



Legislation Text

File #: 250465

ORDINANCE NO. 250465

Approving a council approved signage plan on about 2,143 acres to allow for various signage to serve KCI 29 Logistics Center in District MPD generally located on the north side of I-29/I-435 at Mexico City Avenue. (CD-CPC-2025-00017)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a council approved signage plan in District MPD (Master Planned Development) generally located on the north side of I-29/I-435 at Mexico City Avenue, and more specifically described as follows:

All of KCI 29 LOGISTICS PARK FIRST PLAT, a subdivision of land in the Northeast Quarter of the Northwest Quarter, Northeast Quarter and Southeast Quarter of Section 9, and Northwest Quarter and Southwest Quarter of Section 10, all in Township 52 North, Range 34 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri recorded December 20, 2023 as Instrument Number 2023012474 in Book 23 at Page 78 in the Office of Recorder of Deeds, Platte County, Missouri and an un-platted tract of land in said Northeast Quarter of said Northwest Quarter, said Northeast Quarter and said Southeast Quarter of said 9, said Northwest Quarter and said Southwest Quarter of said Section 10, also being in the Northeast Quarter, Southeast Quarter, Southwest Quarter and Northwest Quarter of Section 3, the Northeast Quarter and Southeast Quarter of Section 4, also being in the Northeast Quarter and Southeast Quarter of said Section 10, also being in the Northeast Quarter, Southeast Quarter, Southwest Quarter and Northwest Quarter of Section 11, and also being the Southwest Quarter and Northwest Quarter of Section 12, all in said Township 52 North, said Range 32 West, Kansas City, Platte County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, P.L.S. 2002014092 as follows: Beginning at the Northeast corner of said Northeast Quarter of said Section 10, said point also being the Northwest corner of said Northwest Quarter of said Section 11; thence North 89°51'57" East, on the North line of the Northwest Quarter of said Section 11, a distance of 2,641.94 feet to the Northeast corner of said Northwest Quarter of said Section 11, said point also being the Northwest corner of the Northeast Quarter of said Section 11; thence South 89°41'39" East, on the North line of said Northeast Quarter of said Section 11, a distance of 1,562.27 feet to a point on the centerline of Interurban Road, as now established; thence Southeasterly along said centerline of said Interurban Road, on a curve to the left having an initial tangent bearing of South 06°25'45"

