



## CITY PLAN COMMISSION

15th Floor, City Hall  
414 East 12th Street  
Kansas City, Missouri 64106

[kcmo.gov/planning](http://kcmo.gov/planning)

May 23, 2025

Qiyamah E Muhammad  
Olsson  
1301 Burlington St, Suite 100 Burlington  
North Kansas City, MO 64116

Re: **CD-CPC-2025-00017** - A request to approve a Council Approved Signage Plan in District MPD (Master Planned Development) 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.

Dear Qiyamah E Muhammad:

At its meeting on May 21, 2025, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

*The Commission's action is only a recommendation.* Your request must receive final action from the . All conditions imposed by the Commission, if any, are available on the following page(s).

**PLEASE READ CONDITIONS CAREFULLY** as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for consideration.

If you have any questions, please contact me at [matthew.barnes@kcmo.org](mailto:matthew.barnes@kcmo.org) or (816) 513-8817.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Barnes".

Matthew Barnes  
Lead Planner

That plans, revised as noted below, are submitted and accepted by staff prior to scheduling for .

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*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / [matthew.barnes@kcmo.org](mailto:matthew.barnes@kcmo.org) with questions.*

1. Illumination of all signage shall comply with 88-430.
2. Prior to submittal of a permit for and/or construction of any signage approved under the Council Approved Signage Plan (CD-CPC-2025-00017), the applicant shall submit to the Kansas City Aviation Department a Determination of No Hazard to Air Navigation from the Federal Aviation Administration (FAA). Following the issuance of a construction permit for permanent signage, temporary cranes used for construction activities extending higher than the proposed top elevation of the sign will need to be evaluated for compliance with FAR Part 77 standards which will be the responsibility of the applicant. For temporary cranes, the applicant shall provide the Kansas City Aviation Department with a Determination of No Hazard to Air Navigation for Temporary Structure from the FAA.