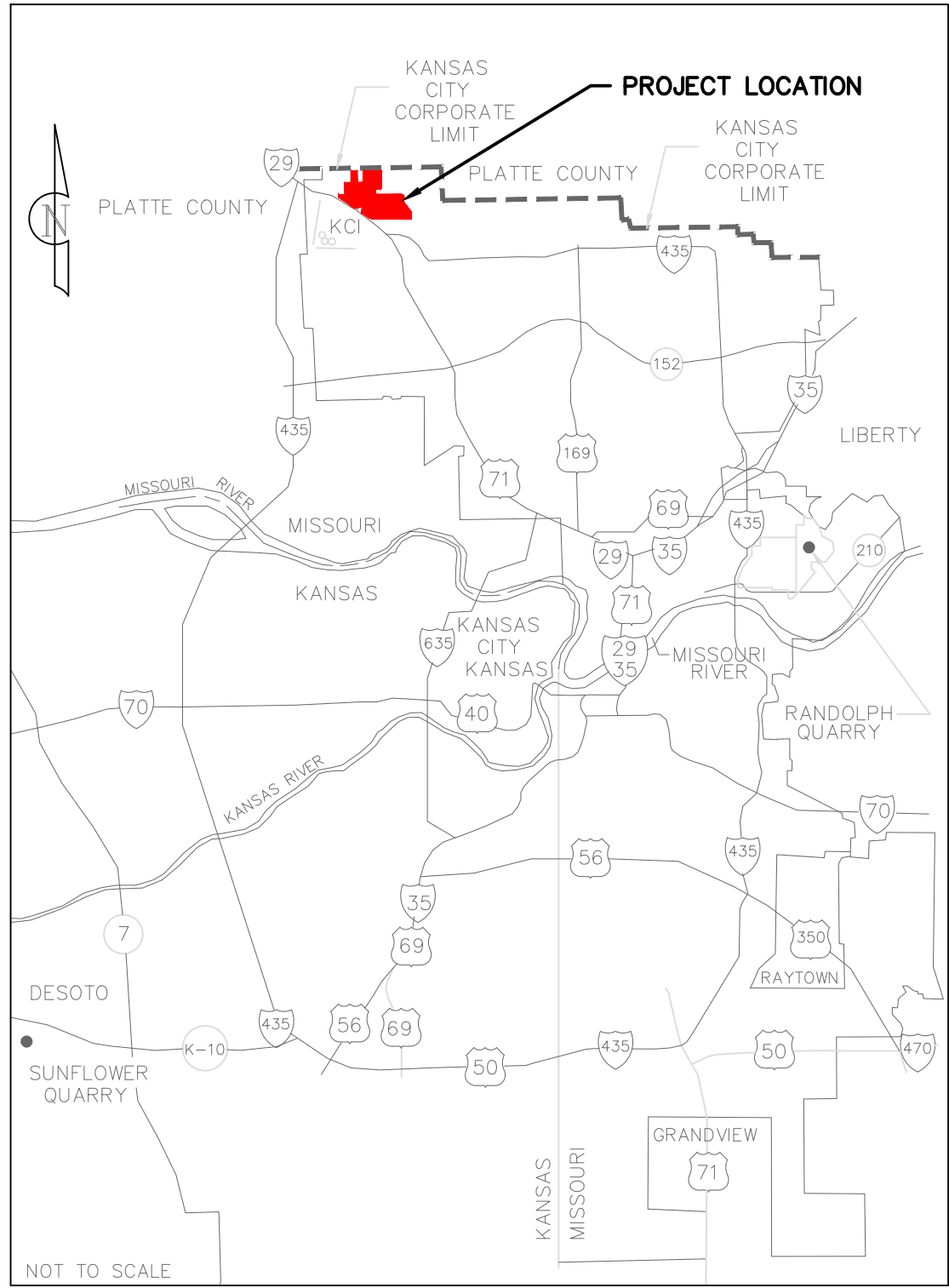


MAJOR AMENDMENT TO APPROVED MPD PLAN
FOR
KCI 29 LOGISTICS PARK
KANSAS CITY, PLATTE COUNTY, MISSOURI

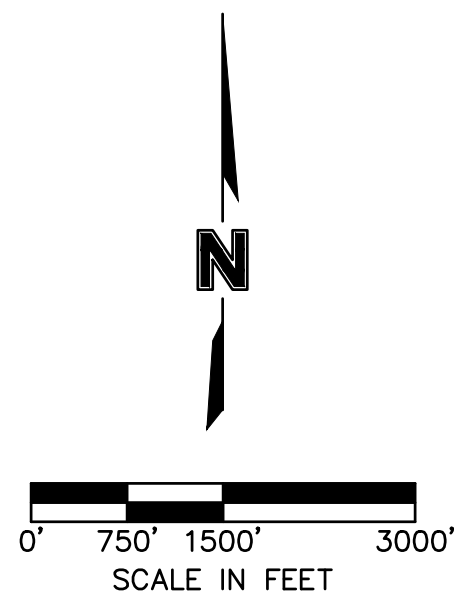


OWNER:
MC WINAN ROAD LLC
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
AND
HUNT MIDWEST PROPERTIES LLC
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161

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

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 2,310.44 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 8, 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



City Plan Commission

Recommends Approval with Conditions

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



Sara Cooper, FAICP
Secretary of the City Plan Commission

olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #01552
1301 Burlington Street
North Kansas City, MO 64116
TEL 816-361.1177
www.olsson.com

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

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

KANSAS CITY, MO

SHEET

C100

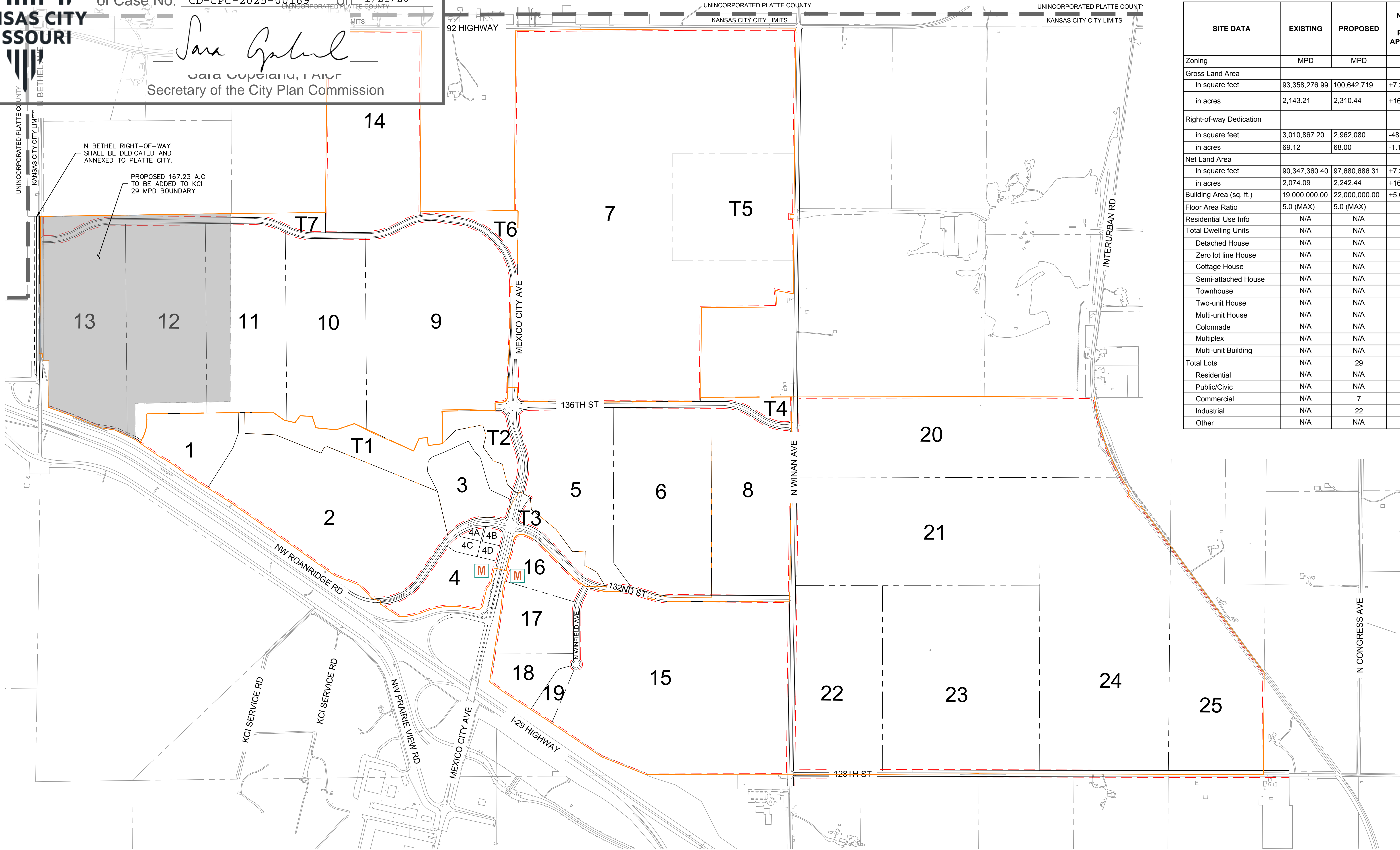
drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: A21-06168
drawing no.: C_TTL01_02106168
date: 10/27/2025








