



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250794

Submitted Department/Preparer: City Planning

Revised 6/10/24

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

Executive Summary

Approving the plat of KCI Logistics Parks Third Plat, an addition in Platte County, Missouri, on approximately 430 acres generally located at the southwest corner of North Winan Road and Highway 92, creating two lots for the purpose of industrial development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2025-00025)

Discussion

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about 430 acres generally located at the southwest corner of North Winan Road and Highway 92, allowing for the creation of 2 lots for the purposes of an industrial development. This use was approved in Case No. CD-CPC-2022-00097 and further amended under CD-AA-2025-00067 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a 20 million square foot commercial office and warehouse development. The plan dedicates right-of-way for the future extension of Mexico City Avenue.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-280 of the Zoning and Development Code. Staff has agreed to defer construction of required infrastructure to be completed prior to issuance of building permits, which is consistent with the deferral authorization in the controlling MPD Plan, approved under Ordinance 220883.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an ordinance authorizing the subdivision of private land. .
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the subdivision of private land.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is an ordinance authorizing the subdivision of private land.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing the subdivision of private land.

Office of Management and Budget Review

(OMB Staff will complete this section.)

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

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development of new growth.
- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

Ordinance 220883 - Rezoning an area of approximately 2136 acres 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 N.W. 136th Street on the north for portions west of N.W. Interurban Road, from M1-5 and AG-R to District MPD, and approving a MPD Development Plan that serves as a preliminary plat for the development of public/civic, agricultural, commercial, warehouse and industrial uses.

CD-AA-2025-00067 – Approved a minor 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, and allowing for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue, approved July 24, 2025.

Case No. CD-AA-2024-00029 - Minor Amendment to allow for a change in phasing of the KCI 29 Logistics Park Second Plat. This change in phasing created smaller acreages of phases to allow flexibility to the extension of Mexico City Avenue, approved on August 23, 2024.

Case No. CD-CPC-2022-00097 - Resolution No. 220882 adopted by City Council on October 6, 2022, amended the Kansas City International Area Plan by changing the recommended land use from Residential Very Low Density to Industrial land use designation on about 290 acres in an area generally located on the north side of NW 128th Street, south of the extension of NW 136th Street, east N. Winan Road and west of NW Interurban Road.

Case No. CD-CPC-2022-00096 - Ordinance No. 220884 passed by City Council on October 6, 2022, approved an amendment to the major street plan for the realignment of NW 128th Street, NW 136th Street, N. Ambassador Drive and N. Winan Avenue and addition of NW 132nd Street, in the area bordered by MO Route 92 on the north, I-29/I-435 & NW 128th Street on the south, NW Interurban Road on the east and N. Bethel Avenue on the west.

Service Level Impacts

Not applicable as this is an ordinance authorizing the subdivision of private land.

Other Impacts

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

Not applicable as this is an ordinance authorizing the subdivision of private land.

Click or tap here to enter text.

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

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

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing the subdivision of private land.

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the subdivision of private land.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)