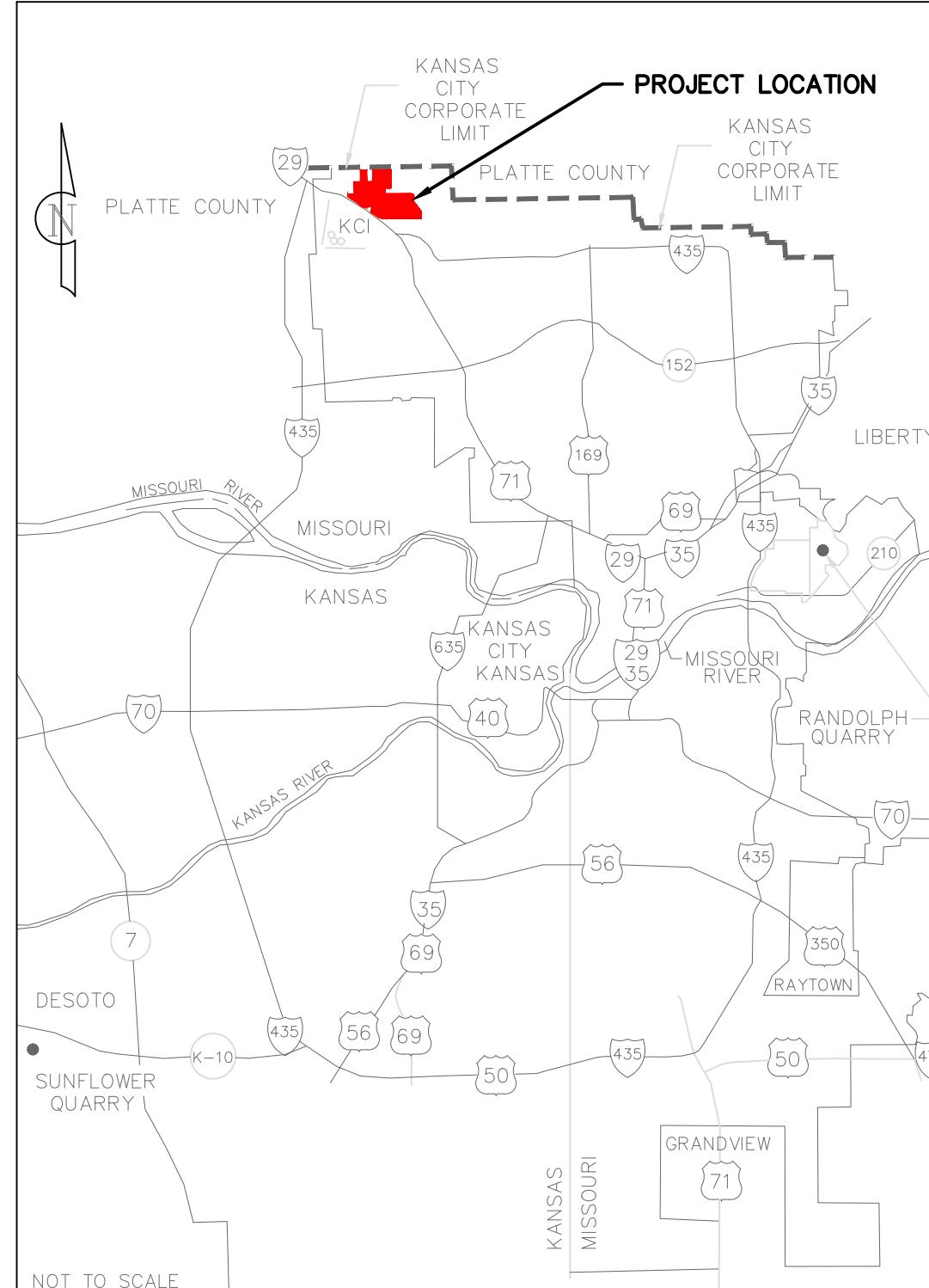


MAJOR AMENDMENT TO APPROVED MPD PLAN FOR KCI 29 LOGISTICS PARK

KANSAS CITY, PLATTE COUNTY, MISSOURI

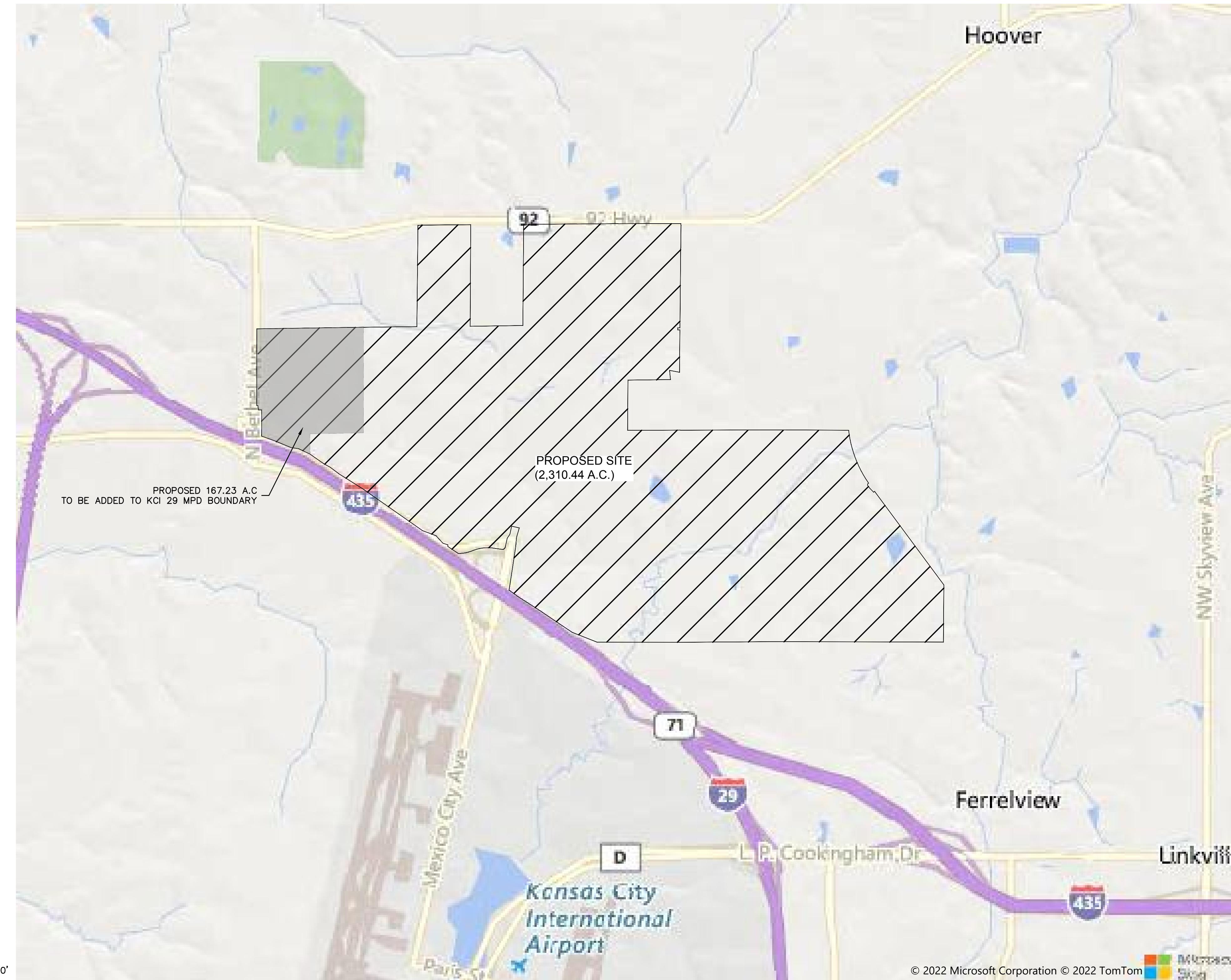
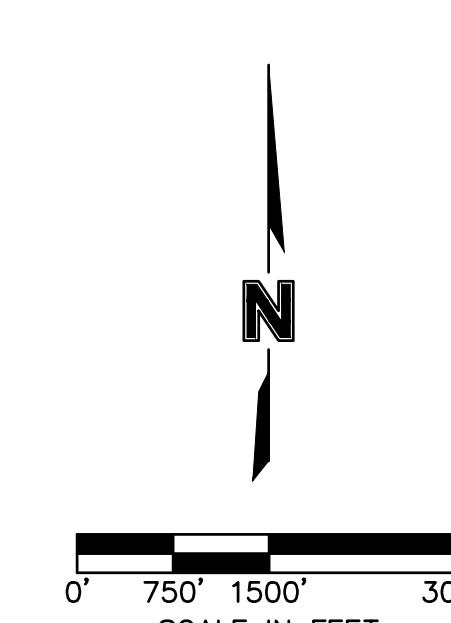


OWNER:
MC WINAN ROAD LLC
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
AND
HUNT MIDWEST PROPERTIES LLC
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161

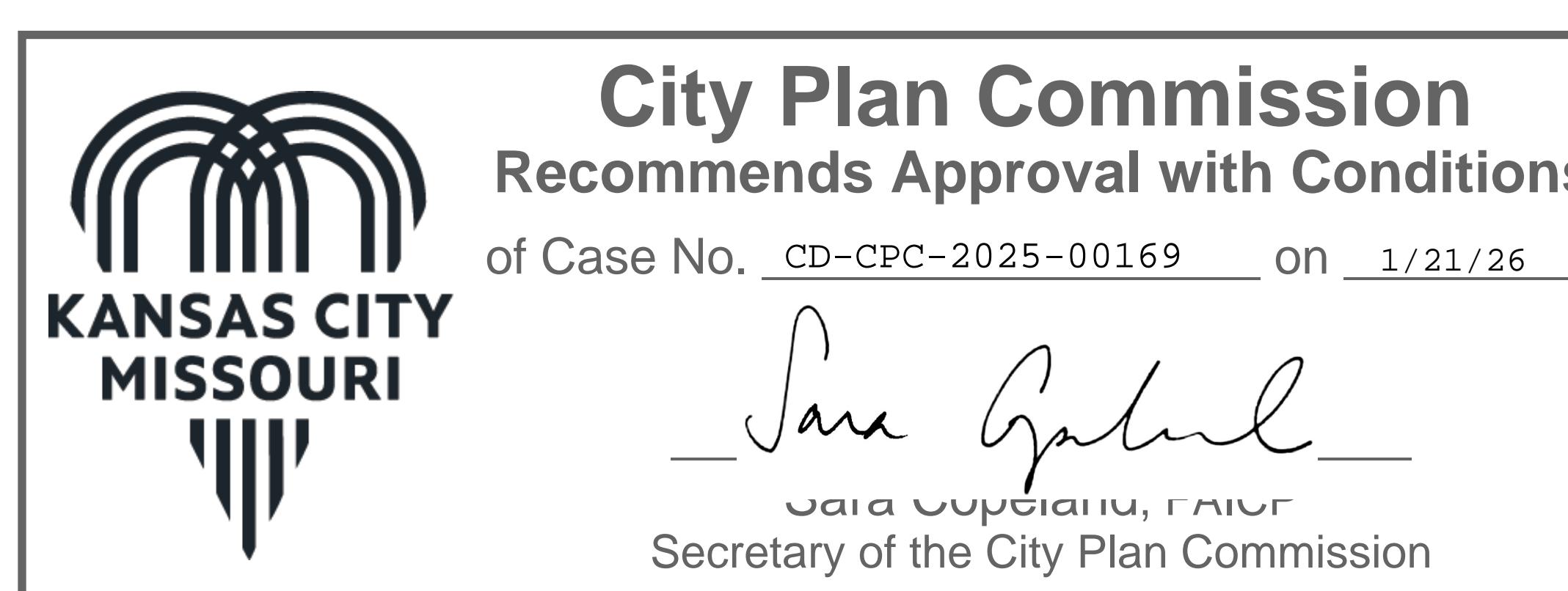
DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT INC
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
816-455-2500

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



W/G: F:\2021\06001-06500\021-06168-q\40-design\AutoCAD\preliminary plans\Sheets\SDN\C_TTL01_Q2106168.dwg
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USER: jhodson

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
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C112	SITE PLAN PHASE 3
C113	GRADING & UTILITIES & STREAM BUFFER PLAN PHASE 3
C114	SITE PLAN PHASE 4
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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 2,310.44 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 2,310.44 acres for office, commercial, warehouse, industrial and public/civic uses consisting of approximately 22,000,000 square feet of buildings. By using MPD zoning, this allows the development of the 2,310.44 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 2, 2024

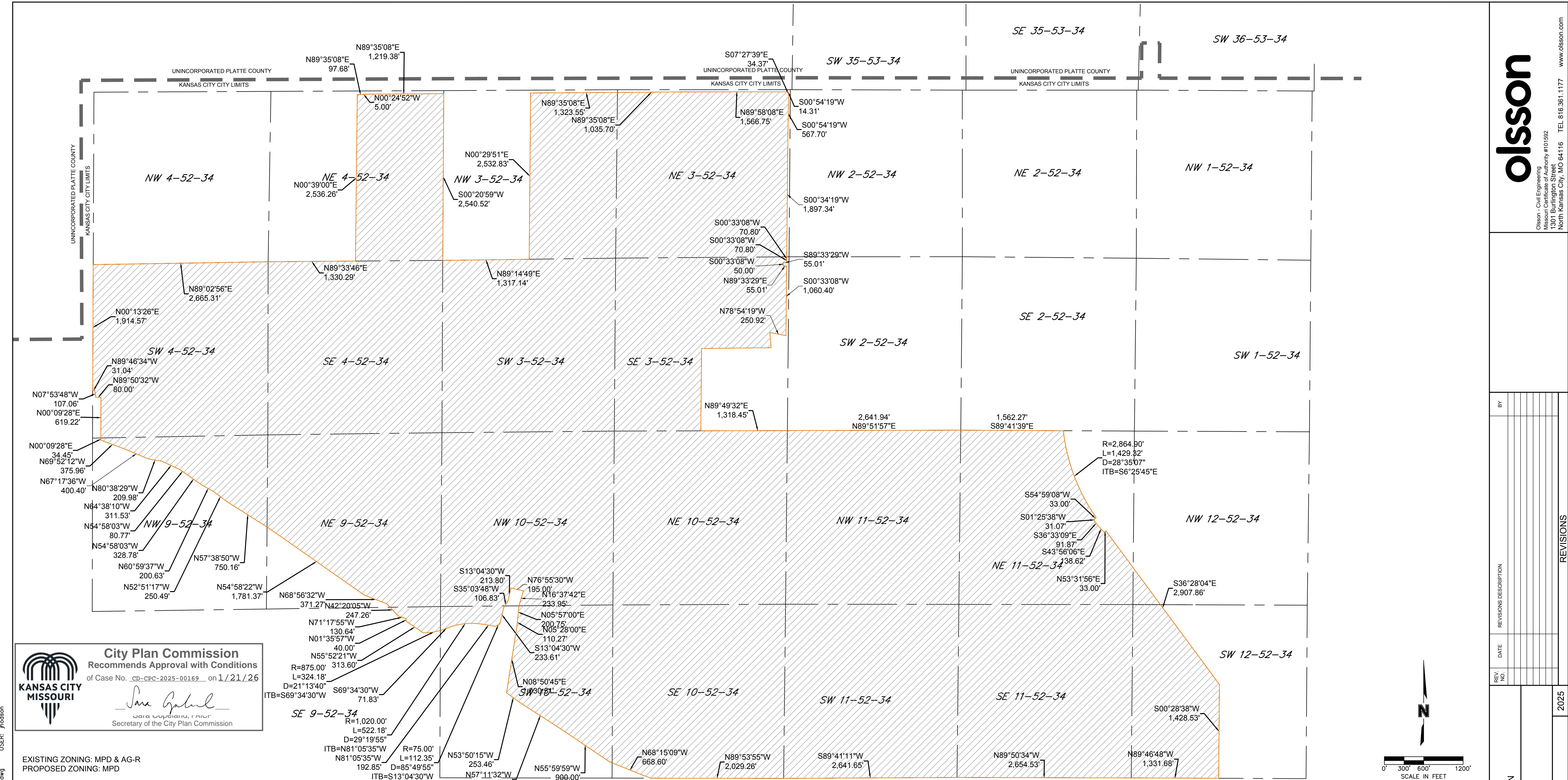
PREVIOUSLY APPROVED MAJOR AMENDMENT
CASE NUMBER: CD-CPC-2024-00138
ORDINANCE NUMBER: 250084
DATE: FEBRUARY 6, 2025