PROPOSED 167.23 A.C.
- TO BE ADDED TO KCI
29 MPD BOUNDARY

SITE DATA	EXISTING	PROPOSED	NET CHANGE FROM PREVIOUSLY APPROVED PLAN
Zoning	MPD	MPD	
Gross Land Area			
in square feet	93,358,276.99	100,642,719	+7,284,442.01
in acres	2,143.21	2,310.44	+167.23
Right-of-way Dedication			
in square feet	3,010,867.20	2,962,080	-48,787.2
in acres	69.12	68.00	-1.12
Net Land Area			
in square feet	90,347,360.40	97,680,686.31	+7,333,325.91
in acres	2,074.09	2,242.44	+168.34
Building Area (sq. ft.)	19,000,000.00	22,000,000.00	+5,000,000.00
Floor Area Ratio	5.0 (MAX)	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	29	
Residential	N/A	N/A	
Public/Civic	N/A	N/A	
Commercial	N/A	7	
Industrial	N/A	22	
Other	N/A	N/A	



LEGEND

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



M GATEWAY MONUMENT SIGN LOCATION

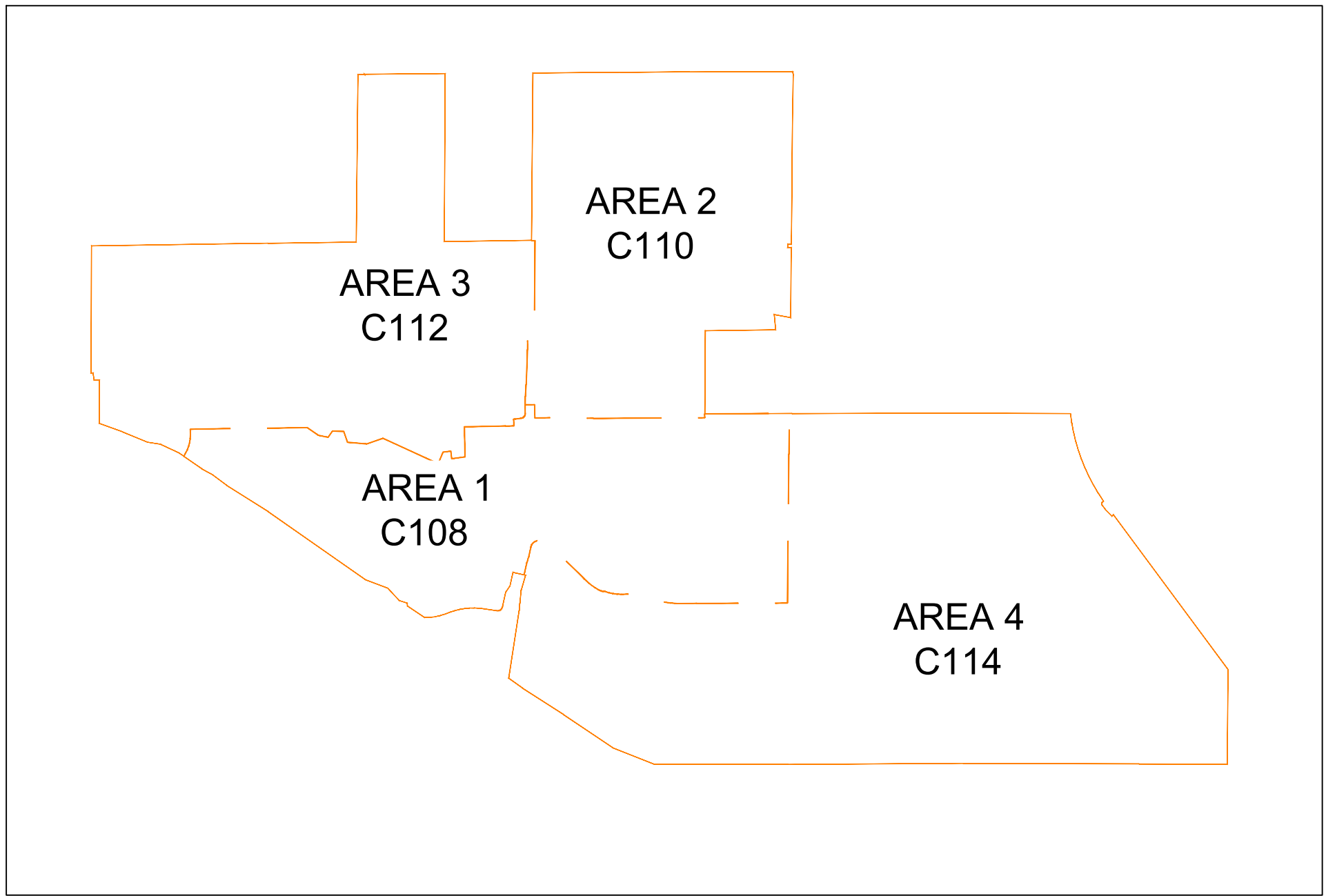
BUILDING & PARKING SETBACKS	REQUIRED	PROPOSED
BUILDING SET BACK FROM R.O.W. & MPD BOUNDARY	N/A	20'
BUILDING SET BACK FROM INTERNAL LOT LINES	N/A	0'
PARKING LOT SET BACK FROM R.O.W. & MPD BOUNDARY	N/A	10'
PARKING LOT SET BACK FROM INTERNAL LOT LINES	N/A	0'

DEVELOPMENT DATA				
AREA	GROSS AREA (AC)	R/W (AC)	NET AREA (AC)	PROPOSED BUILDING SF
1	459.49	30.72	428.77	5,250,000
2	430.39	3.42	426.97	3,000,000
3	518.26	13.40	504.86	8,500,000
4	902.30	20.46	881.84	7,250,000
TOTAL	2,310.44	68.00	2,242.44	24,000,000

DEVELOPMENT NOTE:

1. LOT 4 SHALL BE DESIGNATED FOR THE PURPOSE OF GASOLINE AND FUEL SALES

2. AS NOTED IN GENERAL NOTE 23 ON SHEET C102, THIS PLAN PERMITS TRANSFERABILITY OF THE TOTAL ALLOWED BUILDING AREA BETWEEN AREAS, SO IF ONE AREA DID NOT UTILIZE ITS ALLOWED BUILDING AREA, ANOTHER AREA COULD ADD THAT BUILDING AREA TO ITS BUILDING AREA, NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN. HOWEVER, NO UNUSED BUILDING AREA FROM AREA 2 CAN BE UTILIZED BY OR TRANSFERRED TO ANOTHER AREA WITHOUT THE PRIOR WRITTEN CONSENT OF ALL OWNERS OF THE PROPERTY WITHIN AREA 2. SUCH CONSENT MAY BE WITHHELD IN EACH SUCH OWNER'S SOLE AND ABSOLUTE DISCRETION. SUCH CONSENT SHALL BE EVIDENCED BY, AND SHALL BECOME EFFECTIVE ONLY UPON, THE RECORDING OF SUCH CONSENT IN THE PLATTE COUNTY, MISSOURI REAL PROPERTY RECORDS.



KEY MAP
N.T.S.

