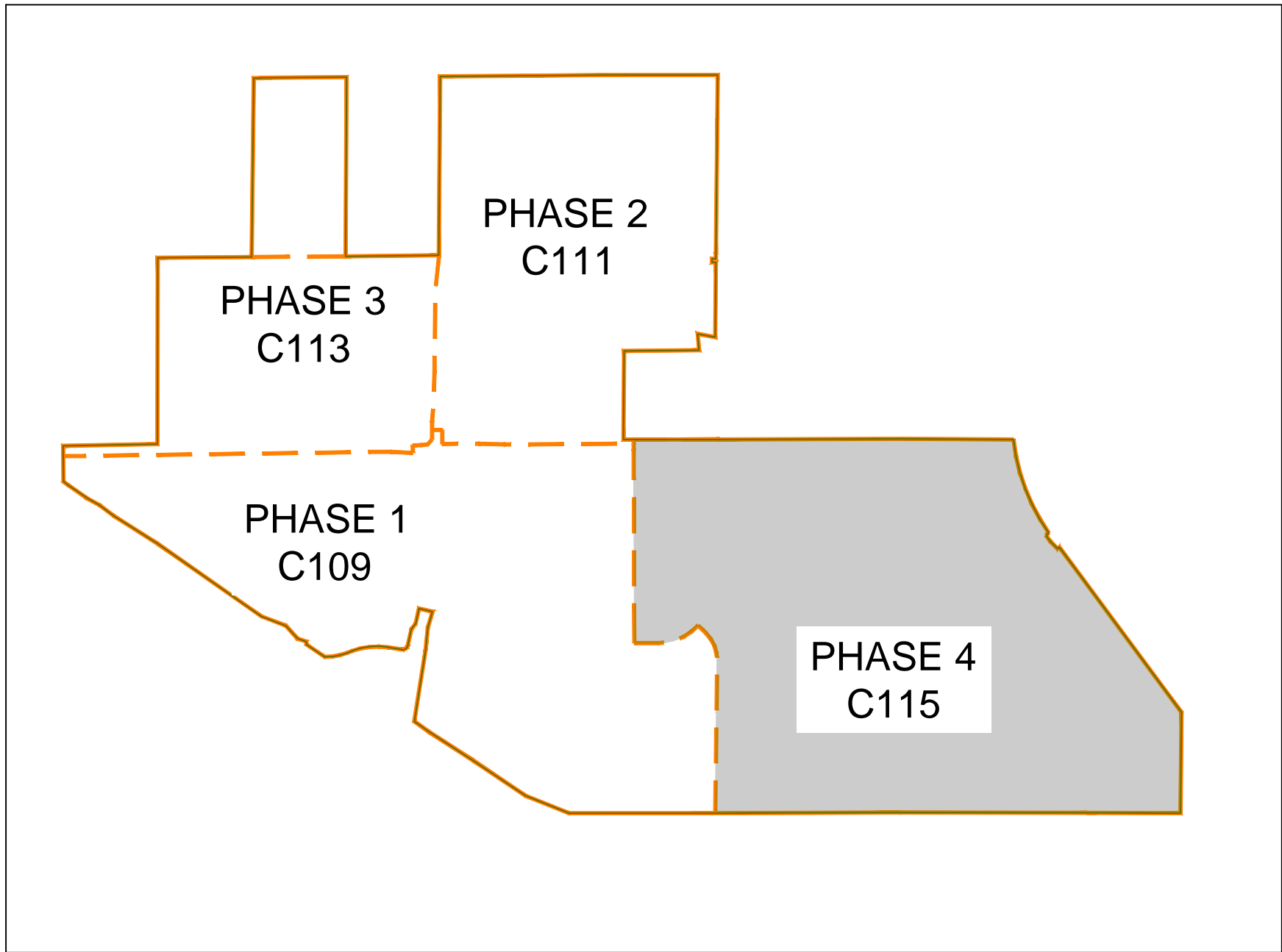
KEY MAP
N.T.S.



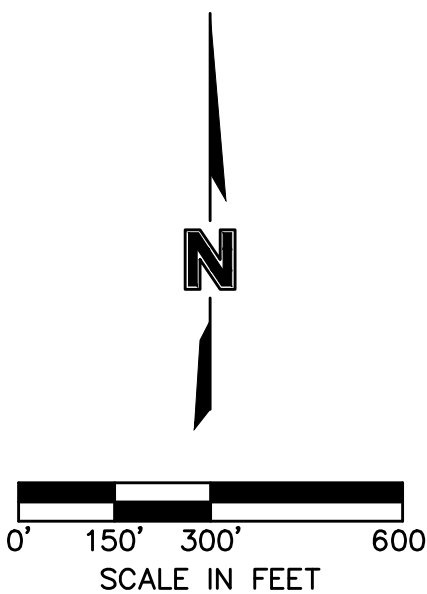
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- LEGEND**
- PROPERTY BOUNDARY
 - PHASE BOUNDARIES
 - LOT BOUNDARIES
 - RIGHT-OF-WAY LINE
 - EXISTING MAJOR CONTOUR 25'
 - EXISTING MINOR CONTOUR 5'
 - PROPOSED MAJOR CONTOUR 25'
 - PROPOSED MINOR CONTOUR 5'
 - STREAM BUFFER OUTER ZONE
 - STREAM BUFFER MIDDLE ZONE
 - STREAM BUFFER STREAMSIDE ZONE
 - EXISTING SANITARY SEWER
 - EXISTING WATER LINE
 - EXISTING STORM SEWER
 - EXISTING OVERHEAD POWER LINE
 - PROPOSED SANITARY SEWER (8" to 24")
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE (12" to 16")
 - PROPOSED FIRE HYDRANT (EVERY 300')



KEY MAP
N.T.S.