PREVIOUSLY APPROVED MINOR AMENDMENT
CASE NUMBER: CD-AA-2025-00067
DATE: JULY 24, 2025

Olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #101592
1301 Burlington Street
North Kansas City, MO 64112 TEL 242-2217

TITLE SHEET			
MAJOR AMENDMENT TO APPROVED MPD PLAN			
KCI 29 LOGISTICS PARK			
drawn by:			
checked by:			
approved by:			
QA/QC by:			
project no.:	A21-0616		
drawing no.:	C-TTL01-Q210616		
date:	10/27/2022		
SHEET C100			



EXISTING ZONING: MPD & AG-R PROPOSED ZONING: MPD

PROPOSED ZONING: MPD

ZONING DESCRIPTION:

A TRACT OF LAND IN THE NORTH

A TRACT OF LAND IN
OF SECTION 11 AND



ARCHITECTURAL CHARACTER IMAGE FOR PROPOSED INDUSTRIAL WAREHOUSE USE

GENERAL NOTES:

- EXISTING ZONING IS MPD & AG-R. PROPOSED ZONING IS MPD. TOTAL LAND AREA: 2,143.21 AC.
- LAND AREA OF EXISTING AND PROPOSED STREET RIGHT-OF-WAY: 68.00 AC.
- NET LAND AREA: 2422.44 AC.
- PROPOSED USES: SEE ALLOWED USES LIST ON THIS SHEET (C102).
- FINAL BUILDING HEIGHTS FOR EACH LOT ARE SUBJECT TO FEDERAL AVIATION ADMINISTRATION (FAA) APPROVAL.
- GROSS BUILDING AREA FOR PROJECT SHALL NOT EXCEED 24,00,000 SF
- CROSS FLOOR AREA RATIO FOR PROJECT: MAXIMUM FAR 5.0
- 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.
- 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.
- COMMENCEMENT AND COMPLETION DATES FOR EACH AREA ARE AS FOLLOWS:

 - AREA 1 - 2027 - 2032
 - AREA 2 - 2027 - 2032
 - AREA 3 - 2032 - 2037
 - AREA 4 - 2037 - 2042

HOWEVER, ANTICIPATED COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE ARE SUBJECT TO CHANGE AND ARE DEPENDENT UPON MARKET DEMAND.

- 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 THIS PLAN, ANY PROPERTY OWNERS OUTSIDE THE PLAN 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 THE ADDITION OR DELETION OF ANY USES OR PROPOSES BUILDING HEIGHTS EXCEEDING THAT PERMITTED BY THE AVIATION DEPARTMENT AND OR THE FEDERAL AVIATION ADMINISTRATION WHICHEVER IS MORE RESTRICTIVE.
- PROPOSED CONTOURS, BMPS, GRADGES, EASEMENTS, TREELINE TO REMAIN, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, PRIVATE UTILITY COMPANY APPROVAL, MPD FINAL PLANS APPROVED BY THE AVIATION DEPARTMENT AND OR THE FEDERAL AVIATION ADMINISTRATION.
- MPD FINAL PLAN SHALL INCLUDE DETAILS ON BUILDING ELEVATIONS, LANDSCAPING, AND A LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE RIGHT-OF-WAY.
- PROPOSED STREET AND RIGHT-OF-WAY WIDTHS, LOCATIONS, AND ALIGNMENTS ARE PRELIMINARY AND SUBJECT TO CHANGE. FINAL DESIGN OF STREET SECTIONS SHALL BE PER MPD FINAL PLAN AND PERMIT PLANS.
- INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET, PRIVATE STREET AND/OR EASEMENT. PUBLIC WATER AND SEWER INFRASTRUCTURE SHALL BE ALLOWED WITHIN PRIVATE STREETS SO LONG AS THEY ARE CONTAINED WITHIN A TRACT TO BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION AND SO LONG AS A COVENANT TO MAINTAIN IS PROVIDED.
- 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.
- PROPOSED PARKING LOT SETBACKS: 10' FROM PROPERTY LINES AND STREET RIGHT-OF-WAY, ZERO FEET (0') FROM INTERNAL LOT LINES.
- 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.
- 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.
- ANY PYLON AND/OR OUTDOOR ADVERTISING SIGNAGE SHALL BE A PART OF A COUNCIL APPROVED SIGN PLAN.
- LANDSCAPE PLANS SHALL RECEIVE ADMINISTRATIVE APPROVAL WITH EACH MPD PLAN AND ARE SUBJECT TO KANSAS CITY AVIATION DEPARTMENT'S APPROVAL IF THE LANDSCAPE PLAN TO BE PLANTED IS SUBJECT TO AVIATION DEPARTMENT'S LANDSCAPING 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.
- THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT. ALL REQUIRED PRELIMINARY PLAT INFORMATION IS PROVIDED WITHIN THIS PLAN.
- SUBJECT TO DEVELOPMENT NOTE 2 ON SHEET C103, 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.
- THIS MPD IS EXEMPT FROM CHAPTER 88-424 - TREE PRESERVATION AS THIS WAS A PREVIOUSLY APPROVED PLAN. CHAPTER 88-424-03-L
- THE CONSTRUCTION OF A WATER MAIN ALONG 132ND ST FROM N. MEXICO CITY AVE TO N. WINAN RD. WILL BE DEFERRED UNTIL ANY PORTION OF THE PROPERTY IS PLATED SOUTH OF 132ND ST FROM N. MEXICO CITY AVE TO N. WINAN RD., OR BEFORE AND BUILDING PERMITS ARE ISSUED ON ANY PORTION OF THE PROPERTY SOUTH OF 132ND ST FROM N. MEXICO CITY AVE TO N. WINAN RD. THE WATER MAIN ASSUMES OWNERSHIPS AND OWNERS FROM A USER THAT REQUIRES 1 MILLION GALLONS PER DAY OR MORE FOR THE PROPERTY REQUIRE THIS SEGMENT TO BE INSTALLED WHICHEVER OCCURS FIRST ("TRIGGERING EVENT")
- 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 TIED TO ANY FINAL PLAT WITHIN THE OVERALL DEVELOPMENT. SUCH DECISIONS SHALL BE MADE IN CONSIDERATION OF THE SPECIFIC CIRCUMSTANCES AND OVERALL IMPACT ON CITY INFRASTRUCTURE AND PUBLIC WELFARE.
- FOR THE AVOIDANCE OF DOUBT AND SUBJECT TO DEVELOPMENT NOTE 1 ON SHEET C103, ALL "ALLOWED USES" NOTED ON SHEET C102 ARE PERMITTED IN EACH LOT WITHIN THIS MPD PLAN, NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS MPD PLAN WHICH CLASSIFY A PARTICULAR LOT AS "INDUSTRIAL, COMMERCIAL OR ANOTHER GENERAL USE" CLASSIFICATION.
- SCHEDULE FOR THE ADMINISTRATIVE APPROVAL OF FINAL MPDS SHALL FOLLOW THE DEVELOPMENT REVIEW COMMITTEE CALENDAR.

ALLOWED USES:

- 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)

COMMERCIAL

- 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 FACILITY/ EATING 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, 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)

INDUSTRIAL

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

OTHER

- AGRICULTURAL

PROHIBITED USES:

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

PUBLIC/CIVIC

- DETENTION AND CORRECTIONAL FACILITY
- HALFWAY HOUSE

COMMERCIAL

- 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/COLUMBIARIUM/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

INDUSTRIAL

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

CONTENT EXEMPTIONS REQUESTED:

THE FOLLOWING EXEMPTIONS FROM THE KANSAS CITY, MISSOURI CITY PLANNING AND DEVELOPMENT (DEVELOPMENT MANAGEMENT DIVISION) REQUIRED CONTENT CHECKLIST ARE BEING REQUESTED:

- GRAPHIC AND WRITTEN SCALE OF ONE INCH EQUALS 200 FEET FOR APPLICATIONS CONSISTING OF OVER 200 ACRES.
- LOCATION AND DIMENSIONS OF THE WIDTHS OF PROPOSED PRIVATE VEHICULAR ACCESS INTO THE PROPERTY.
- LOCATION OF PROPOSED BUILDINGS AND STRUCTURES WITH DIMENSIONS OF SETBACK FROM PROPOSED STREET RIGHT-OF-WAY AND ADJACENT PROPERTY LINES, DIMENSIONS OF BUILDING WIDTH AND LENGTH, NUMBER OF FLOORS, GROSS FLOOR AREA PER FLOOR AND TOTAL BUILDING AREA (FOR EACH INDIVIDUAL BUILDING).
- IDENTIFICATION OF PROPOSED USE WITH EACH BUILDING, BUILDING ENTRANCES AND EXITS, DOCKS OR OTHER SERVICE ENTRANCES, OUTDOOR STORAGE AND SALES AREAS, AND OTHER PAVED AREAS.
- LOCATION OF PROPOSED PARKING SPACES, AISLES, AND DRIVES WITH WRITTEN SETBACK DIMENSIONS FROM PROPOSED STREET RIGHTS-OF-WAY AND ADJACENT PROPERTY LINES; TYPICAL WIDTH AND LENGTH OF PARKING SPACES; NUMBER OF PARKING SPACES PER ROW, AND WIDTH OF PARKING AISLES.
- LOCATION AND IDENTIFICATION OF BUILDINGS, STRUCTURES, ACCESS, AND PARKING AREAS IN EACH PHASE.

PLAN SHEET EXEMPTIONS REQUESTED:

THE FOLLOWING EXEMPTIONS FROM THE KANSAS CITY, MISSOURI CITY PLANNING AND DEVELOPMENT (DEVELOPMENT MANAGEMENT DIVISION) REQUIRED PLAN SHEETS CHECKLIST ARE BEING REQUESTED:

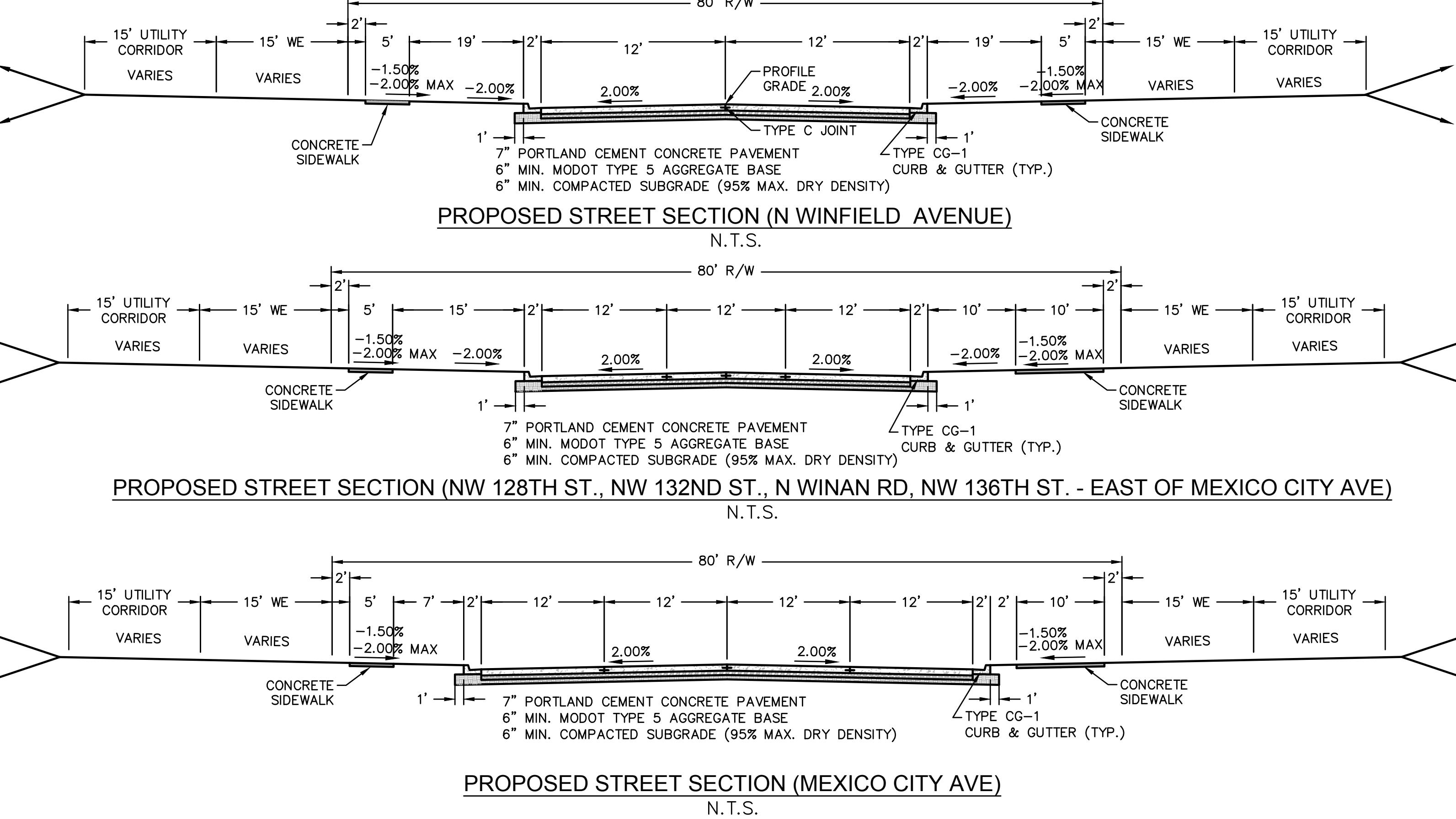
- LANDSCAPE PLAN (CONCEPT)
- BUILDING ELEVATIONS (CONCEPT)

