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**File #: 250084**

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### ORDINANCE NO. 250084

Rezoning an area of about seven acres generally located at the southwest corner of N.W. Mexico City Avenue and N.W. Roanridge Road from District AG-R to District MPD and approving a development plan in District MPD for the purpose of expanding the district, which allows 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 and N.W. 128th Street, specifically at the southeast corner of Missouri Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue. (CD-CPC-2024-00138)

#### BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1461, rezoning an area of about seven acres generally located at the southwest corner of N.W. Mexico City Avenue and N.W. Roanridge Road from District AG-R (Agricultural-Residential) to District MPD (Master Plan Development) and approving a development plan in District MPD for the purpose of expanding the district, said section to read as follows:

Section 88-20A-1461. That an area legally described as:

A tract of land in the Southeast Quarter of Section 9, the Northwest Quarter and Southwest Quarter of Section 10, Township 52 North, Range 34 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as follows: Commencing at the Northeast corner of said Southeast Quarter, also being the Southwest corner of said Northwest Quarter, also being the Northwest corner of said Southwest Quarter; thence North 89°27'30" East, on the South line of said Northwest Quarter, also being the North line of said Southwest Quarter, 658.74 feet; thence leaving said South line and said North line, North 00°32'30" West, 12.63 feet to a point on the Southerly line of Lot 4, of KCI 29 Logistics Park First Plat, a subdivision of land in said Kansas City recorded December 20, 2023 as Instrument Number 2023012474 in Book 23 at Page 78 in the Office of Recorder of Deeds, Platte County, Missouri, also being a point on the Existing Northeasterly right-of-way line of Interstate 29 (Referenced in Report of Commissions Document as Interstate Route 435) established by Section 15.10 in the Report of Commissions, Condemnation Case C-74-571 recorded August 14, 1975 in Book 470 at Page 105 in said Office of Recorder of

Deeds, Platte County, Missouri to a point that is 994.81 feet left (Northeast) of Station 603+73.72 of said Interstate 29 centerline also being the Point of Beginning of the tract of land to be herein described; thence North  $89^{\circ}15'15''$  East, on said Southerly line and said Existing Northeasterly right-of-way line established by said Section 15.10 feet, a distance of 303.07 feet to a point on the said Existing Northeasterly right-of-way line of said Interstate 29 said point is 1168.09 feet left (Northeast) of Station 606+22.37 of said Interstate 29 Centerline; thence North  $50^{\circ}34'45''$  East, on said Existing Northeasterly right-of-way line of said Interstate 29, a distance of 81.30 feet said point is 1246.07 feet left (Northeast) of Station 606+45.39 of said Interstate 29 centerline; thence leaving said Existing Northerly right-of-way line of said Interstate 29, South  $35^{\circ}03'48''$  West, 106.83 feet to a point that is 1139.25 feet left (Northeast) of Station 606+43.65 of said Interstate 29 centerline; thence South  $13^{\circ}04'30''$  West, 233.61 feet to a point that is 909.23 feet left (Northeast) of Station 607+39.57 of said Interstate 29 centerline; thence Southwesterly along a curve to the right being tangent to the last described course with a radius of 75.00 feet, a central angle of  $85^{\circ}49'55''$  and an arc distance of 112.35 feet to a point that is 826.44 feet left (Northeast) of Station 606+89.53 of said Interstate 29 centerline; thence North  $81^{\circ}05'35''$  West, 192.85 feet to a point that is 744.27 feet left (Northeast) of Station 605+15.07 of said Interstate 29 centerline; thence Westerly along a curve to the left being tangent to the last described course with a radius of 1,020.00 feet, a central angle of  $29^{\circ}19'55''$  and an arc distance of 522.18 feet to a point that is 413.06 feet left (Northeast) of Station 601+18.76 of said Interstate 29 centerline; thence South  $69^{\circ}34'30''$  West, 71.83 feet to a point that is 354.54 feet left (Northeast) of Station 600+77.10 of said Interstate 29 centerline; thence Westerly along a curve to the right being tangent to the last described course with a radius of 875.00 feet, a central angle of  $21^{\circ}13'40''$  and an arc distance of 324.18 feet to a point that is 130.88 feet left (Northeast) of Station 598+44.99 of said Interstate 29 centerline; thence along a line non-tangent to said curve, North  $55^{\circ}52'21''$  West, a distance of 313.60 feet to a point that is 130.88 feet left (Northeast) of Station 595+31.39 of said Interstate 29 centerline; thence Easterly along a curve to the left having an initial tangent bearing of North  $88^{\circ}24'03''$  East with a radius of 740.00 feet, a central angle of  $07^{\circ}10'38''$  and an arc distance of 92.70 feet to a point that is 189.57 feet left (Northeast) of Station 596+03.06 of said Interstate 29 centerline; thence along a line non-tangent to said curve, South  $71^{\circ}17'55''$  East, a distance of 164.78 feet to a point that is 233.40 feet left (Northeast) of Station 597+61.90 of said Interstate 29 centerline; thence North  $86^{\circ}37'56''$  East, 190.57 feet to a point that is 349.40 feet left (Northeast) of Station 599+13.10 of said Interstate 29 centerline; thence North  $01^{\circ}26'46''$  West, 129.95 feet to a point that is 455.10 feet left (Northeast) of Station 598+37.50 of said Interstate 29 centerline; thence North  $85^{\circ}25'25''$  East, 57.75 feet to a point that is 491.21 feet left (Northeast) of Station 598+85.57 of said Interstate 29 centerline; thence continuing North  $85^{\circ}25'25''$  East along said line, 329.11 feet to a point that is 697.00 feet left (Northeast) of Station 601+39.40 of said Interstate 29 centerline; thence North  $74^{\circ}35'36''$  East, 377.78 feet to a point that is 984.41 feet left (Northeast) of Station 603+84.58 of said Interstate 29 centerline; thence North

12°07'34" West, 15.03 feet to the Point of Beginning. Containing 289,194 square feet or 6.6390 acres, more or less. All lying above the Winterset Ledge of Limestone Rock. In areas where the Winterset Ledge is absent, all lying above the Bethany Falls Ledge of Limestone Rock. In Areas where the Bethany Falls Ledge is absent, all lying above the Elevation 720 (NAVD88).

is hereby rezoned from District (Agricultural-Residential) to District MPD (Master Plan Development), all as shown outlined on a map marked Section 88-20A-1461, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following condition:

That Ordinance No. 220883 passed by the City Council on October 6, 2022, shall remain in full force and effect, and the conditions contained therein shall apply to this expansion.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.



Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

FEB 06 2025

Date Passed

Sara Copeland, FAICP  
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter  
Senior Associate City Attorney