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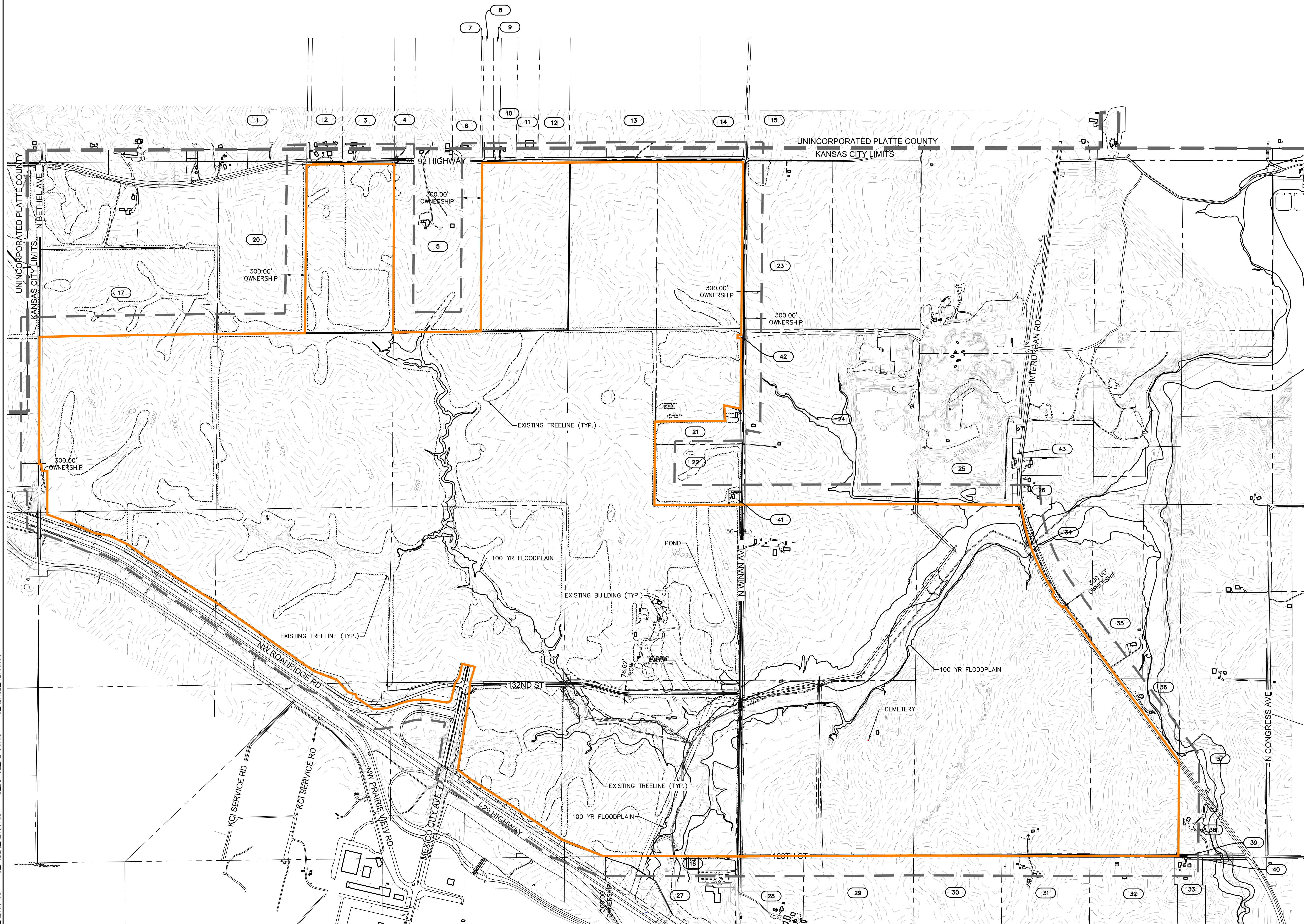


City Plan Commission

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



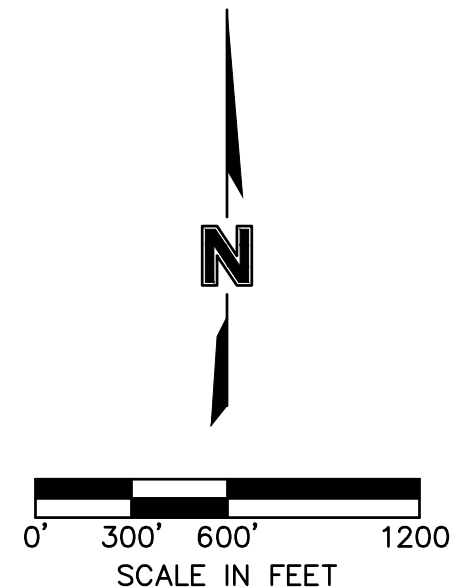
PROPERTY OWNERS WITHIN 300'	
1	KERWIN, STEVEN MICHAEL
2	GREGORY, TERI L & KEVIN L JR
3	FAUDRE, JAMIE F & MARTIN L
4	BREEDLOVE, HARLAN E & DIANNA J
5	JAMES E & JUDITH ANN FROST
6	STEWART, JAMES W & CHRISTINE
7	MOORE, ROBERT & GARLYN
8	PUBLIC WATER SUPPLY DISTRICT #4
9	GRIMMETT, RANDY L & ELLIE I S
10	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 & REGGY 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	ATCHISON, 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 PELTZMAN
38	BAKER, MICHAEL W & KAREN
39	CITY OF KANSAS CITY
40	CITY OF KANSAS CITY
41	LOEHR, CHRISTINA MARIE
42	EVERY MISSOURI WEST INC
42	HORN, RANDALL L

LEGEND

PROPERTY BOUNDARY

EXISTING MAJOR CONTOUR 25'

EXISTING MINOR CONTOUR 5'



OVERALL EXISTING CONDITIONS
MAJOR AMENDMENT TO APPROVED MPD PLAN

KCI 29 LOGISTICS PARK

KANSAS CITY, MO

2025

REVISIONS

BY

REV. NO.	DATE	REVISIONS DESCRIPTION
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— 100 —

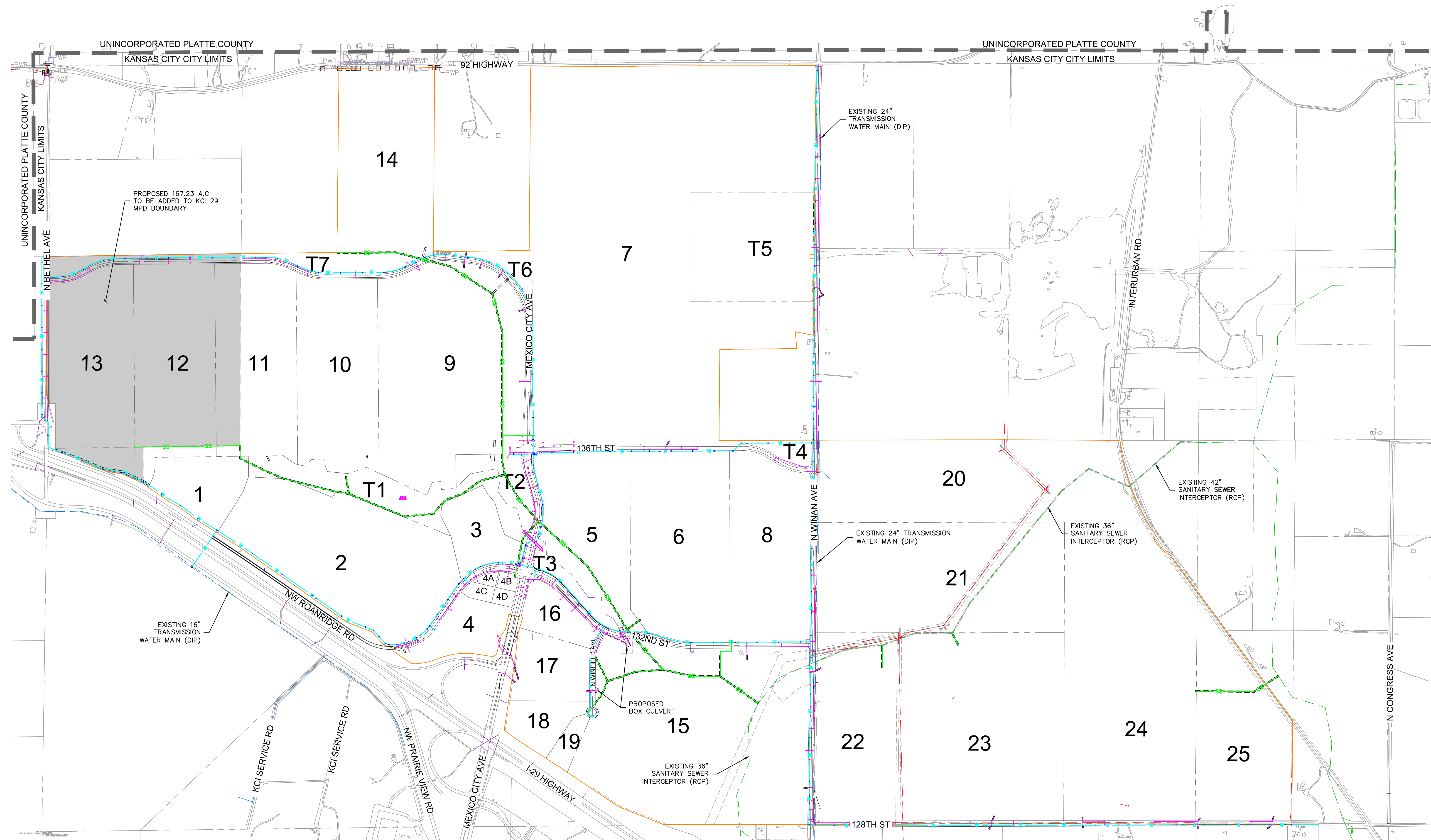
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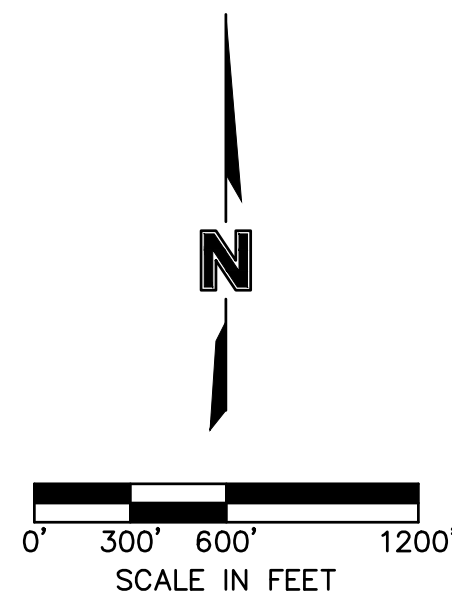
— 100 —

check
appro
QA/QC
projec
drawi

SHEET
C104

SHEET
C104





- 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.