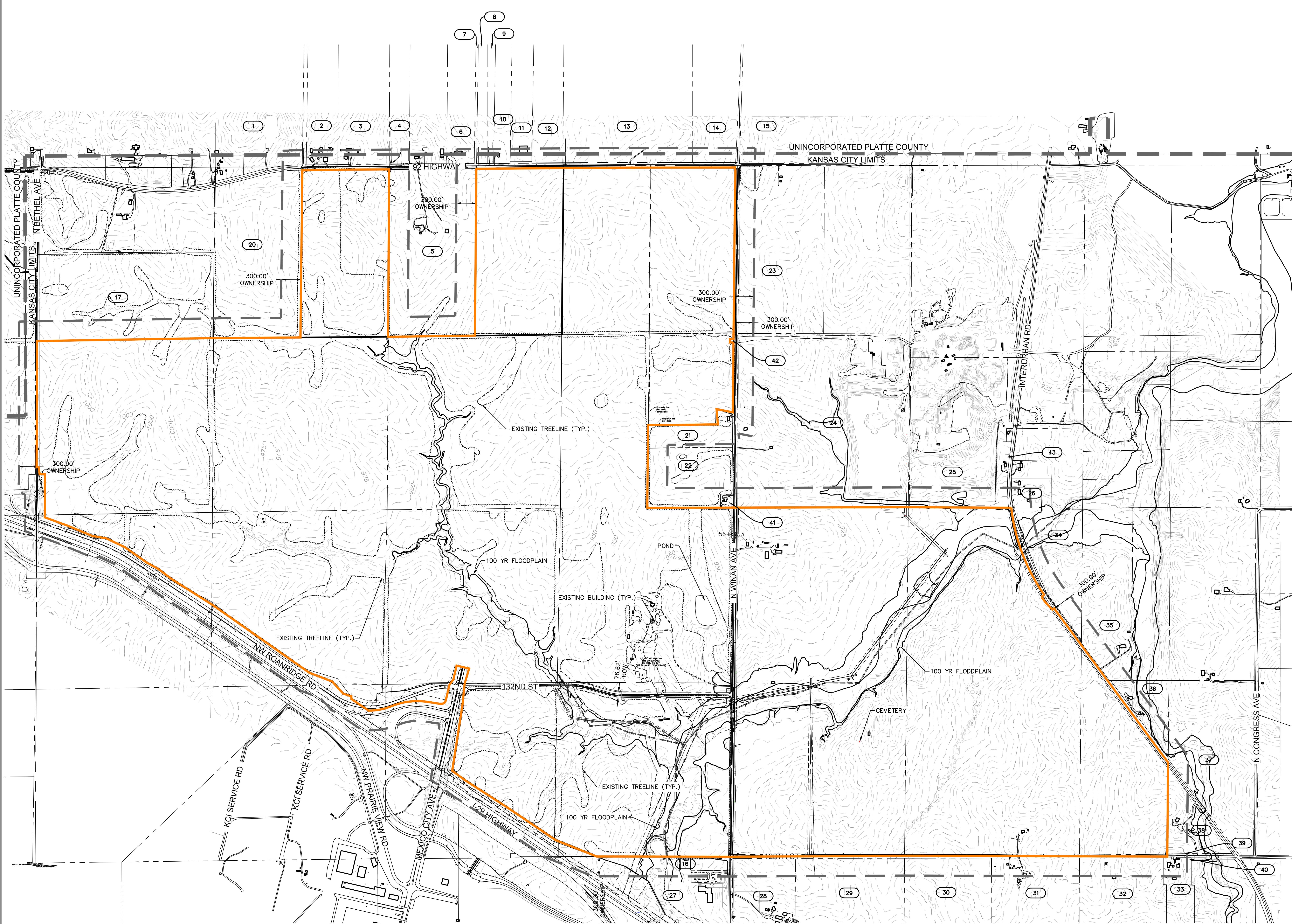
ZONING & DEVELOPMENT CODE DEVIATIONS REQUESTED:

THE FOLLOWING DEVIATIONS FROM THE KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE ARE BEING REQUESTED:

- THE FINAL MPD PLANS MAY BE ADMINISTRATIVELY APPROVED BY THE CITY PLANNING AND DEVELOPMENT DIRECTOR. 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 MANNER IMPACTING ANY PROPERTY OWNERS OUTSIDE THE PLAN AREA OR PROPOSES AN INCREASE IN THE TOTAL BUILDING FLOOR AREA BEYOND THAT APPROVED ON THE PRELIMINARY DEVELOPMENT PLAN BY MORE THAN 10% OR PROPOSES THE ADDITION OR DELETION OF ANY USES OR PROPOSES BUILDING HEIGHTS EXCEEDING THAT PERMITTED BY THE AVIATION DEPARTMENT AND OR THE FEDERAL AVIATION ADMINISTRATION WHICHEVER IS MORE RESTRICTIVE.
- ROOFTOP SIGNS FLUSH WITH THE ROOF SHALL BE ALLOWED AND MAY BE ADMINISTRATIVELY APPROVED WITH THE MPD FINAL PLANS.
- EXEMPTION FROM CHAPTER 88-424 - TREE PRESERVATION AS THIS WAS A PREVIOUSLY APPROVED PLAN.

88-425 - OTHER DEVELOPMENT STANDARDS	
88-408 PARKLAND DEDICATION	NOT APPLICABLE
88-415 STREAM BUFFERS	SEE SHEET C107
88-430 OUTDOOR LIGHTING	SEE GENERAL NOTE #14 ON THIS SHEET (C102)
88-435 OUTDOOR DISPLAY, STORAGE, AND WORK AREAS	ALLOWED WITHIN PROPOSED COMMERCIAL AND INDUSTRIAL USES
88-445 SIGNS	SEE GENERAL NOTES #19 & #20 ON THIS SHEET (C102)
88-450 PEDESTRIAN STANDARDS	SHALL BE MET WITH MPD FINAL PLAN FOR EACH LOT OR PHASE.





City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00169 on 1/21/26

Sara Gabriel
Sara Gabriel, P.A.S.
Secretary of the City Plan Commission

LEGEND

	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR 25'
	EXISTING MINOR CONTOUR 5'

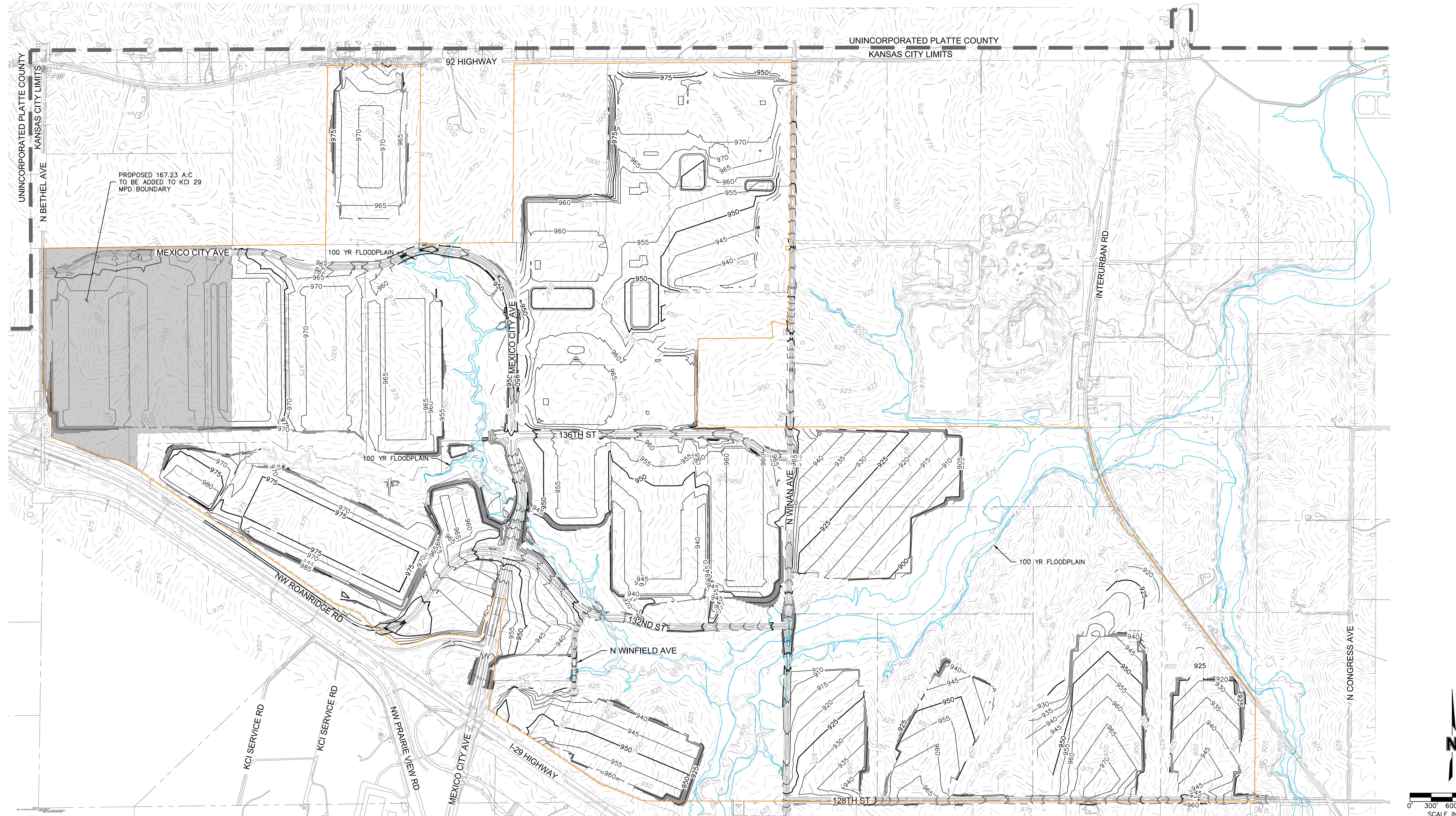
0' 300' 600' 1200'
SCALE IN FEET

PROPERTY OWNERS WITHIN 300'	
1	KERWIN, STEVEN MICHAEL
2	GREGORY, TERI L & KEVIN L JR
3	FAUDER, JAMIE F & MARTIN L
4	BREEDLOVE, HARLAN E & DIANNA J
5	JAMES E. & JUDITH ANN FROST
6	STEWART, JAMES W & CHRISTINE
7	MOORE, ROBERT & GARYN
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 & THURSTON, JARED C
13	ROSCOE C EDWARDS FAMILY & 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 OWNERSHIP: DEWITT, RANDY W
26	SOLID ROCK MINISTRIES OF KANSAS CITY
27	ATCHISON, CHARLES DOUGLAS & NAOMI R
28	MANN, WILLIAM T TRUST
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 PEITZMAN
38	BAKER, MICHAEL W & KAREN
39	CITY OF KANSAS CITY
40	CITY OF KANSAS CITY
41	LOEHR, CHRISTINA MARIE
42	EVERGY MISSOURI WEST INC
43	HORN, RANDELL L

OVERALL EXISTING CONDITIONS
MAJOR AMENDMENT TO APPROVED MPD PLAN
KCI 29 LOGISTICS PARK

REV. NO. DATE REVISIONS DESCRIPTION

2025



STORMWATER MANAGEMENT NOTES:

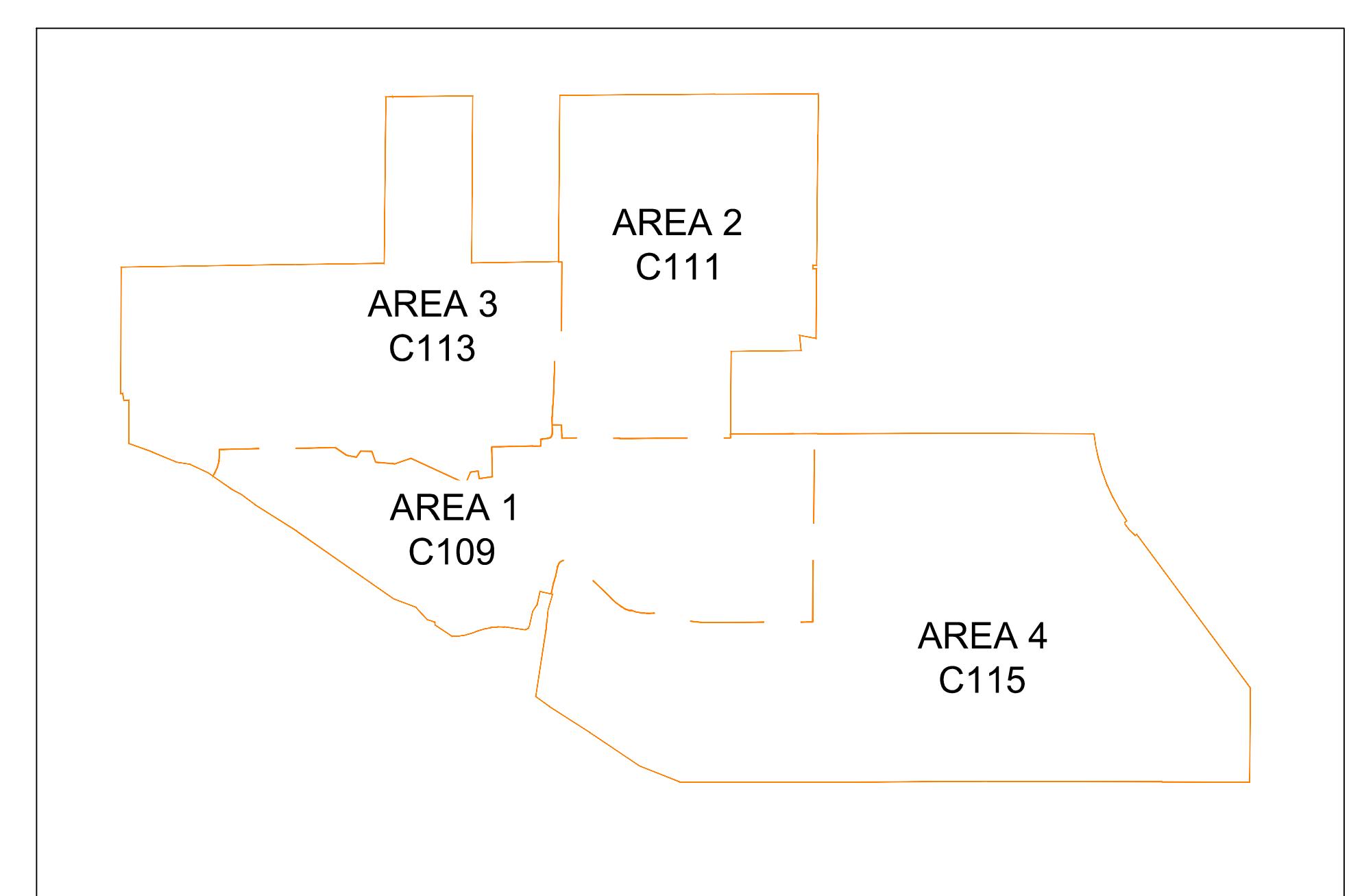
- PROPOSED STORMWATER MANAGEMENT SHALL BE PER THE CURRENT ADOPTED KANSAS CITY METROPOLITAN CHAPTER OF AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS & DESIGN CRITERIA, SECTION 5500 (STORM DRAINAGE SYSTEMS & FACILITIES) AND THE CURRENT ADOPTED MID-AMERICA REGIONAL COUNCIL STORMWATER BEST MANAGEMENT PRACTICES MANUAL.
- A MACRO STORM DRAINAGE STUDY SHALL BE SUBMITTED TO CITY FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT FOR THE FIRST LOT OR PHASE OF DEVELOPMENT.
- A MICRO STORM DRAINAGE STUDY THAT CONFORMS TO THE APPROVED MACRO STORM DRAINAGE STUDY SHALL BE SUBMITTED TO CITY FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT FOR EACH SUBSEQUENT LOT OR PHASE OF DEVELOPMENT.
- PROPOSED STORMWATER MANAGEMENT PLACEMENTS REQUIRED FOR THE DEVELOPMENT OF EACH LOT OR PHASE SHALL BE SHOWN IN THE MPD FINAL PLAN AND PERMITTING PLANS FOR EACH LOT.
- PROPOSED STORMWATER MANAGEMENT SOLUTIONS MAY INCLUDE BUT ARE NOT LIMITED TO: IN-STREAM DETENTION BASINS, SURFACE DETENTION BASINS, SUBSURFACE DETENTION SYSTEMS, OR RETENTION PONDS.
- PROPOSED STORMWATER BEST PRACTICE MANAGEMENT SOLUTIONS MAY INCLUDE BUT ARE NOT LIMITED TO: NATIVE VEGETATION (EXISTING AND PROPOSED), ROCK INFILTRATION TRENCHES (ALONG PARKING LOT EDGES AND/OR IN BOTTOM OF DETENTION BASINS), EXTENDED STORAGE IN RETENTION BASIN, VEGETATED SWALES, AND PERVIOUS PAVEMENT.
- PROPOSED STORMWATER MANAGEMENT SOLUTIONS MAY BE DESIGNED TO BE LOCAL TO EACH LOT AND/OR REGIONAL WITHIN EACH PHASE AREA.