GRADING & UTILITIES & STREAM BUFFER PLAN PHASE 4
MAJOR AMENDMENT TO APPROVED MPD PLAN

KCI 29 LOGISTICS PARK

KANSAS CITY, MO

2024

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
			JH

olsson

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Missouri Certificate of Authority #101552
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SHEET
C115

drawn by: JH
checked by: JH
approved by: JH
QA/QC by: JH
project no: A21-06168
drawing no: C_GRD02_02106168
date: 09.16.24



November 12, 2024

City of Kansas City, Missouri
Attn: Olofu Agbaji
414 E 12th Street
Kansas City, MO 64106

**RE: KCI 29 Logistics Park MPD Major Amendment
CD-CPC-2024-00138 Public Engagement Meeting**

The public engagement meeting was held virtually on November 7th at 5:30pm

[KCI 29 MPD Public Engagement-20241107_173019-Meeting Recording.mp4](#)

Attendance:

1. Warner Schler
2. Tony Borchers
3. Whitney Frost
4. Aaron Schmidt
5. Dillon
6. Cordell
7. jbd
8. D
9. Nick Heiser
10. Qiyamah Muhammad
11. Jake Hodson

Meeting notes:

- Project Boundary Change: Jacob explained the project boundary change for the MPD, which involves adding a Modot right of way to the north of KCI. This change requires going through a major amendment process with the city.
 - Boundary Change: Jacob explained that the project involves changing the boundary of the MPD to include a Modot right of way, which is about 6.6 acres. This change necessitates a major amendment process with the city, including public process and Council approval.

- Location Details: The boundary change affects approximately 2600 acres to the north of KCI, on the other side of I29 and between 92 highway. The city border is just north of 92.
 - Reason for Change: The change is due to Modot vacating the old Rhone Ridge Rd. and turning over control of the right of way to Hunt Midwest. The new Rhone Ridge has recently opened.
- Land Exchange Details: Jacob detailed the land exchange, where the old Rhone Ridge Rd. is being vacated, and Modot will turn over control of the right of way to Hunt Midwest. The new Rhone Ridge has opened recently.
 - Old Road Vacated: Jacob mentioned that the old Rhone Ridge Rd. is being vacated, and Modot will turn over control of the right of way to Hunt Midwest.
 - New Road Opened: The new Rhone Ridge has now come through and has opened as of this week or late last week.
 - Land Exchange: Jacob explained that they are privatizing the right of way and turning over a small portion to the city and Modot as part of the land exchange.
- Design Standards and Usage: Jacob confirmed that the design standards for the MPD remain unchanged, with the area being used as a logistics park and prohibiting residential zoning, detention facilities, and adult businesses.
 - Design Standards: Jacob confirmed that the design standards for the MPD remain unchanged. The area will continue to be used as a logistics park.
 - Prohibited Uses: The area will prohibit residential zoning, detention facilities, and adult businesses.
- ACE Industrial Warehouse: Jacob provided an update on the ACE Industrial Warehouse building, which is nearing completion and will be visible from KCI. This building exemplifies the type of facilities planned for the KCI 29 Logistics Center.
 - Project Update: Jacob provided an update on the ACE Industrial Warehouse building, which is about a million and a half square feet and is nearing completion.
 - Visibility: The ACE signage is being completed on the roof, and the building will be visible from KCI once completed.

- Facility Example: This building exemplifies the type of facilities planned for the KCI 29 Logistics Center, including large cross-dock warehouse buildings.
- Phasing Plan: Jacob presented the phasing plan for the KCI 29 Logistics Center, highlighting the new right of way and the areas included in the first and second plats. The grading plan aims to preserve Todd Creek and adhere to the city's stream buffer ordinance.
 - Phasing Plan: Jacob presented the phasing plan for the KCI 29 Logistics Center, showing the new right of way and areas included in the first and second plats.
 - Grading Plan: The grading plan involves flat grading many areas while preserving Todd Creek and adhering to the city's stream buffer ordinance.
 - Stream Buffer: Jacob emphasized their efforts to stay out of streams and adhere to the stream buffer plan, with plans to donate more stream buffer areas clearly signed.
 - Future Trails: There is a long-term plan to have trails through the area, which will be developed in later phases as the logistics center is built out.
- Future Changes and Approvals: Jacob mentioned that future minor amendments to the project will be approved administratively by city staff and will not require full City Council approval.
- Project Timeline: Whitney inquired about the rough timeline for the different phases. Tony responded that they anticipate having a user for phase 1C by 2026, with the timeline for other phases depending on market conditions and users.
 - Phase 1C Timeline: Whitney asked about the timeline for different phases. Tony responded that they anticipate having a user for phase 1C by 2026.
 - Other Phases: The timeline for other phases is TBD based on market conditions and users.
- City Planning Commission Meeting: Jacob announced that the City Planning Commission meeting will be held on November 20th, and participants are welcome to join either virtually or in person.