drawn by: _____ JH checked by: _____ JH QA/QC by: _____ JE project no: A21-08168 drawing no: C-BUFD1-Q2105168 date: 10/27/2025	OVERALL STREAM BUFFER PLAN MAJOR AMENDMENT TO APPROVED MPD PLAN		REV. NO.	DATE	REVISIONS DESCRIPTION	BY
	KCI 29 LOGISTICS PARK					
KANSAS CITY, MO		2025	REVISIONS			

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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

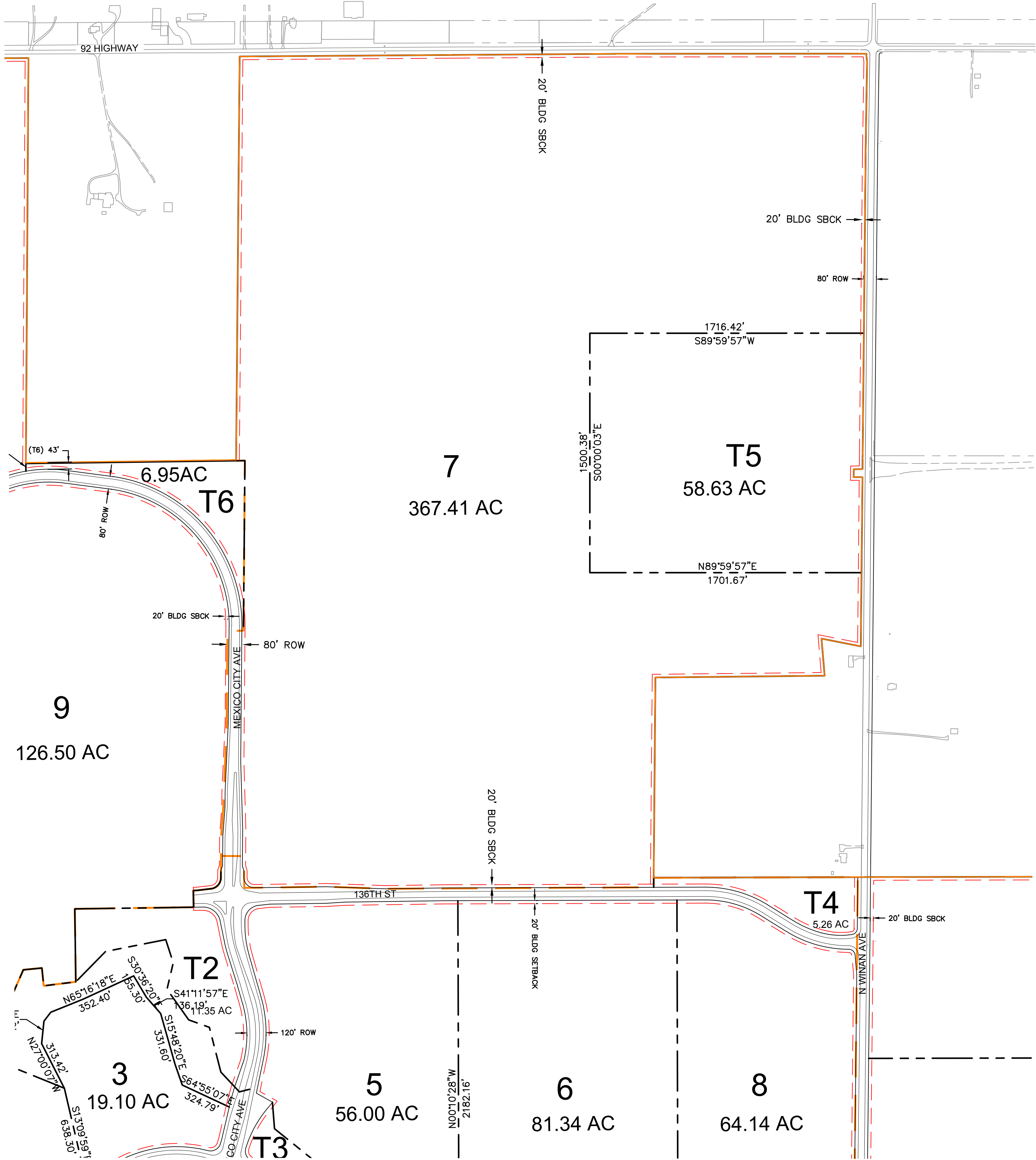


City Plan Commission

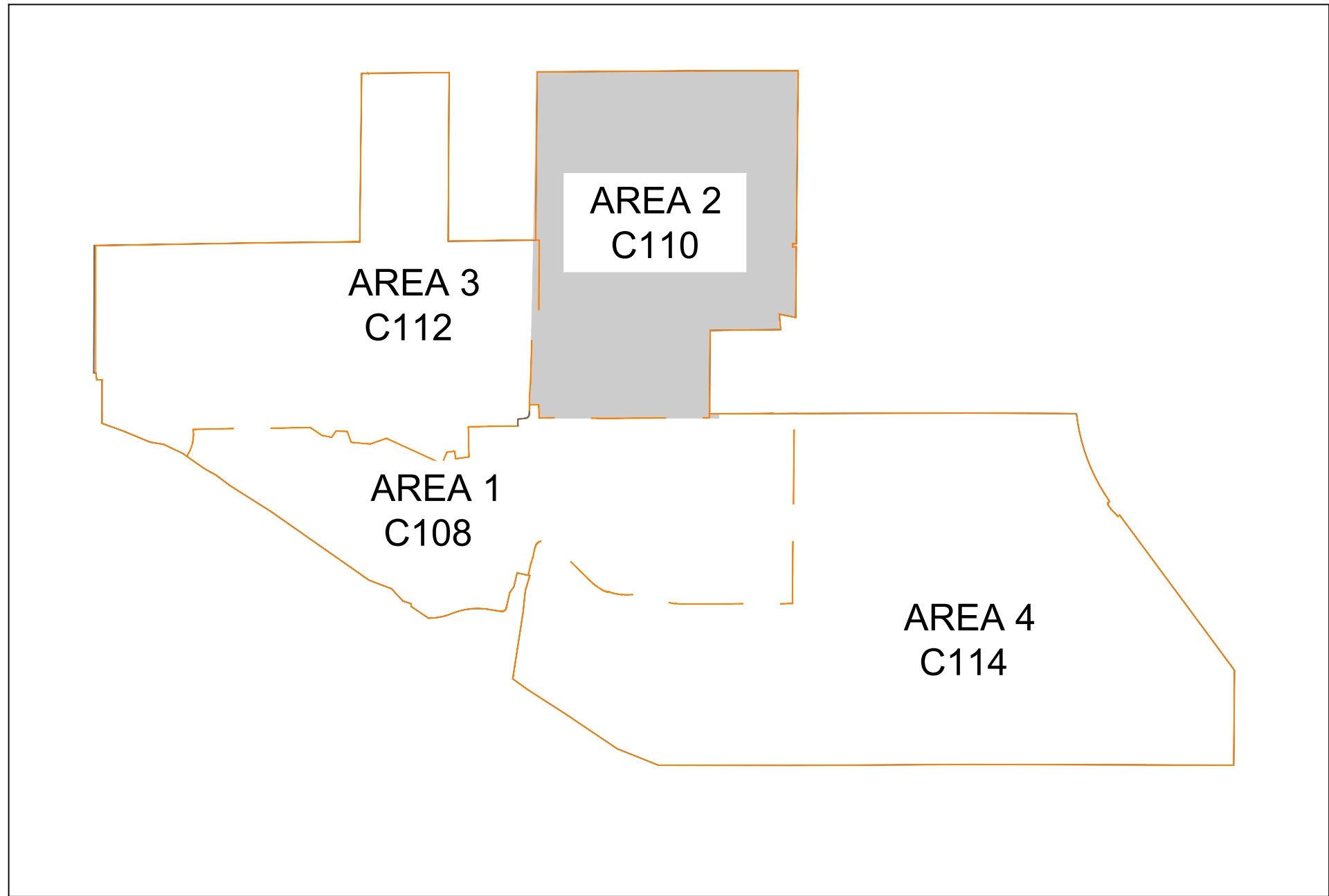
Recommends Approval with Conditions

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

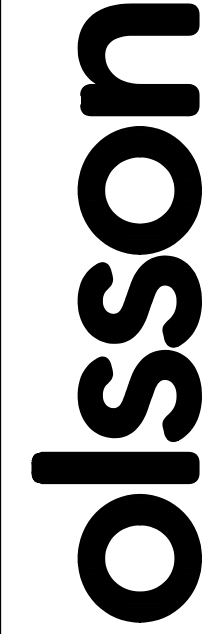

Sara Cupeland, FAICP
Secretary of the City Plan Commission



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



KEY MAP
N.T.S.