City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00169 on 1/21/26
Sara Gabriel
SARA GABRIEL, FAICP
Secretary of the City Plan Commission

LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARIES
- EXISTING MAJOR CONTOUR 25'
- EXISTING MINOR CONTOUR 5'
- PROPOSED MAJOR CONTOUR 25'
- PROPOSED MINOR CONTOUR 5'
- 100 YR FLOODPLAIN



KEY MAP
N.T.S.

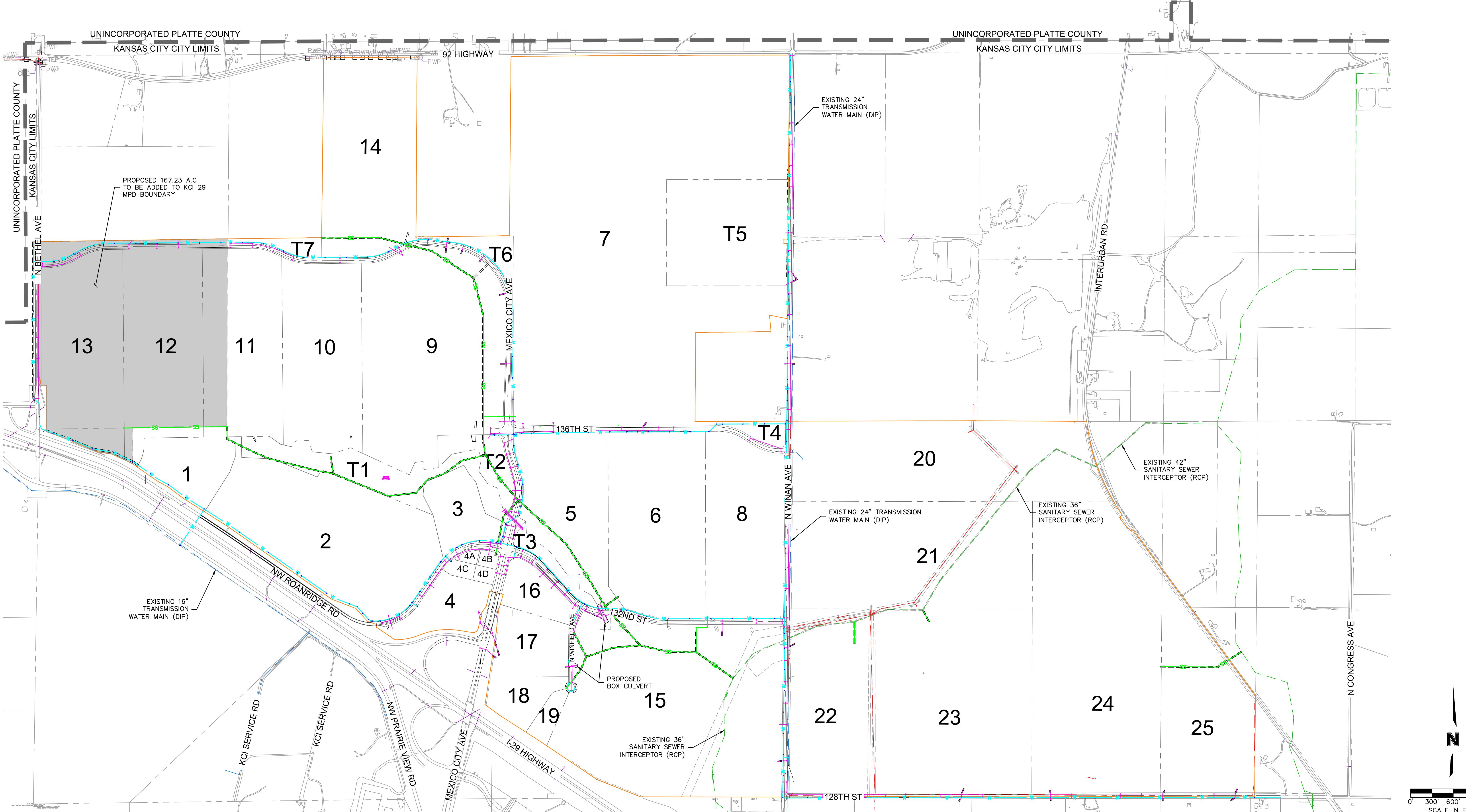
olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #101592
1301 Burlington Street
North Kansas City, MO 64116 TEL 816.361.1177
www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
2025			

SCALE IN FEET
0' 300' 600' 1200'

MAJOR AMENDMENT TO APPROVED MPD PLAN
KCI 29 LOGISTICS PARK
KANSAS CITY, MO

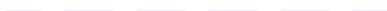


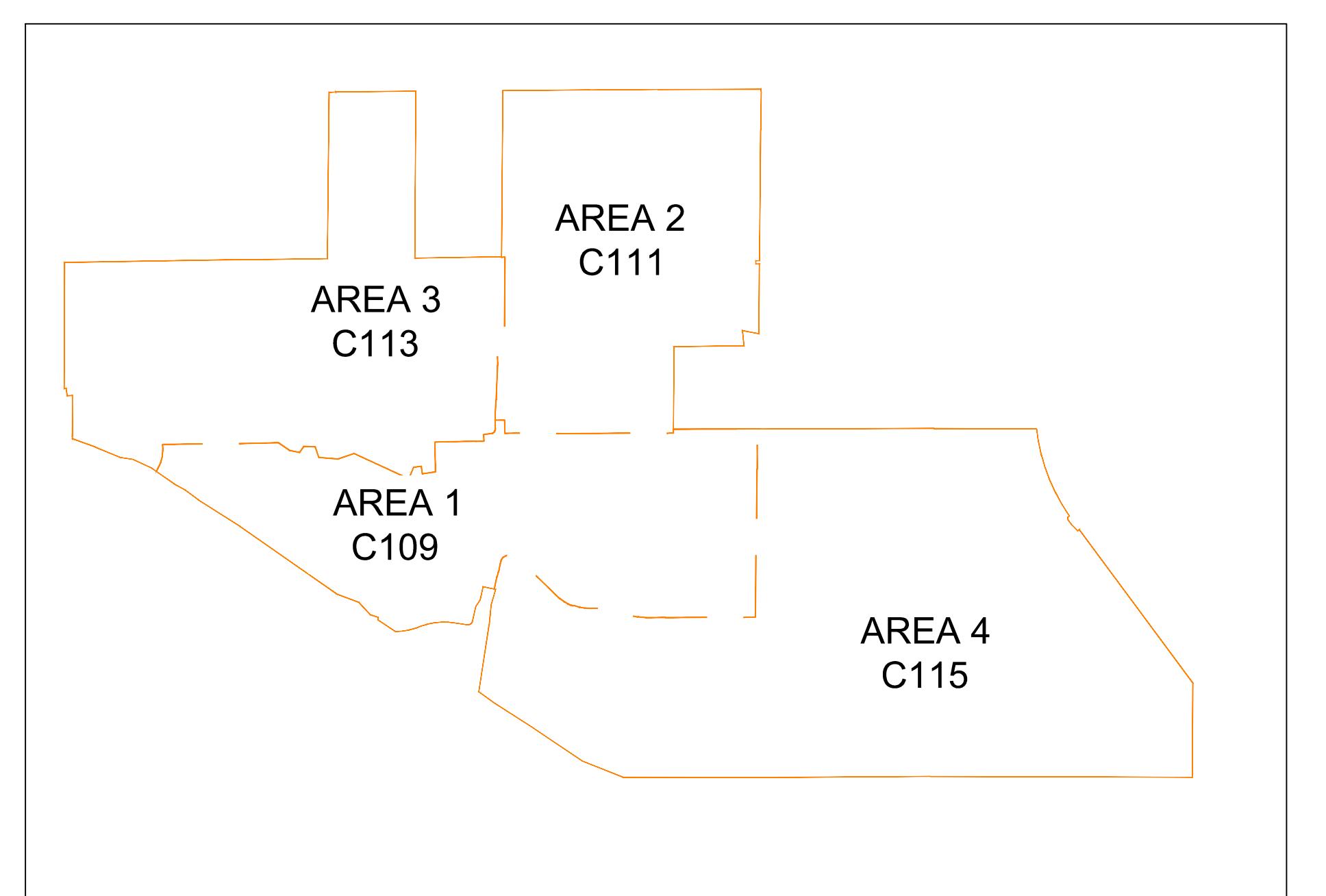
UTILITY NOTE:
N. BETHEL AVENUE
WATER MAIN ON THE WEST SIDE OF N. BETHEL AVENUE RIGHT-OF-WAY SHALL BE IN AN EASEMENT ACCESSIBLE BY K...



City Plan Commission Recommends Approval with Condition

Sara Gabriel
Sara Gabriel, RAIC
Secretary of the City Plan Commis

<u>LEGEND</u>	
	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 FT)



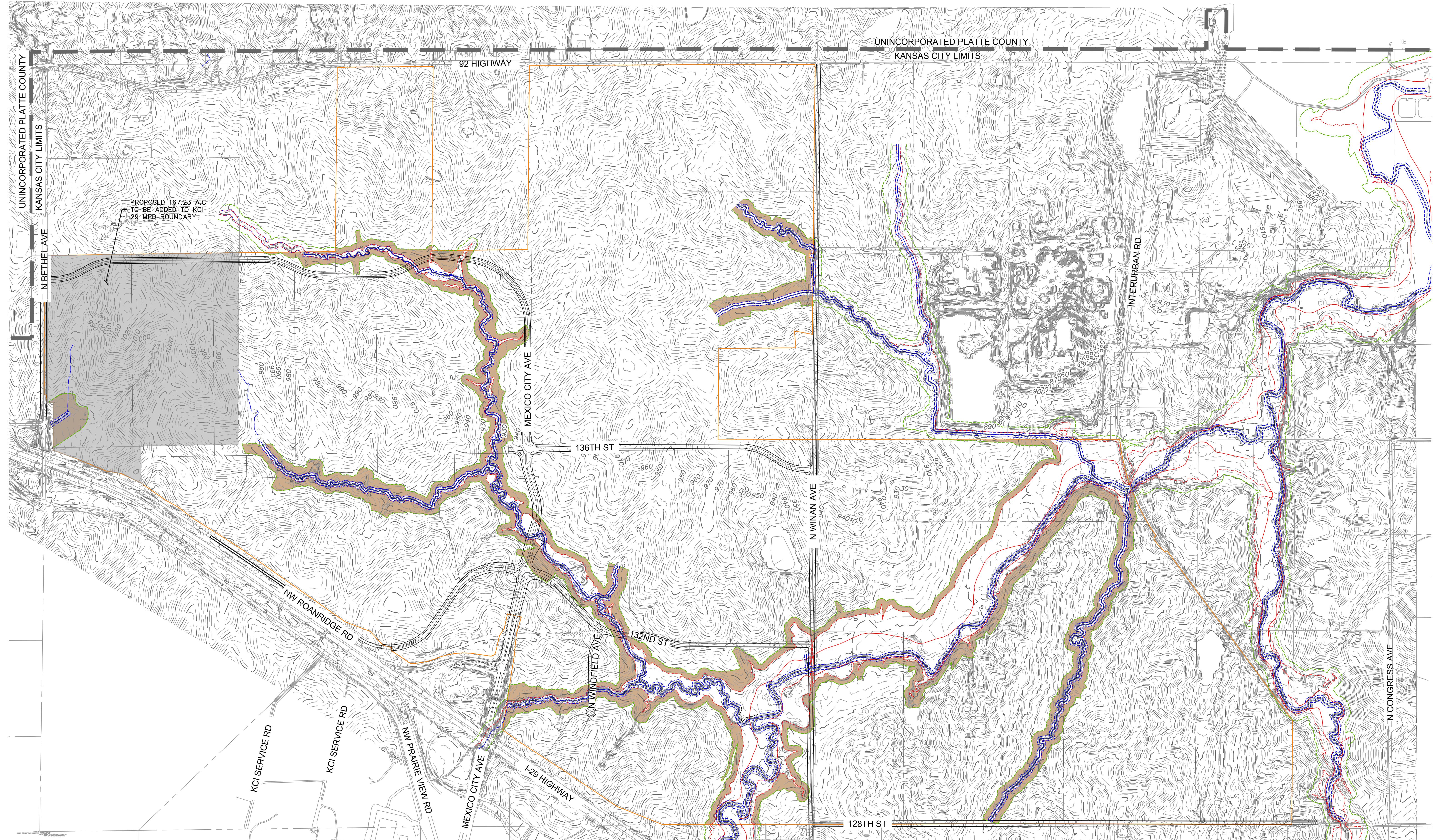
KEY MAP
N.T.S.

OVERALL UTILITY PLAN ENDMENT TO APPROVED MPD PLAN

KCI 29 LOGISTICS PARK

Olsson

IGE: F:\2021\06001-06500\021-06168-a\40-Design\AutoCAD\preliminary_plans\Sheets\SDDN\C_UTL_01_Q210616.8.dwg C PHASE A210616g
IGE: F:\2021\06001-06500\021-06168-a\40-Design\AutoCAD\preliminary_plans\Sheets\SDDN\C_PRNDY_A210616.8.dwg C PHASE A210616g
USER: jhodson



LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARIES
- EXISTING MAJOR CONTOUR 25'
- EXISTING MINOR CONTOUR 5'
- STREAM BUFFER OUTER ZONE
- STREAM BUFFER MIDDLE ZONE
- STREAM BUFFER STREAMSIDE ZONE
- STREAM BUFFER OUTER ZONE

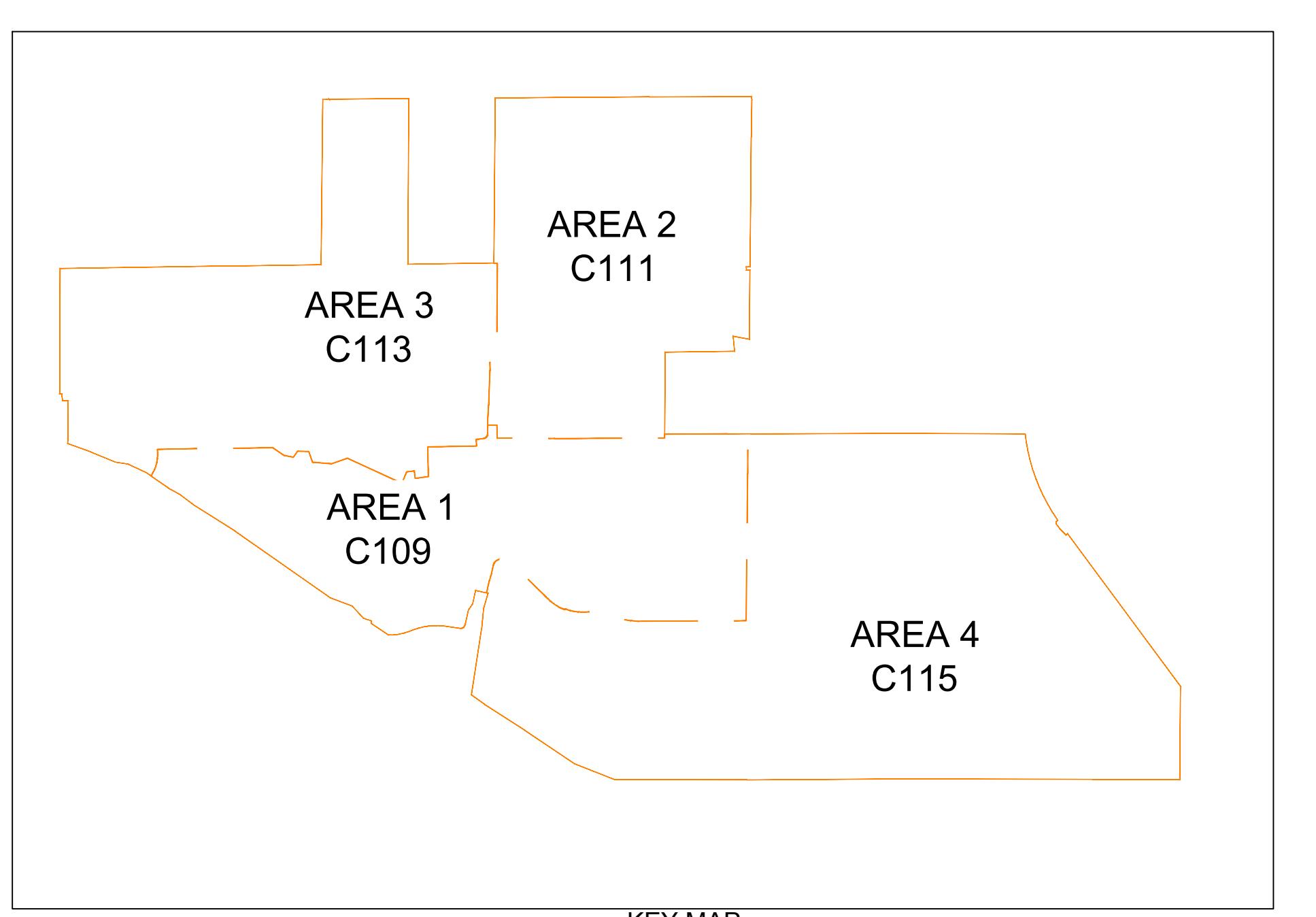


City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00169 on 1/21/26

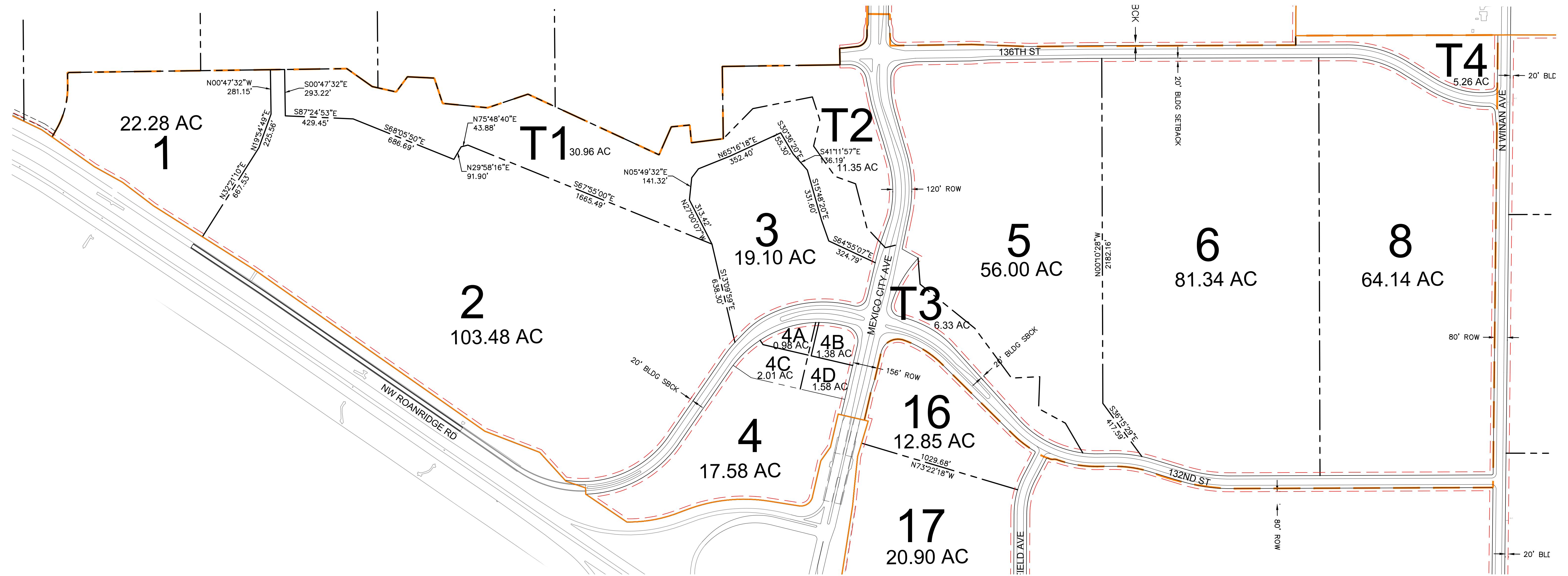
Sara Gabriel
Sara Gabriel, RAIC
Secretary of the City Plan Commission

STREAM BUFFER NOTES:

1. STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
2. FINAL STREAM BUFFER PLANS SHALL BE SUBMITTED TO CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT FOR EACH LOT OR PHASE OF DEVELOPMENT.



KEY MAP
N.T.S.



DEVELOPMENT DATA					
AREA	GROSS AREA (AC)	R/W (AC)	NET AREA (AC)	MAXIMUM BUILDING SF	F.A.R.
1	454.49	30.72	423.77	5,250,000	0.28

DEVELOPMENT AREAS ACREAGE (AREA 1)

LOT/TRACT #	LOT/TRACT AREA (ACRES)
1	22.28
2	103.48
3	19.10
4	17.58
4A	0.98
4B	1.38
4C	2.01
4D	1.58
5	56.00
6	81.34
8	64.14
T1	30.96
T2	11.35
T3	6.33
T4	5.26
TOTAL	423.77



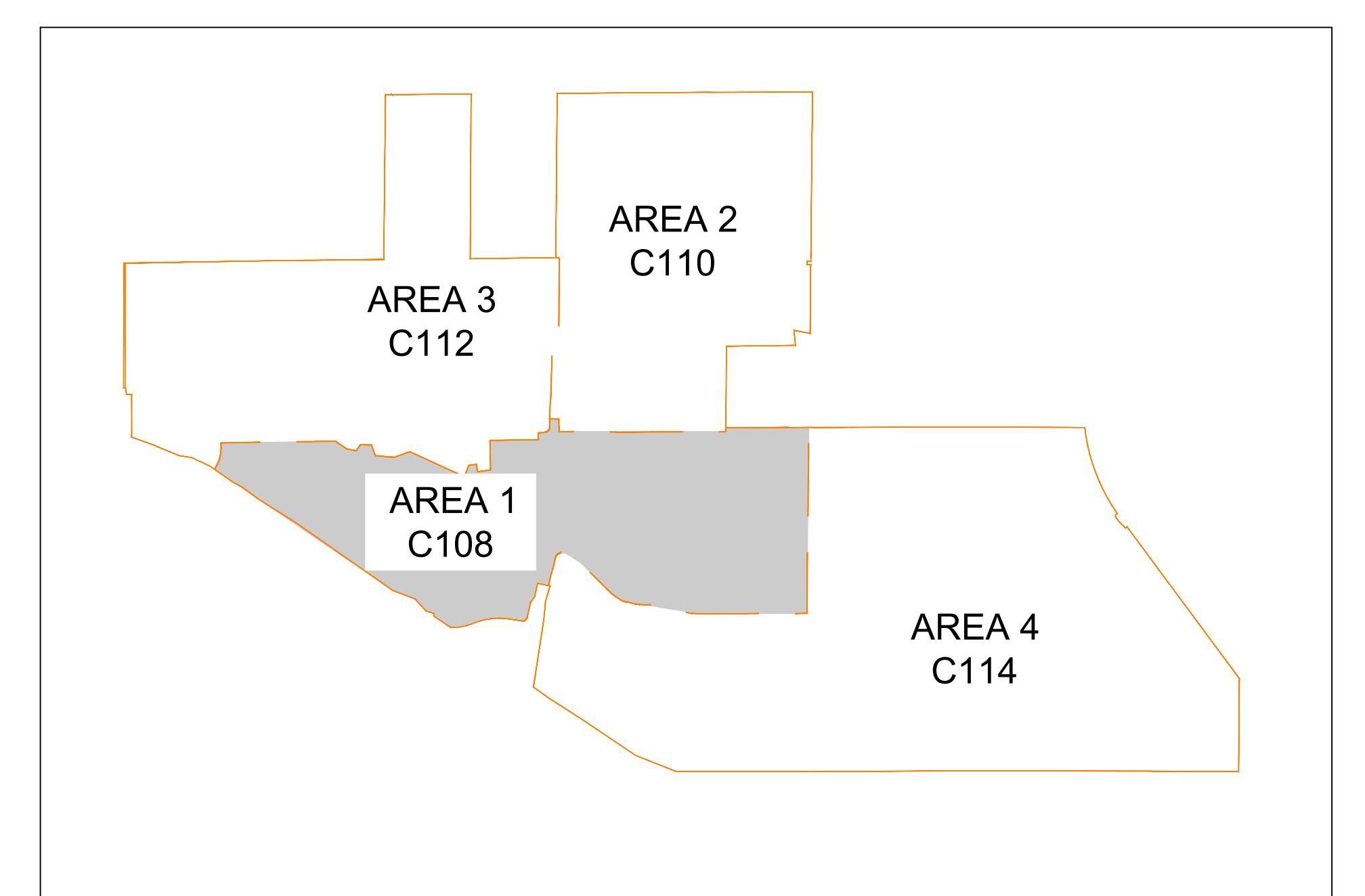
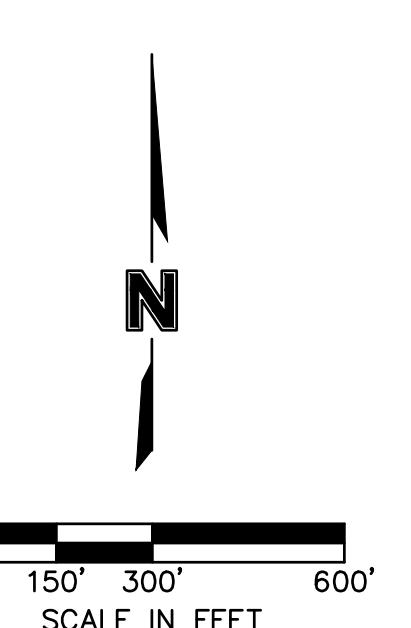
City Plan Commission Recommends Approval with Conditions

of Case No. CD-CPC-2025-00169 on 1/21/26

Sara Gabriel

John C. Updike, Mayor
Secretary of the City Plan Commission

<u>LEGEND</u>	
	PROPERTY BOUNDARY
	AREA BOUNDARIES
	LOT BOUNDARIES
	RIGHT-OF-WAY LINE
	20' BUILDING SET BACK FROM R.O.W.



KEY MAP

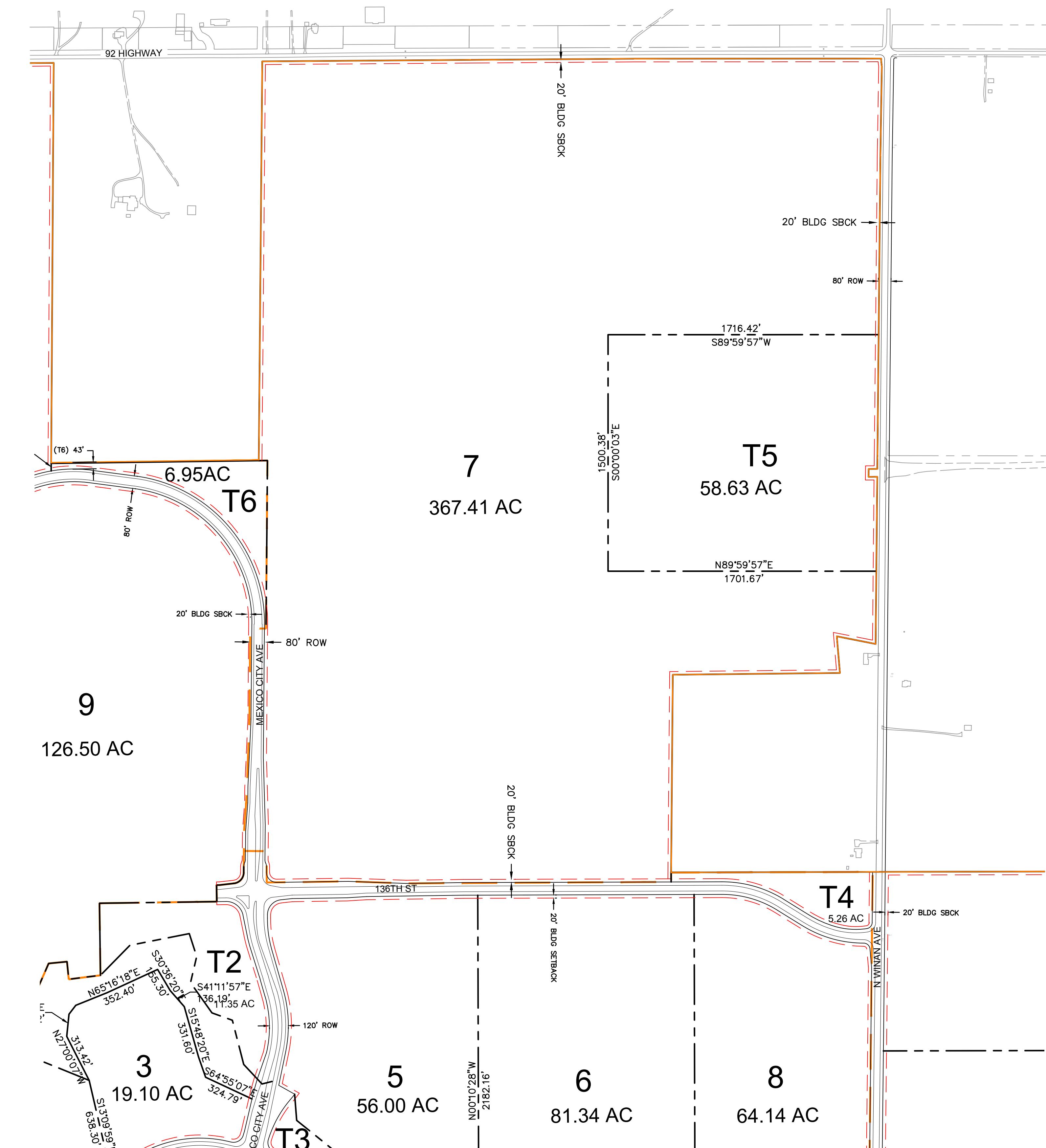
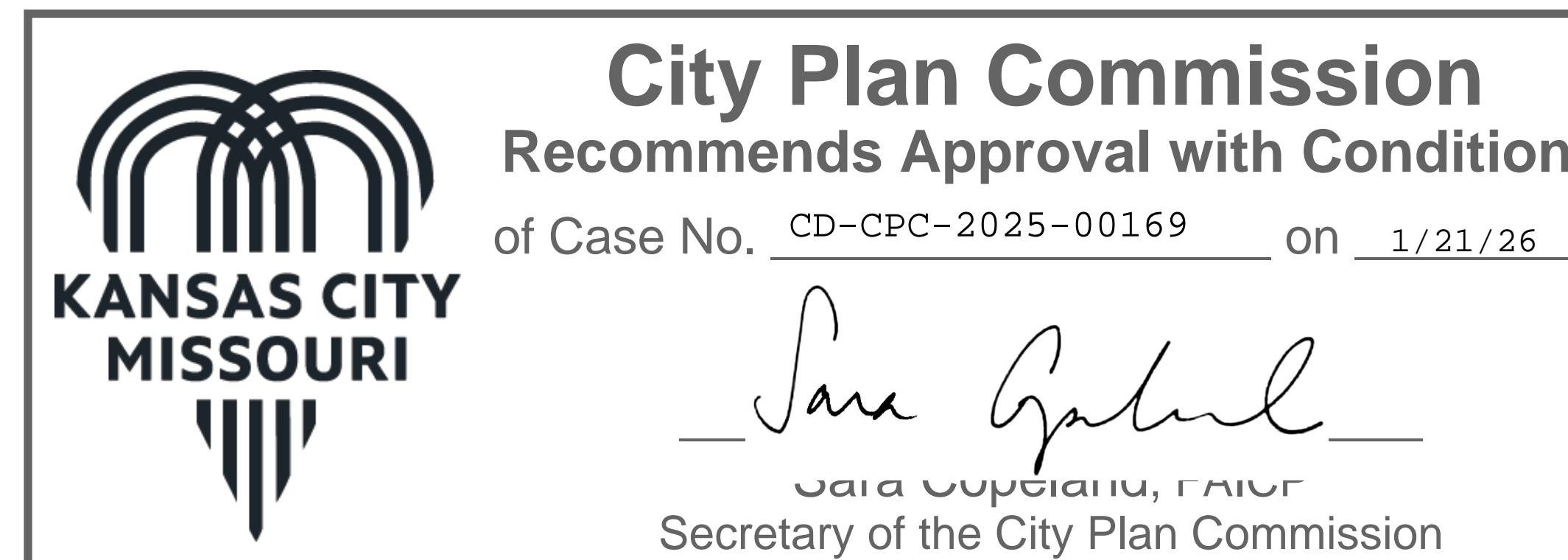
The logo for Olsson Civil Engineering. The company name "Olsson" is written in a large, bold, black, sans-serif font. To the right of the logo, the company's services and contact information are listed in a smaller, black, sans-serif font. The services listed are "Civil Engineering", "Missouri Certificate of Authority #101592", "1301 Burlington Street", and "North Kansas City, MO 64116". The contact information listed is "TEL 816.361.1177" and the website "www.olsson.com".