Olsson - Civil Engineering
Missouri Certificate of Authority #01552
1201 Burlington Street
North Kansas City, MO 64116
TEL 816-361.1177
www.olson.com

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

2025

SITE PLAN AREA 2

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_SIT01_02106168

date: 10/27/2025

SHEET

C110














City Plan Commission Recommends Approval with Conditions

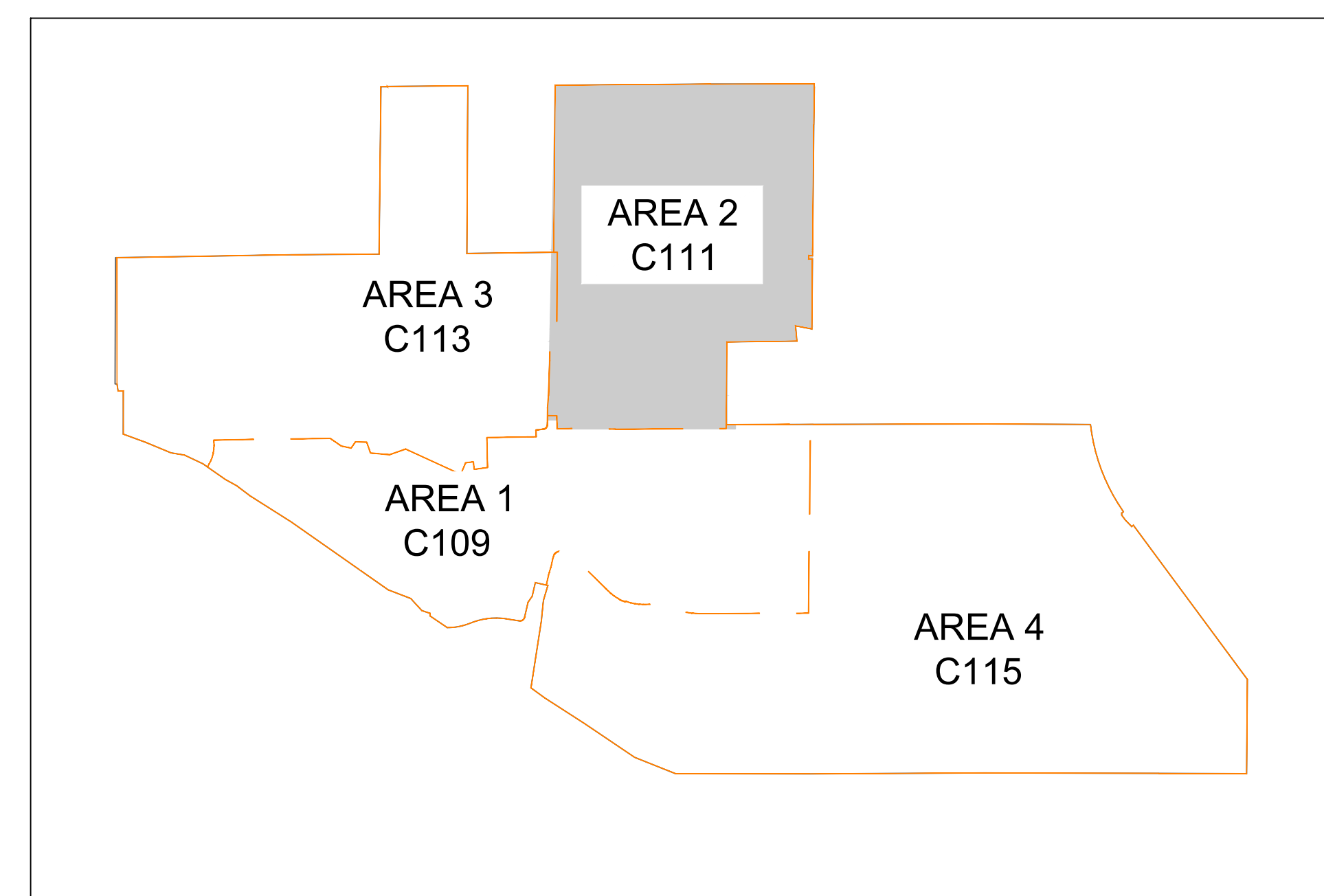
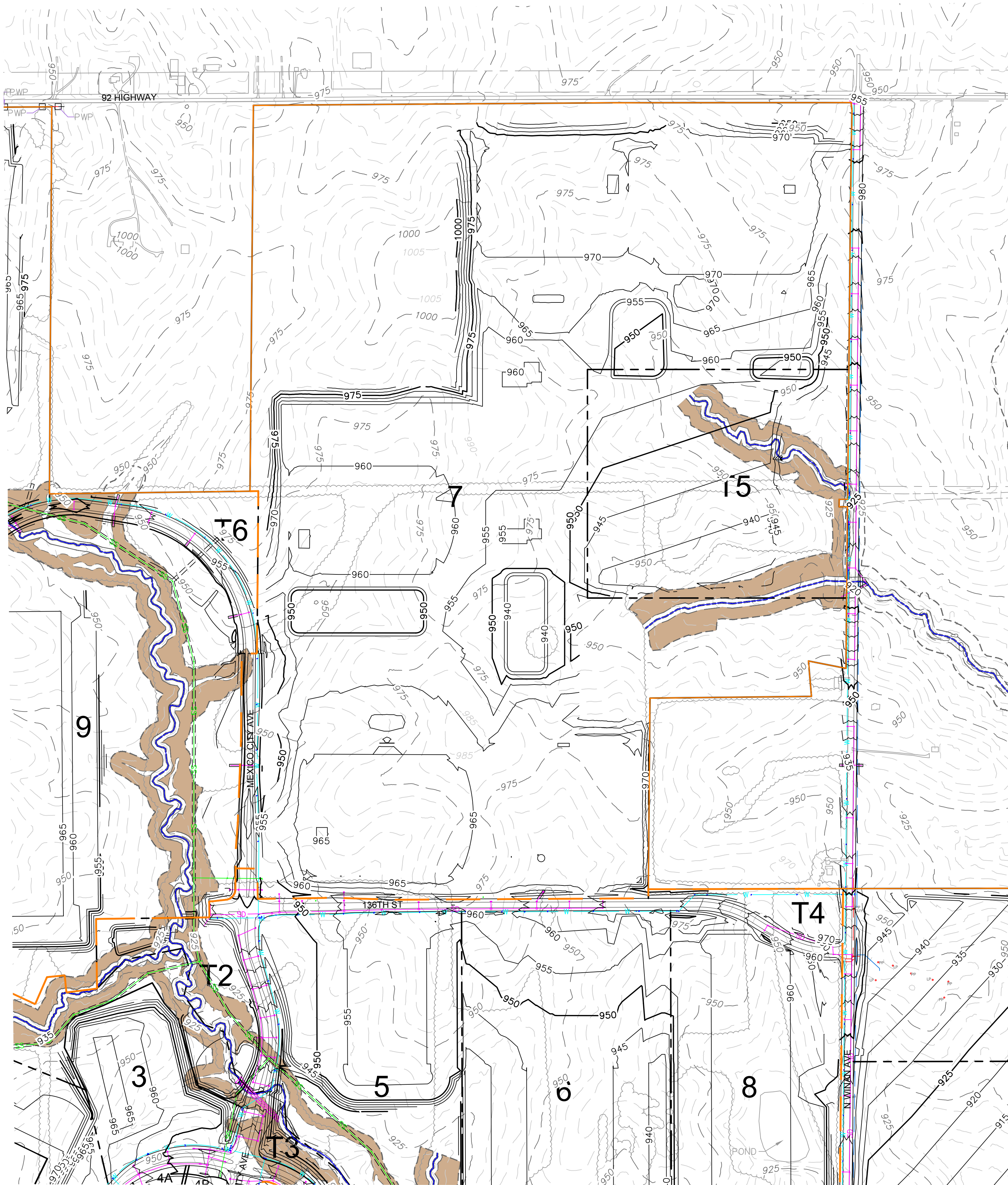
of Case No. CD-CPC-2025-00169 on 1/21/26

Sara Copeland
Sara Copeland, FAICP
Secretary of the City Plan Commission

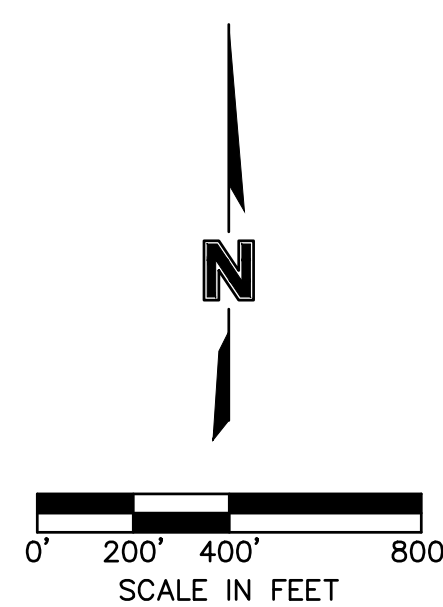
LEGEND

- | | |
|---|-------------------------------|
|  | PROPERTY BOUNDARY |
|  | AREA BOUNDARIES |
|  | LOT BOUNDARIES |
|  | RIGHT-OF-WAY LINE |
|  | EXISTING MAJOR CONTOUR 25' |
|  | EXISTING MINOR CONTOUR 5' |
|  | PROPOSED MAJOR CONTOUR 25' |
|  | PROPOSED MINOR CONTOUR 5' |
|  | STREAM BUFFER OUTER ZONE |
|  | STREAM BUFFER MIDDLE ZONE |
|  | STREAM BUFFER STREAMSIDE ZONE |