Olsson - Civil Engineering
Missouri Certificate of Authority #101592
1301 Burlington Street
North Kansas City, MO 64116 TEL 816.361.1177
www.olsson.com

<p style="text-align: center;">Olsson</p> <p style="text-align: center;">KCI29 LOGISTICS SPARK</p> <p style="text-align: center;">MAJOR AMENDMENT TO APPROVED MPD PLAN</p> <p style="text-align: center;">SITE PLAN AREA 1</p>		<p style="text-align: center;">REV. NO. DATE REVISIONS DESCRIPTION</p> <p style="text-align: center;">BY</p>		
<p>drawn by: _____</p> <p>checked by: _____</p> <p>approved by: _____</p> <p>QA/QC by: _____</p> <p>project no.: C-SIT01</p> <p>drawing no.: A21-06168</p> <p>date: 10/27/2025</p>		<p>Olsson - Civil Engineering Missouri Certificate of Authority #101592 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 www.olson.com</p>		
		REVISIONS		

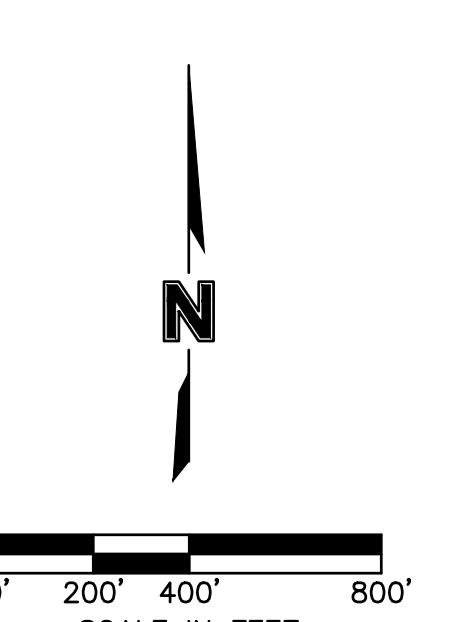
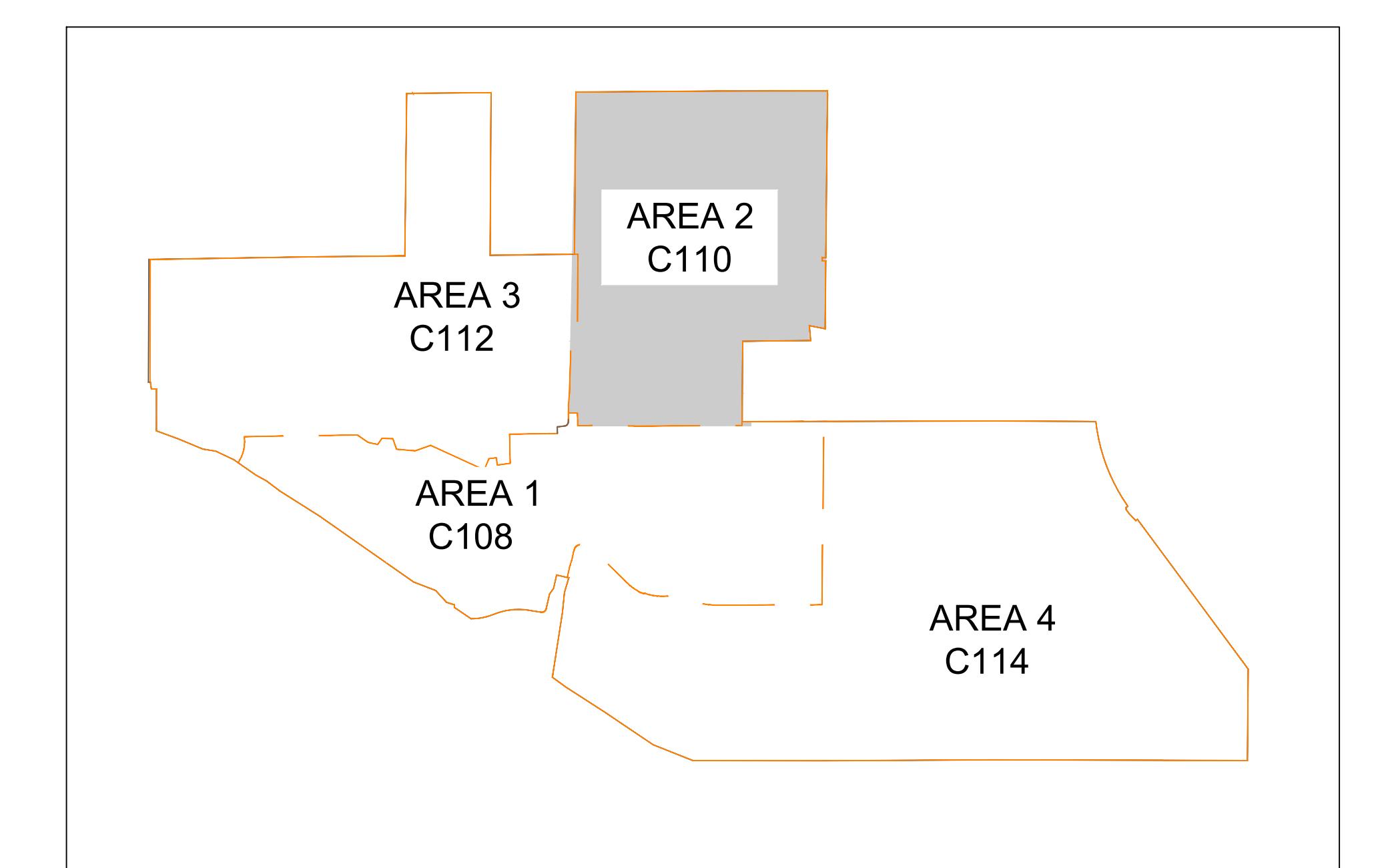
DEVELOPMENT DATA					
AREA	GROSS AREA (AC)	R/W (AC)	NET AREA (AC)	MAXIMUM BUILDING SF	F.A.R.
2	430.39	3.42	426.97	3,000,000	0.16

DEVELOPMENT AREAS ACREAGE (AREA 2)	
LOT/TRACT #	LOT/TRACT AREA (ACRES)
7	367.41
T5	58.63
TOTAL	426.04



LEGEND

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



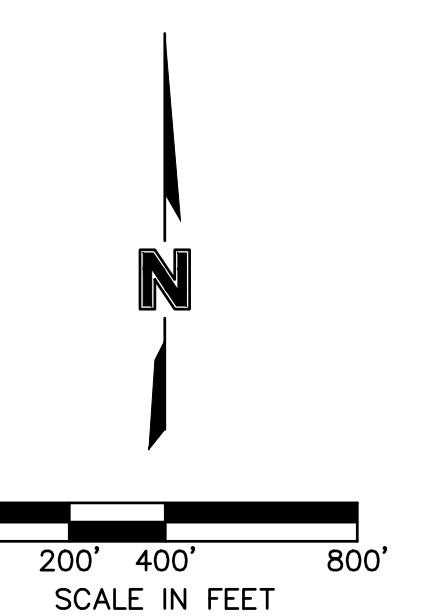
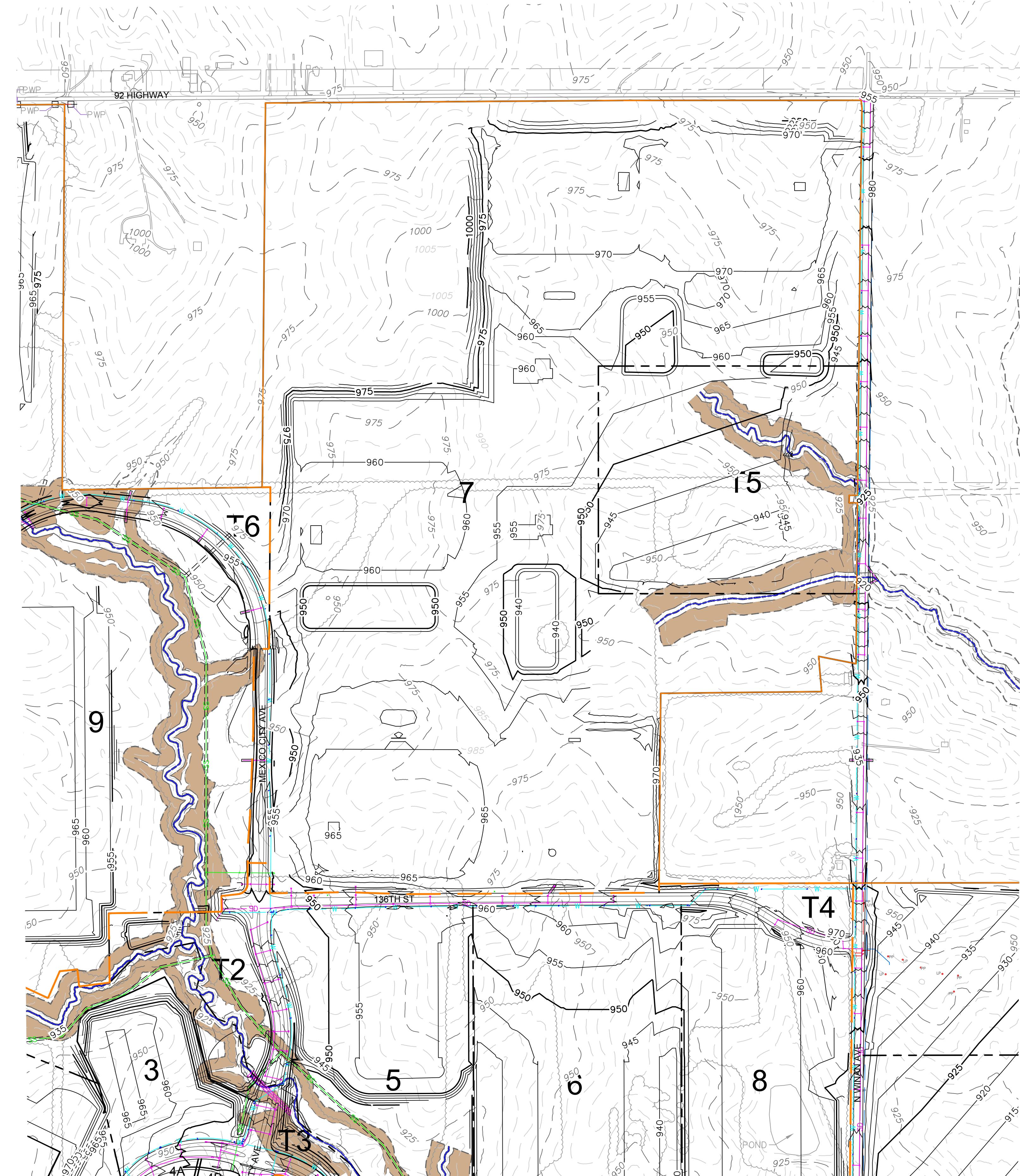


City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00169 on 1/21/26

Jane Galvin
Jane Galvin, FAICP
Secretary of the City Plan Commission

LEGEND

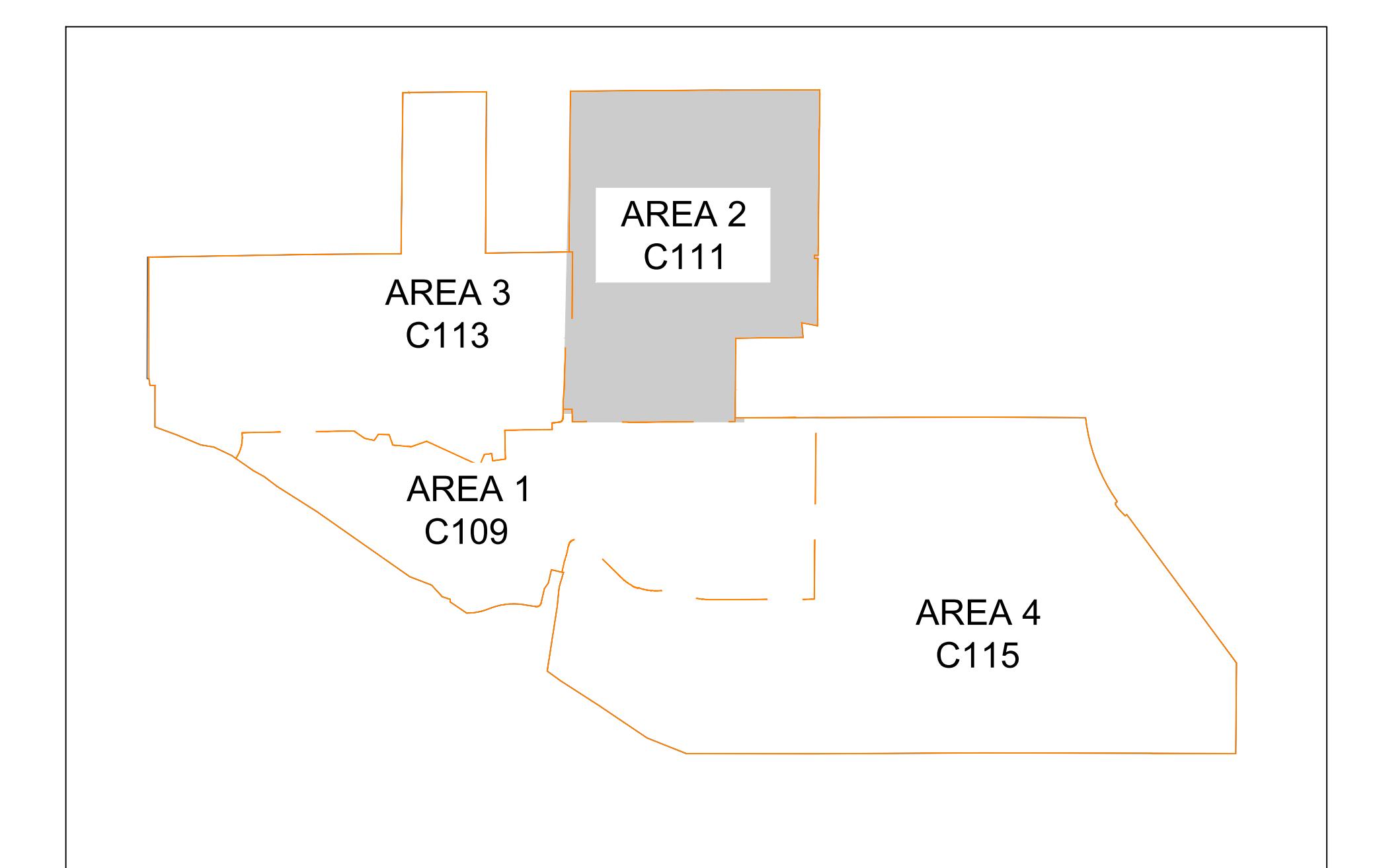
- PROPERTY BOUNDARY
- AREA BOUNDARIES
- LOT BOUNDARIES
- RIGHT-OF-WAY LINE
- EXISTING MAJOR CONTOUR 25'
- EXISTING MINOR CONTOUR 5'
- PROPOSED MAJOR CONTOUR 25'
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- STREAM BUFFER MIDDLE ZONE
- STREAM BUFFER STREAMSIDE ZONE
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- PROPOSED STORM SEWER
- PROPOSED WATER LINE (12" to 16")
- PROPOSED FIRE HYDRANT (EVERY 300')



GRADING & UTILITIES & STREAM BUFFER PLAN AREA 2
MAJOR AMENDMENT TO APPROVED MPD PLAN

KCI 29 LOGISTICS PARK

KANSAS CITY, MO



KEY MAP
N.T.S.