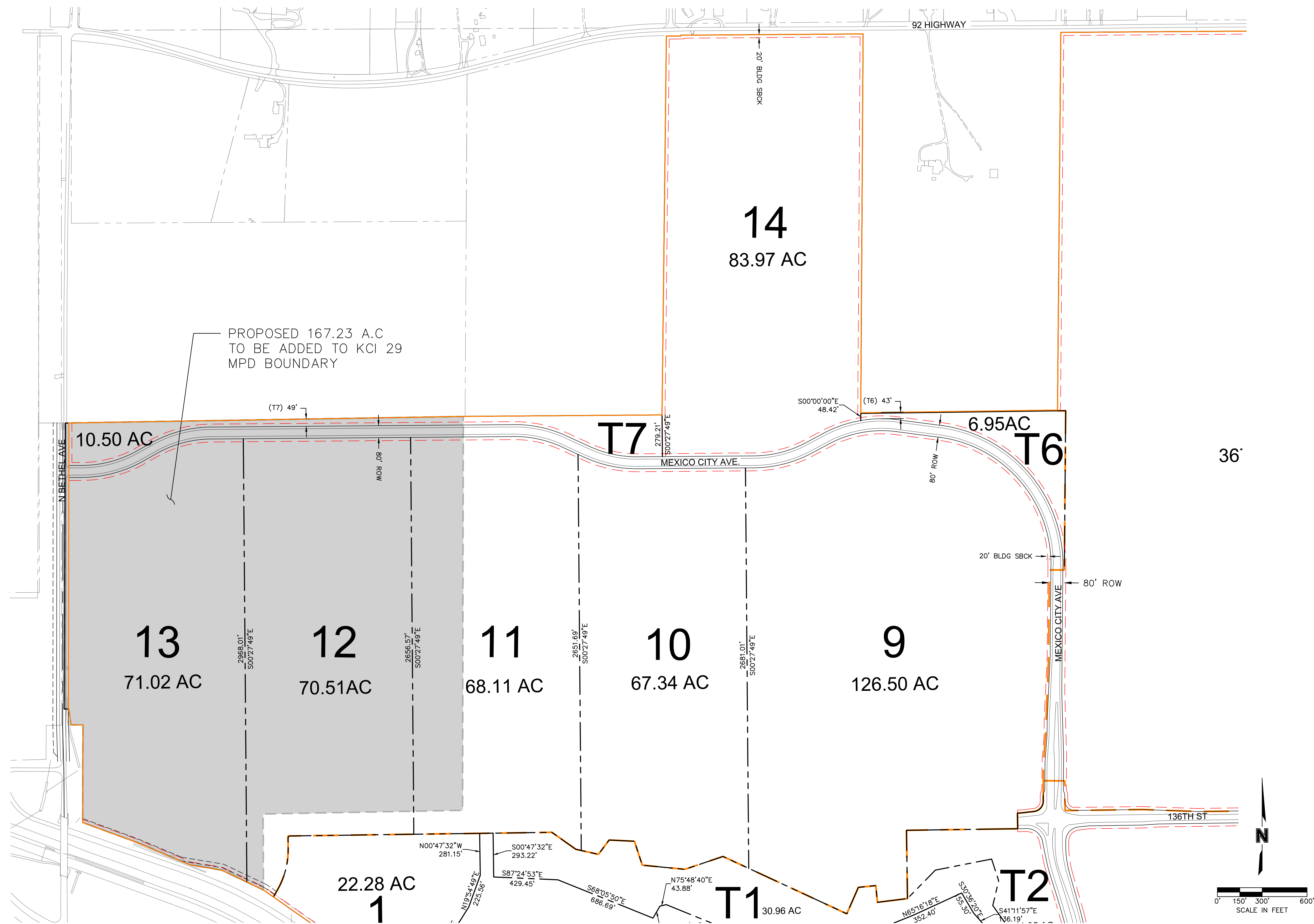
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- | Symbol | Description |
|--------|-------------------------------------|
| | STREAM BUFFER OUTER ZONE |
| | EXISTING SANITARY SEWER |
| | EXISTING WATER LINE |
| | EXISTING STORM SEWER |
| | EXISTING OVERHEAD POWER LINE |
| | PROPOSED SANITARY SEWER (8" to 24") |
| | PROPOSED STORM SEWER |
| | PROPOSED WATER LINE (12" to 16") |
| | PROPOSED FIRE HYDRANT (EVERY 300') |



KEY MAP
N.T.S.





drawing no.: C:\GRD02_C\106168 date: 10/27/2025	drawn by:	JH	
	checked by:	JH	
	approved by:	JH	
	GAPC by:	JH	
	project no.:	A21-08168	
	drawing no.:	C:\GRD02_C\106168	
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	KCI 29 LOGISTICS PARK		
	GRADING & UTILITIES & STREAM BUFFER PLAN AREA 2 MAJOR AMENDMENT TO APPROVED MPD PLAN		
	REV/ NO	DATE	REVISIONS DESCRIPTION
</			








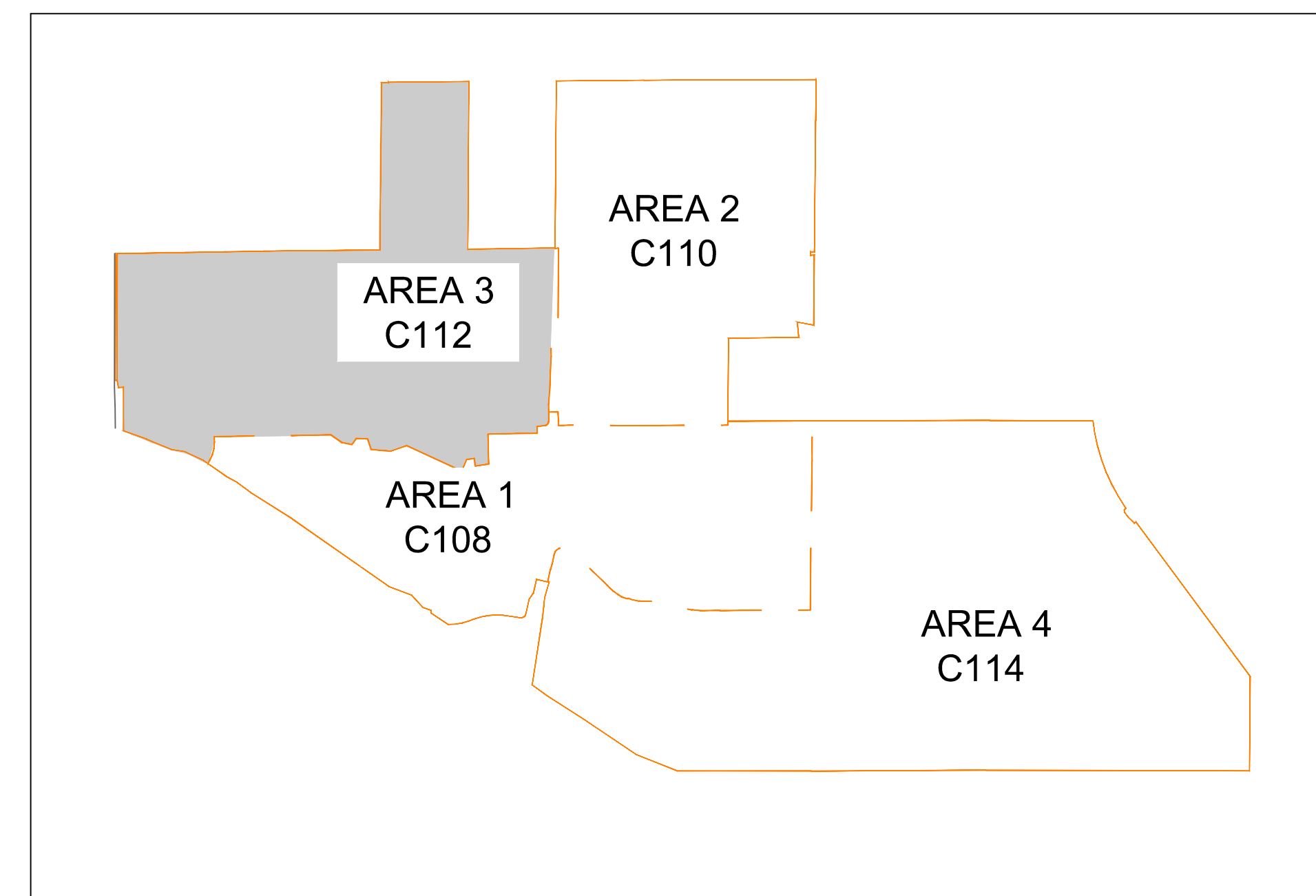
DEVELOPMENT DATA					
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3	518.26	13.40	504.86	4,500,000	0.20

DEVELOPMENT AREAS ACREAGE (AREA 3)	
LOT/TRACT #	LOT/TRACT AREA (ACRES)
9	126.50
10	67.30
11	68.11
12	70.51
13	71.02
14	83.97
T6	6.95
T7	10.50
TOTAL	504.86

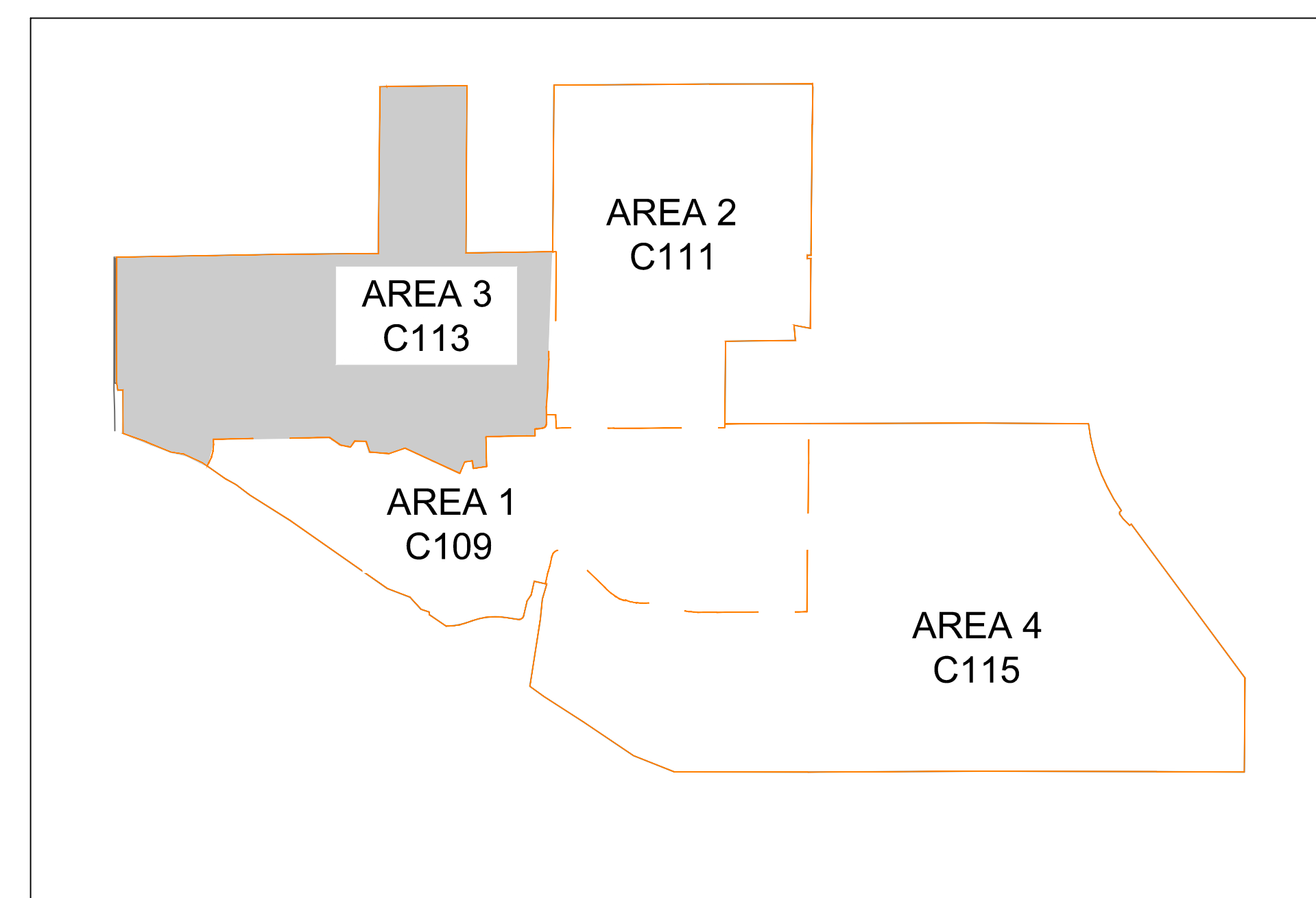
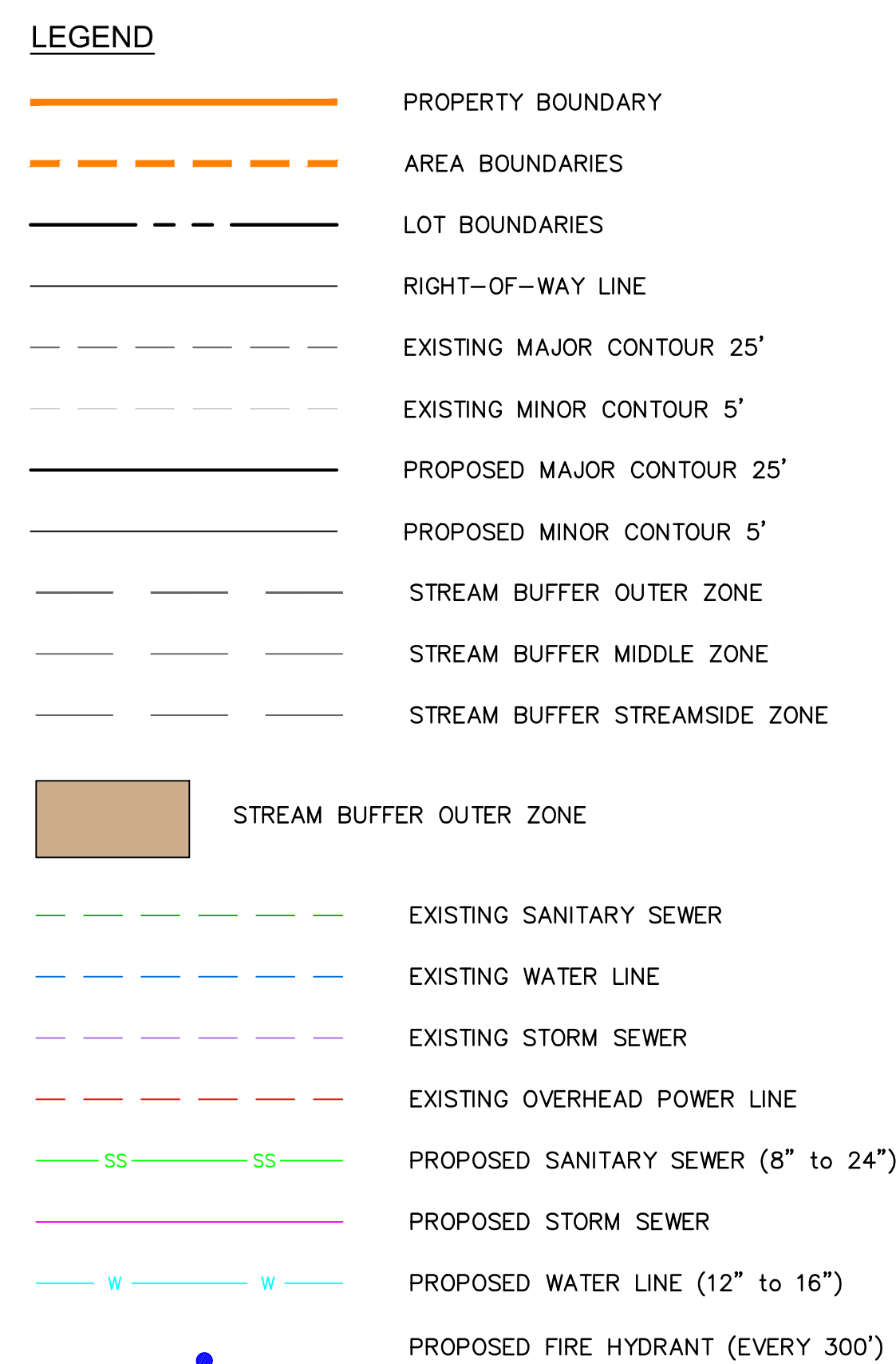
 **City Plan Commission**
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00169 on 1/21/26

Sara Copeland, FRCR
Secretary of the City Plan Commission

LEGEND

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



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KEY MAP
N.T.S.