STREAM LOCATION AS IDENTIFIED PER JURISDICTIONAL DETERMINATION

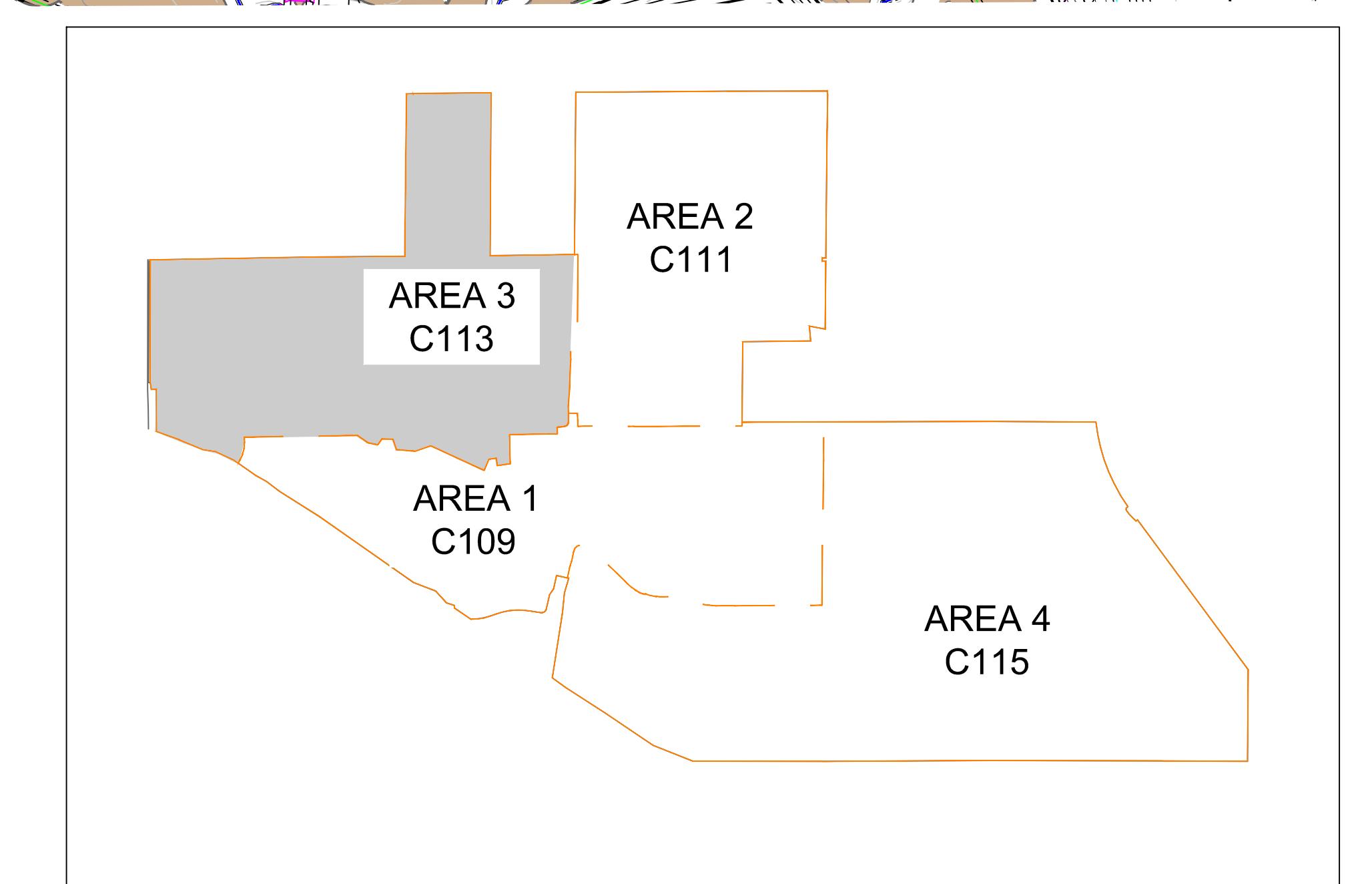
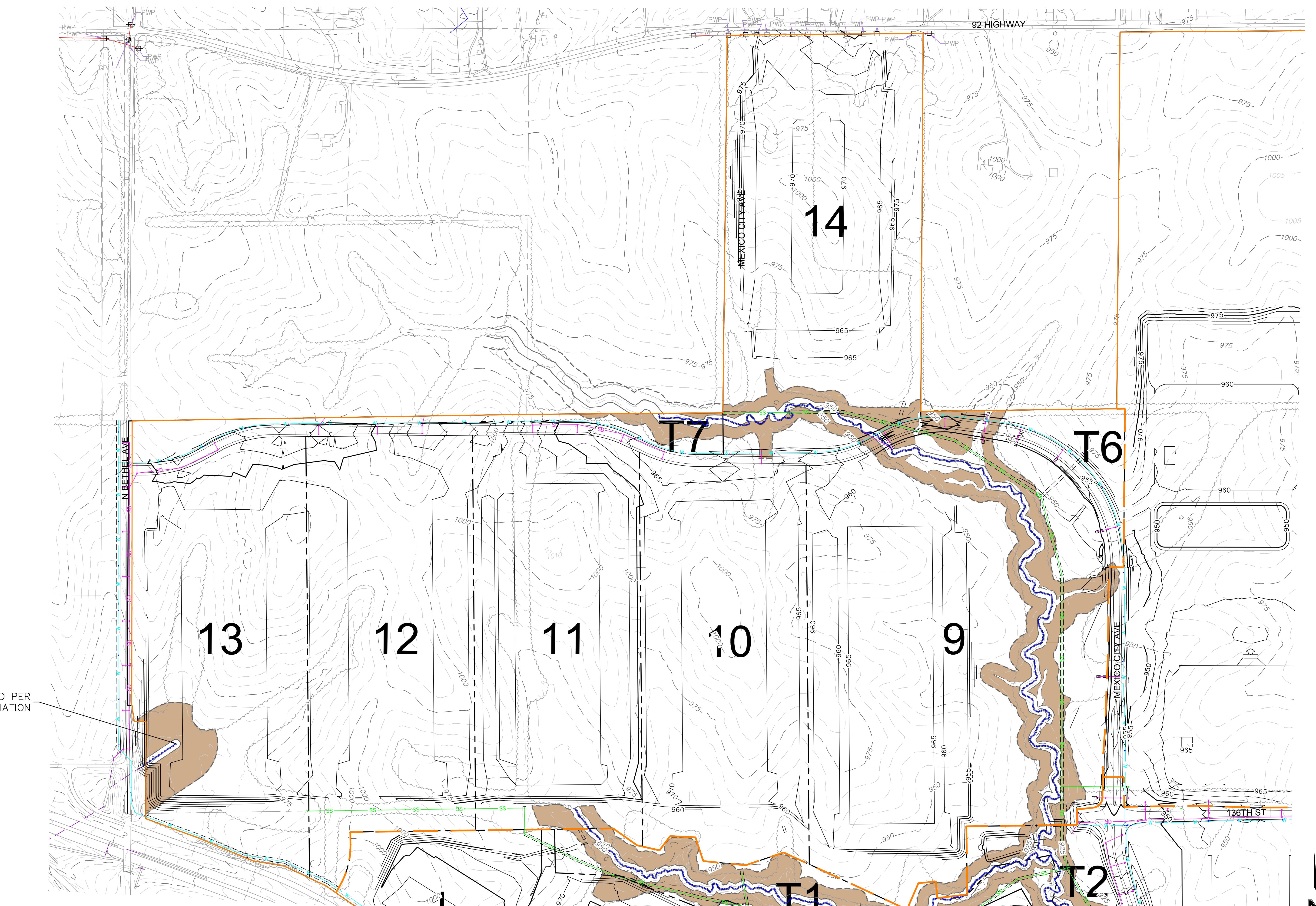
LEGEND

- PROPERTY BOUNDARY
- AREA 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
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- STREAM BUFFER STREAMSIDE ZONE
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City Plan Commission
 Recommends Approval with Conditions
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Sara Gabriel
 Sara Gabriel, FAICP
 Secretary of the City Plan Commission



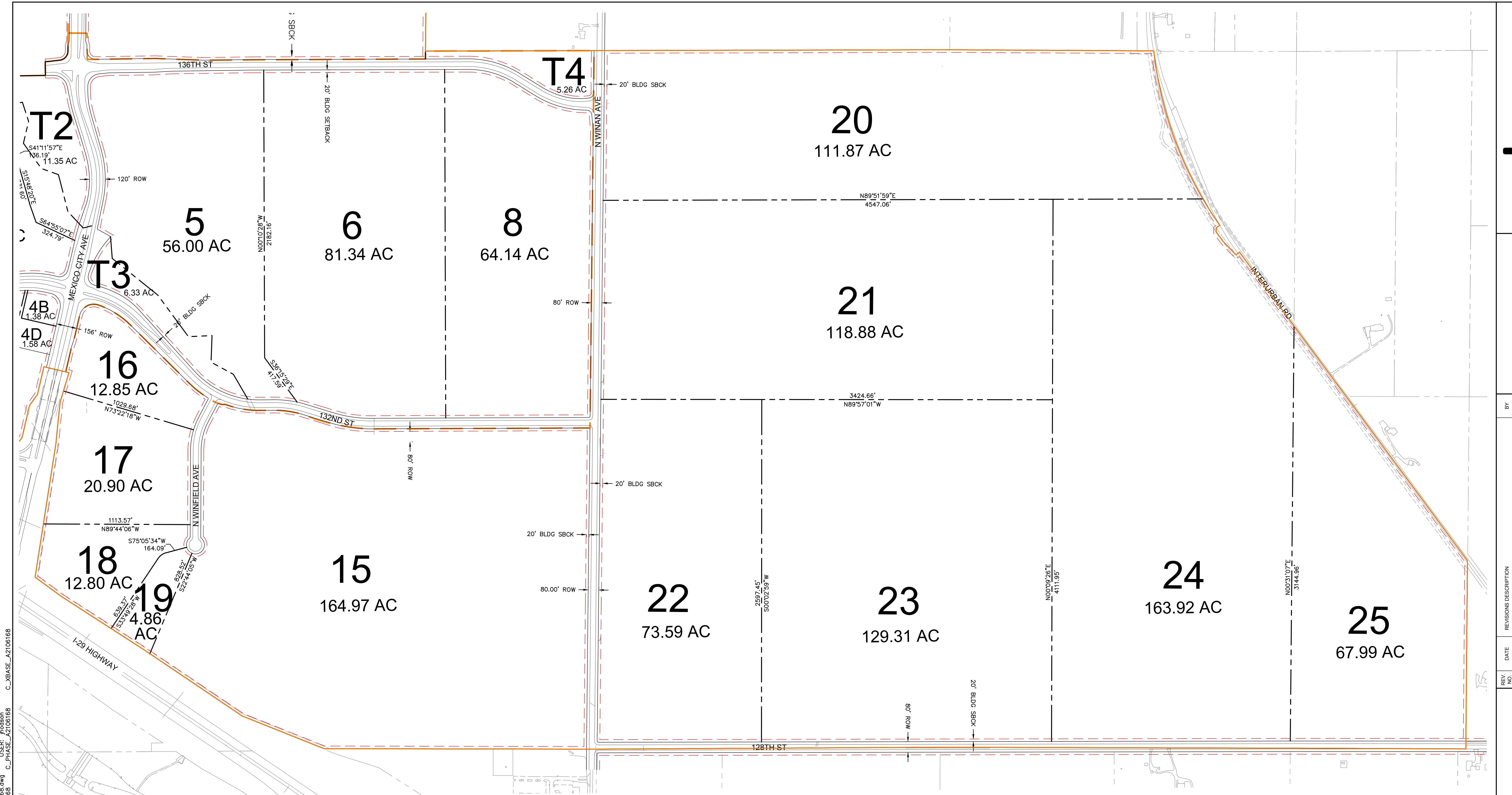
KEY MAP
N.T.S.

GRADING & UTILITIES & STREAM BUFFER PLAN AREA 3
 MAJOR AMENDMENT TO APPROVED MPD PLAN

KCI 29 LOGISTICS PARK

drawn by: _____
 approved by: _____
 OA/CC by: _____
 project no.: A21-06168
 drawing no.: C_GRD02_0220106168
 date: 10/27/2025

SHEET
C113



DEVELOPMENT DATA					
AREA	GROSS AREA (AC)	R/W (AC)	NET AREA (AC)	MAXIMUM BUILDING SF	F.A.R.
4	902.30	20.46	881.84	6,250,000	0.16

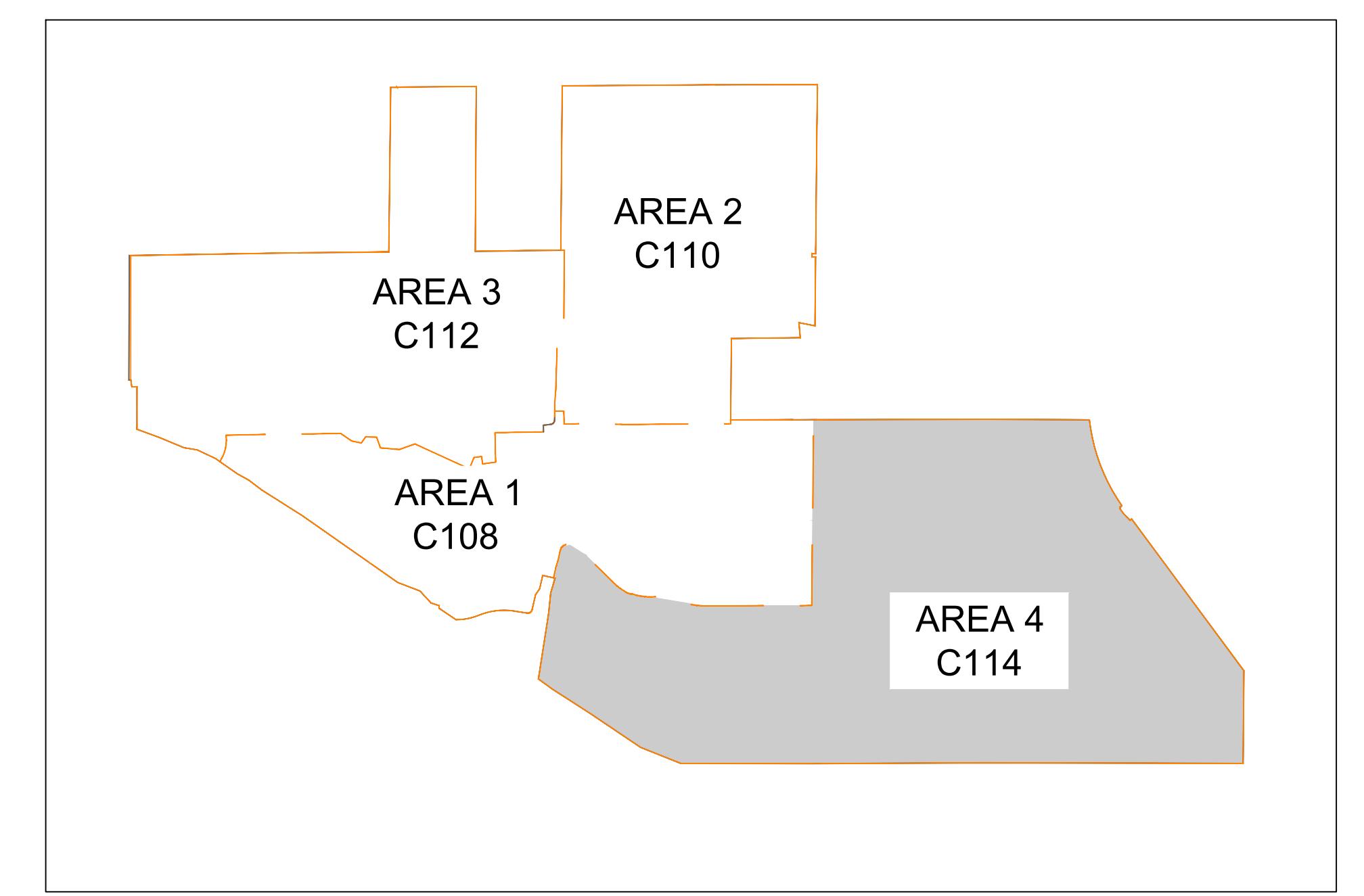
DEVELOPMENT AREAS ACREAGE (AREA 4)	
LOT/TRACT #	LOT/TRACT AREA (ACRES)
15	164.97
16	12.85
17	20.90
18	12.80
19	4.86
20	111.87
21	118.88
22	73.59
23	129.21
24	163.92
25	67.99
TOTAL	881.84



City Plan Commission

Recommends Approval with Conditions

<u>LEGEND</u>	
	PROPERTY BOUNDARY
	AREA BOUNDARIES
	LOT BOUNDARIES
	RIGHT-OF-WAY LINE
	20' BUILDING SET BACK FROM R.O.W.

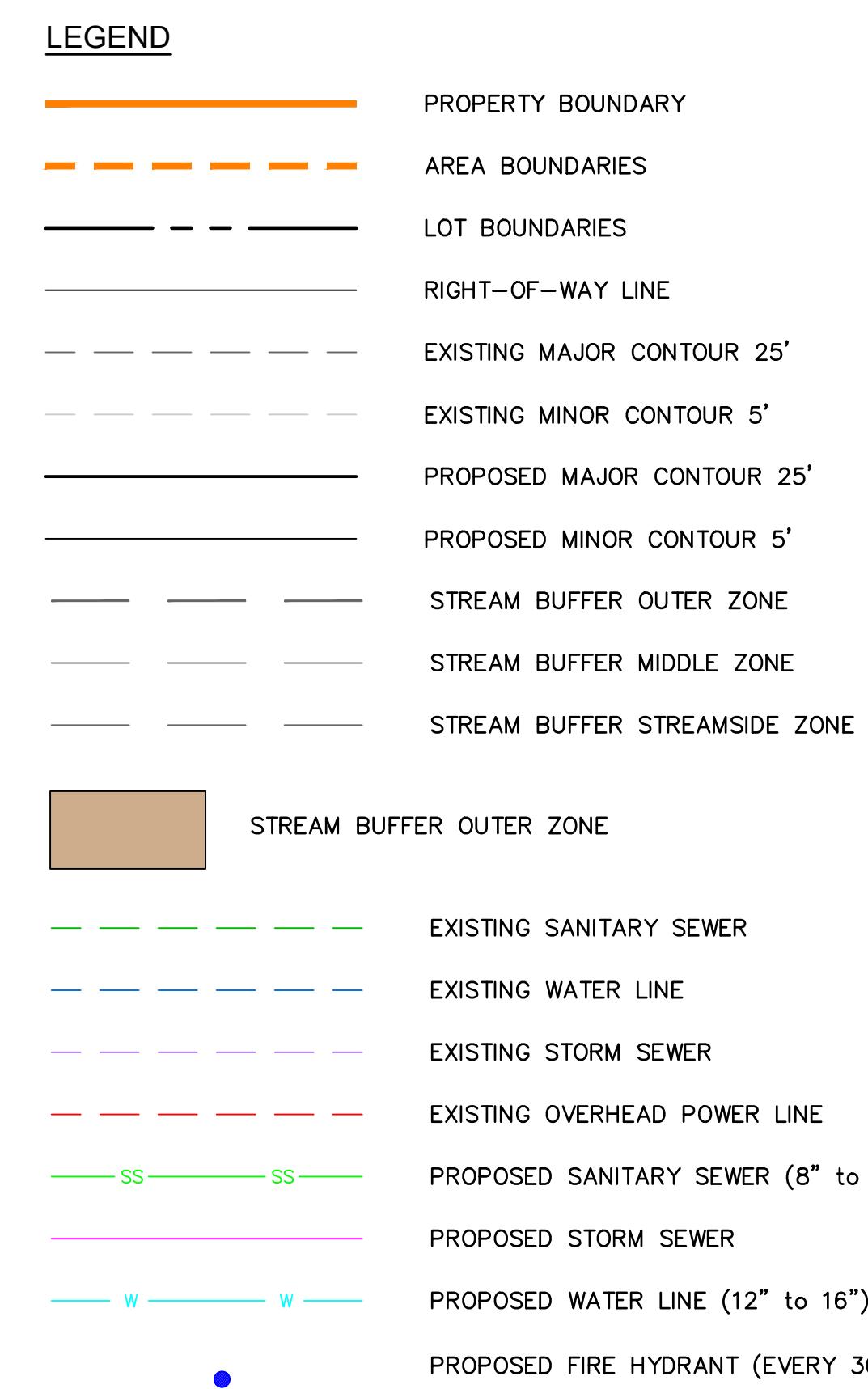
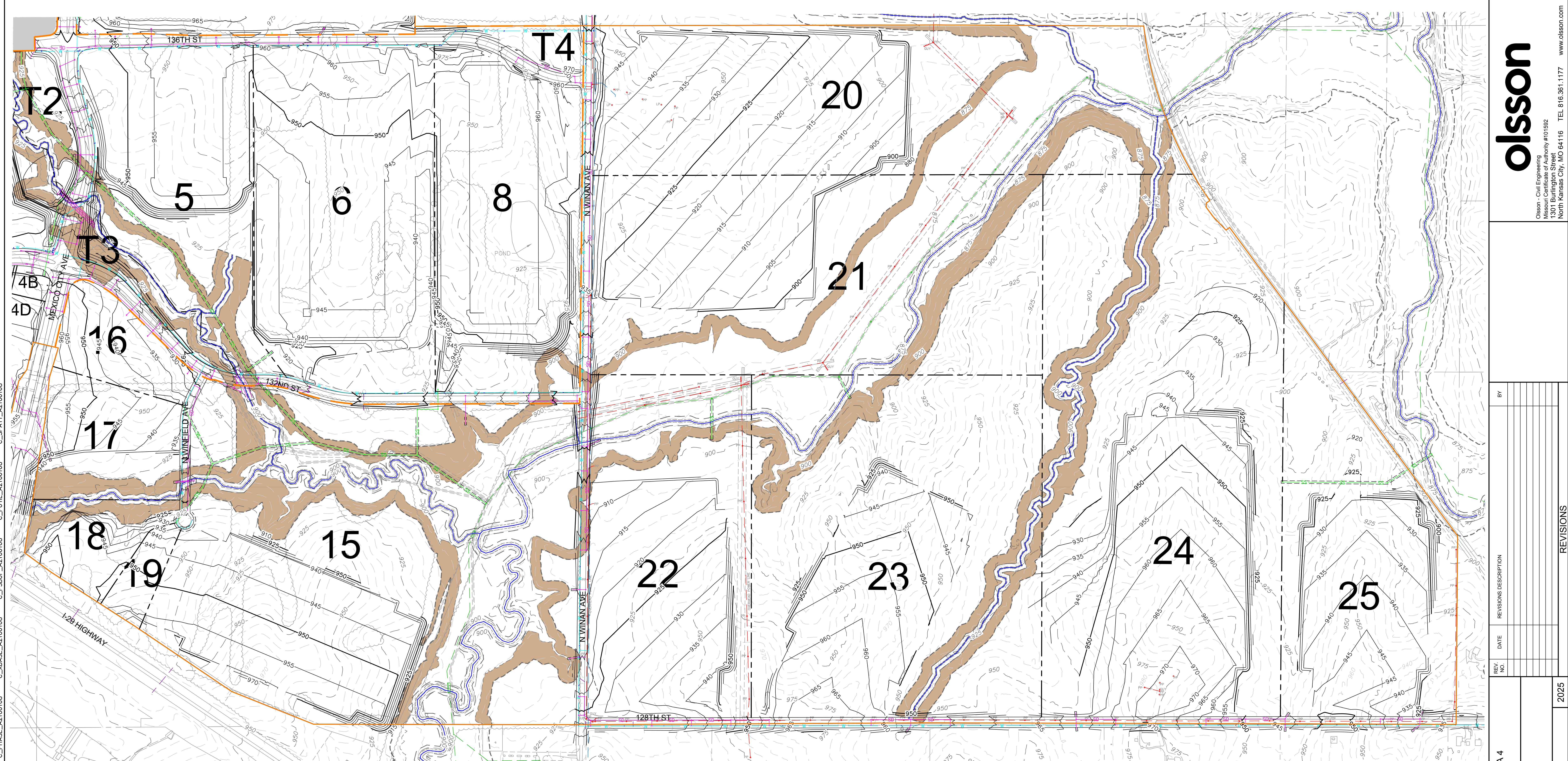


KEY MAP

Olsson
Olsson - Civil Engineering
Missouri Certificate of Authority #101592
12015 12015

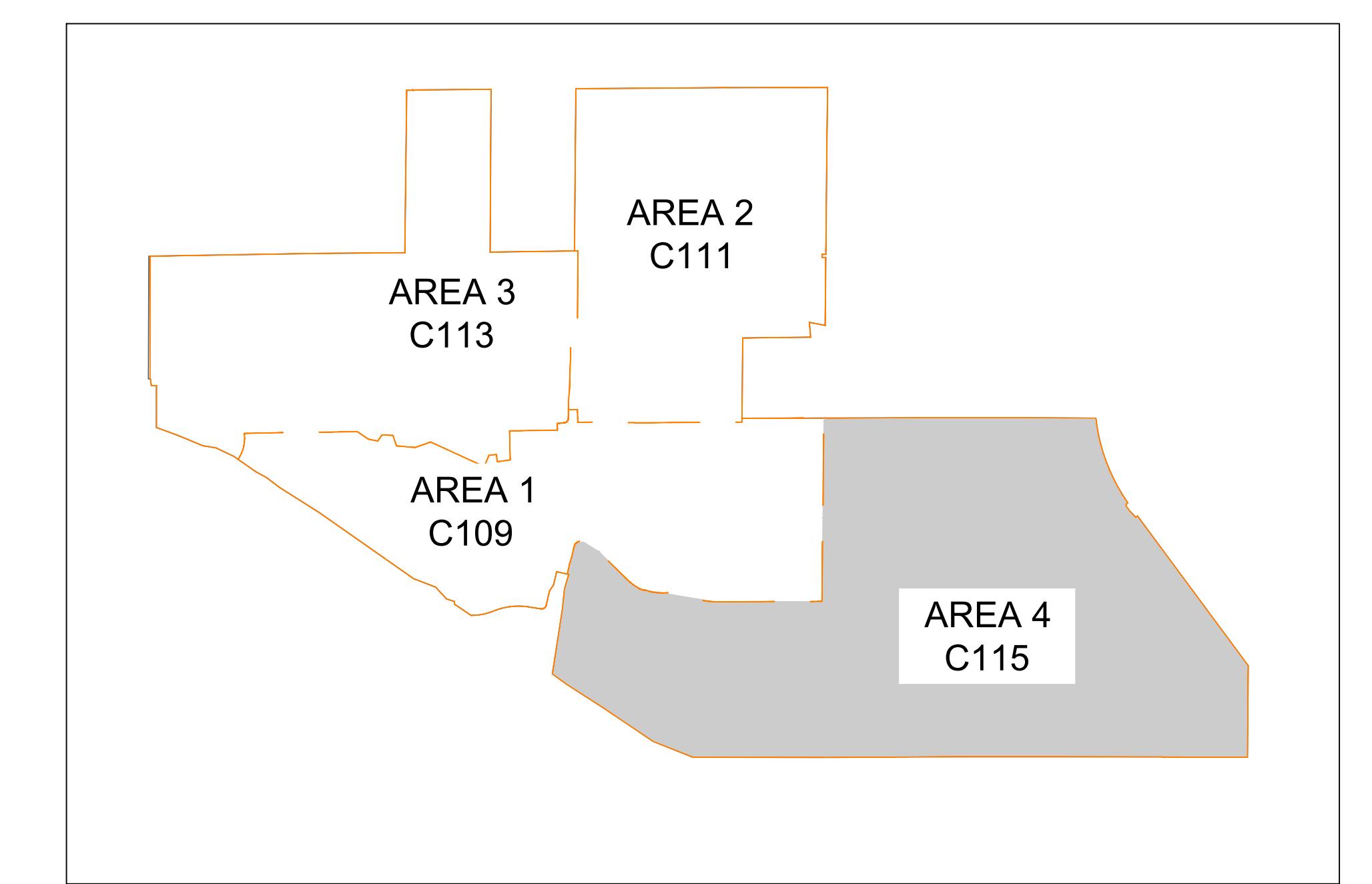
Olsson

Drawn by:	Checked by:	Approved by:	QA/QC by:	Project no.:	Drawing no.:	Date:
				A21-06168	C SIT01	Q2106168
						10/27/2025
SHEET						2025
C114						REVISIONS
KCI 29 LOGISTICS PARK						REVISIONS
SITE PLAN AREA 4						REVISIONS
MAJOR AMENDMENT TO APPROVED MPD PLAN						REVISIONS
BY						REVISIONS



City Plan Commission

Recommends Approval with Condition



KEY MAP

N.T.S.

A large, bold, black vertical logo for "Olsson" is positioned on the left side of the page. To the right of the logo, the text "Olsson - Civil Engineering" is stacked vertically, followed by "Missouri Certificate of Authority #101592" and "1301 Burlington Street".

The logo for Olsson Civil Engineering. It features the word "olsson" in a large, bold, black, sans-serif font. The letters are lowercase and have a thick, rounded appearance. To the right of the logo, the company's information is listed in a smaller, black, sans-serif font, aligned vertically: "Olsson - Civil Engineering", "Missouri Certificate of Authority #101592", and "1301 Burlington Street".