City Plan Commission Recommends Approval with Conditions

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

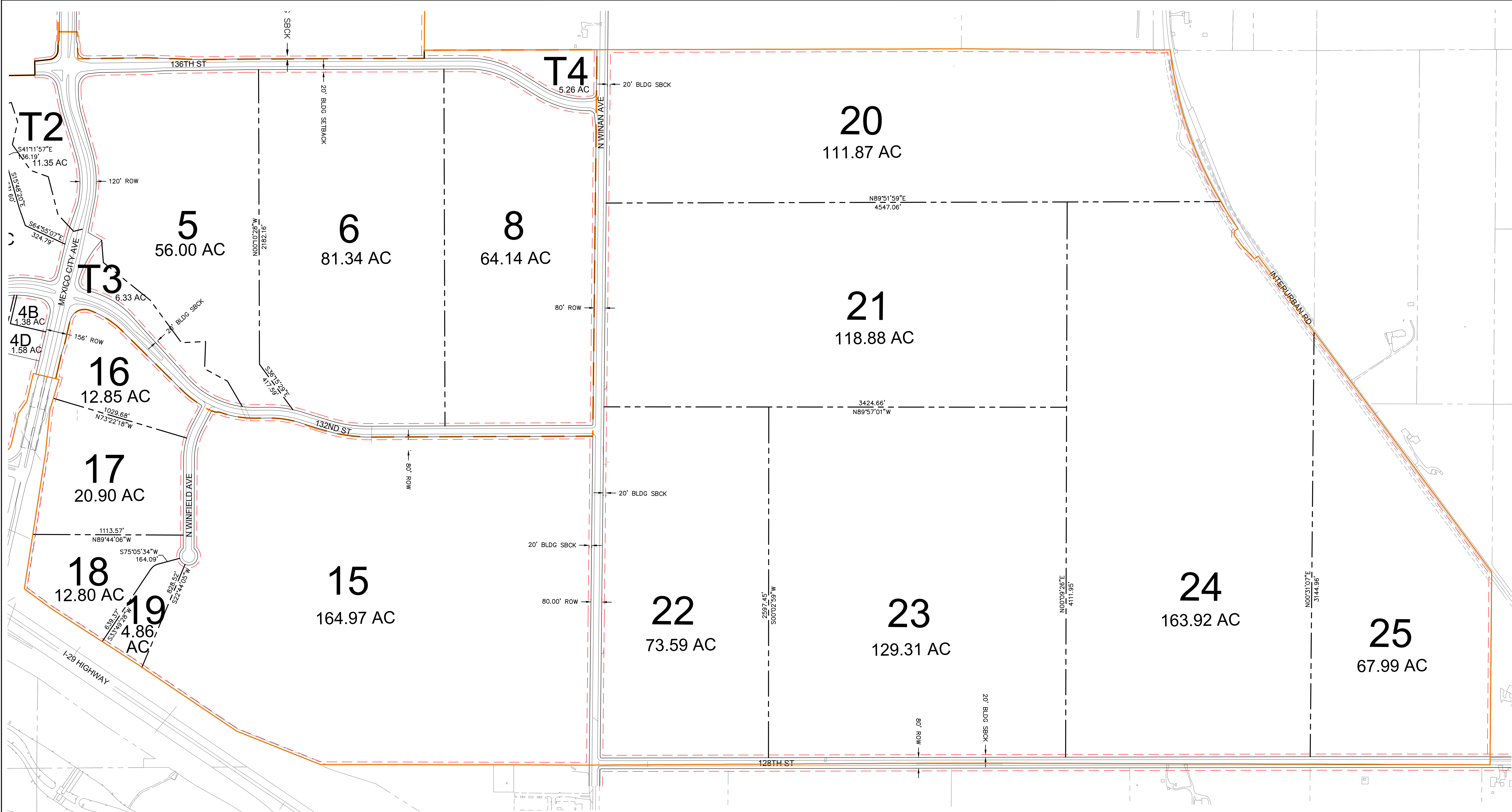
Sara Gabriel
Sara Gabriel, FAICP
Secretary of the City Plan Commission

drawing by: _____ JH		REV. NO.	DATE	REVISIONS DESCRIPTION	BY
checked by: _____ JH					
approved by: _____ JE					
QA/QC by: _____ AZ					
project no: 2025-00168					
drawing no: C-10 GRD02 Q2-106168					
date: 10/27/2025					
KANSAS CITY, MO			2025		
KCI 29 LOGISTICS PARK					
GRADING & UTILITIES & STREAM BUFFER PLAN AREA 3 MAJOR AMENDMENT TO APPROVED MPD PLAN					
SHEET C113					

olsson


Olsson - Civil Engineering
Missouri Certificate of Authority #101592
1301 Burlington Street
North Kansas City, MO 64116

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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

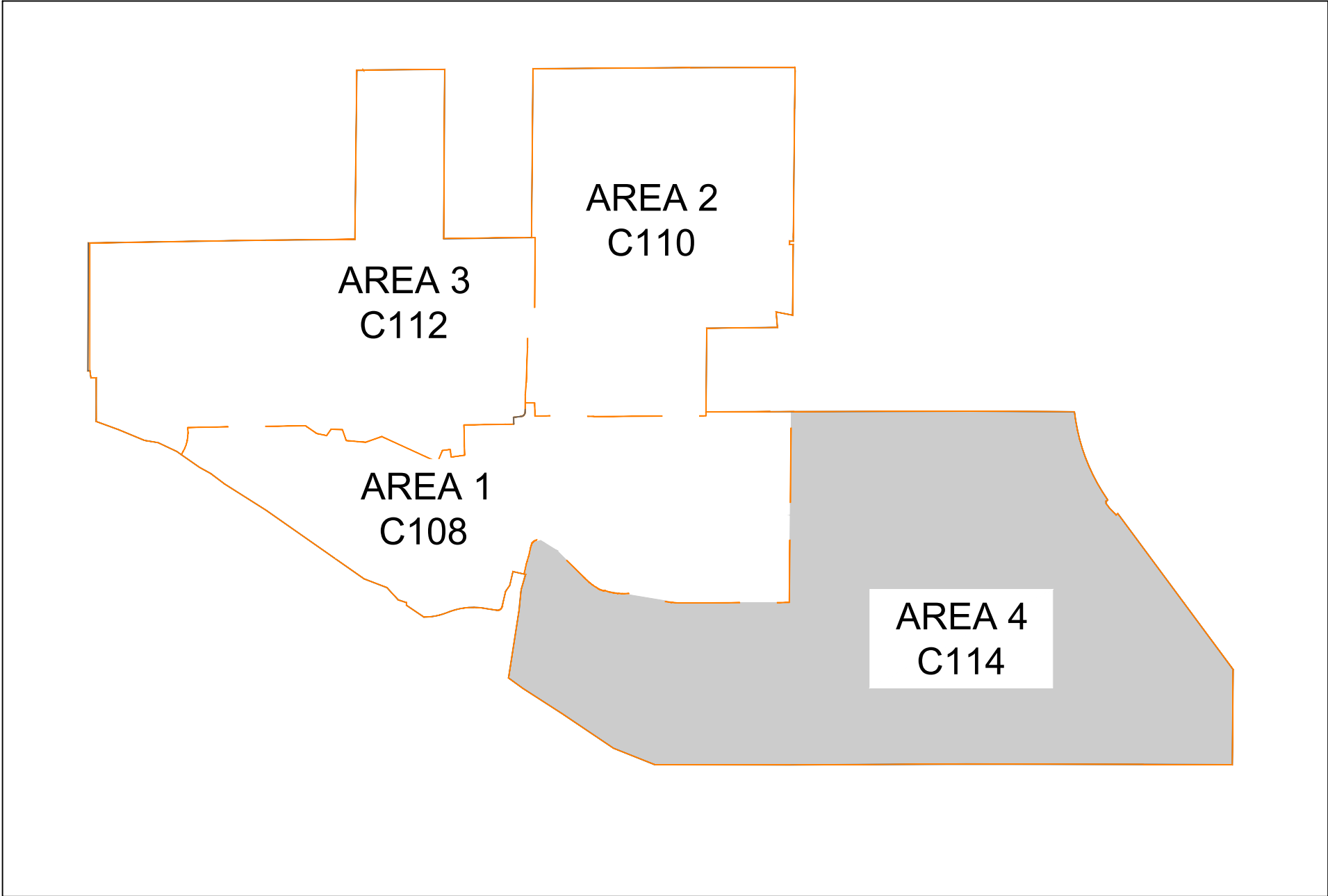
Recommends Approval with Conditions

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

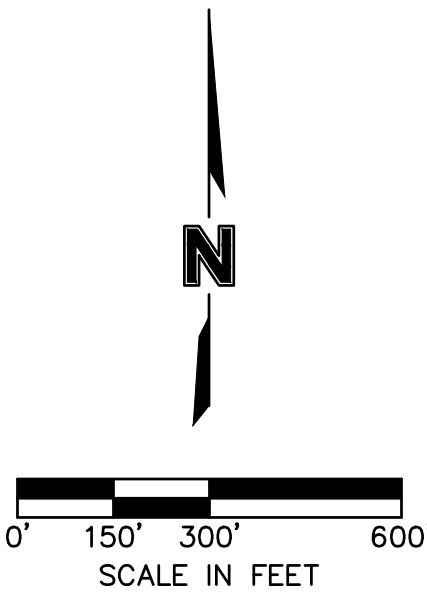


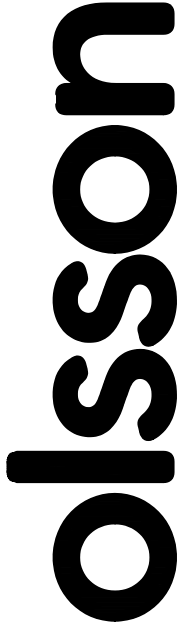
Sara Cooper, FAICP
Secretary of the City Plan Commission

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



KEY MAP
N.T.S.





Olsson - Civil Engineering
Missouri Certificate of Authority #01552
301 Burlington Street
North Kansas City, MO 64116
TEL 816-361.1177
www.ollson.com

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

2025

SITE PLAN AREA 4

MAJOR AMENDMENT TO APPROVED MPD PLAN

KCI 29 LOGISTICS PARK

KANSAS CITY, MO

drawn by: _____

checked by: _____

approved by: _____

QA/QC by: _____

project no: A21-06168

drawing no: C_SIT01_02106168

date: 10/27/2025

SHEET

C114