East with a radius of 2,864.90 feet, a central angle of 28°35'07" and an arc distance of 1,429.32 feet; thence South 54°59'08" West, 33.00 feet to a point on the Existing Westerly right-of-way line of said Interurban Road, as established in Book 1057 at Page 618 in the Office of Recorder of Deeds, Platte County, Missouri; thence South 01°25'38" West, on said Existing Westerly right-of-way line, 31.07 feet; thence South 36°33'09" East, on said Existing Westerly right-of-way line 91.87 feet; thence South 43°56'06" East, on said Existing Westerly right-of-way line, 138.62 feet; thence North 53°31'56" East, 33.00 feet to a point on said centerline of said Interurban Road; thence South 36°28'04" East, on said centerline of said Interurban Road, 2,907.86 feet to a point on the East line of the West half said Southwest Quarter of said Section 12; thence South 00°28'33" West, on said East line 1,428.53 feet to the Southeast corner of said West half of said Southwest Quarter; thence North 89°46'48" West, on the South line of said Southwest Quarter, 1,331.68 feet to the Southwest corner of the Southwest Quarter of said Section 12, said point also being the Southeast corner of said Southeast Quarter of said Section 11; thence North 89°50'34" West, on the South line of said Southeast Quarter 2,654.53 feet to the Southwest corner of said Southeast Quarter of said Section 11, said point also being the Southeast corner of said Southwest Quarter of said Section 11; thence South 89°41'11" West, on the South line of said Southwest Quarter, 2,641.65 feet to the Southwest corner of said Southwest Quarter of said Section 11, said point also being the Southeast corner the said Southeast Quarter of said Section 10; thence North 89°53'55" West, on the South line of said Southeast Quarter of said Section 10, a distance of 2,029.26 feet to a point on the Existing Northeasterly right-of-way line of Interstate Highway No. 29, as established by Section 15.10 in the Report of Commissioners, 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; thence North 68°15'09" West, on said Existing Northeasterly right-of-way line 668.60 feet; thence North 55°59'59" West, on said Existing Northeasterly right-of-way line, 900.00 feet; thence North 57°11'32" West, on said Existing Northeasterly right-of-way line, 738.20 feet; thence North 53°50'15" West, on said Existing Northeasterly right-of-way line, 253.46 feet to a point on the Existing Easterly right-of-way line of Mexico City Avenue, as established by Section 15.11 in said Report of Commissioners, Condemnation Case C-74-571; thence North 08°50'45" East, on said Existing Easterly right-of-way line, 1,030.51 feet; thence North 05°28'00" East, on said Existing Easterly right-of-way line, 110.27 feet; thence North 05°57'00" East, on said Existing Easterly right-of-way line, 200.75 feet to a point on the Existing Northeasterly right-of-way line of said Mexico City Avenue, as established by Section 16.04 in said Report of Commissioners, Condemnation Case C-74-571; thence North 16°37'42" East, on said Existing Northeasterly right-of-way line 233.95 feet; thence North 76°55'30" West, on said Existing Northeasterly right-of-way line, 195.00 feet to a point on the Southeasterly line of Lot 4 of said KCI 29 LOGISTICS PARK FIRST PLAT; thence South 13°04'30" West, on said Existing Northeasterly right-of-way line, and said Southeasterly line, 213.80 feet; thence South 35°03'48" West, 106.83 feet; thence South 13°04'30" West, 233.61 feet; 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°49'55" and an arc distance of 112.35 feet; thence North 81°05'35" West, 192.85 feet; 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°19'55" and an arc distance of 522.18 feet; thence South 69°34'30" West, 71.83 feet; 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°13'40" and an arc distance of 324.18 feet; thence along a line non-tangent to said curve, North 55°52'21" West, a distance of 313.60 feet; thence North 01°35'57" West, 40.00 feet to a point on said Existing Northeastly right-of-way line of said Interstate Highway No. 29 established by said Section 15.10 in said Report of Commissions Condemnation Case C-74-571, also being a point on the Southerly line of said KCI 29 LOGISTICS PARK FIRST PLAT; thence North 71°17'55" West, on said Existing Northeastly right-of-way line and said Southerly line, 130.64 feet; thence North 42°20'05" West, on said Existing Northeastly right-of-way line and said Southerly line, 247.26 feet; thence North 68°56'32" West, on said Existing Northeastly right-of-way line and said Southerly line, 371.27 feet; thence North 54°58'22" West, on said Existing Northeastly right-of-way line and said Southerly line, 1,781.37 feet; thence North 57°38'50" West, on said Existing Northeastly right-of-way line and said Southerly line, 750.16 feet; thence North 52°51'17" West, on said Existing Northeastly right-of-way line and said Southerly line, 250.49 feet; thence North 60°59'37" West, on said Existing Northeastly right-of-way line and said Southerly line, 200.63 feet; thence North 54°58'03" West, on said Existing Northeastly right-of-way line and said Southerly line, 328.78 feet to the Southwest corner of said KCI 29 LOGISTICS PARK FIRST PLAT; thence North 54°58'03" West, on said Existing Northeastly right-of-way line, 80.77 feet to a point on the West line of the Northeast Quarter of said Northwest Quarter of said Section 9; thence North 00°16'43" West, on said West line of said Northeast Quarter of said Northwest Quarter of said Section 9, a distance of 508.36 feet to the Northwest corner of said Northeast Quarter of said Northwest Quarter of said Section 9; thence North 88°56'23" East, on the North line of said Northeast Quarter of said Northwest Quarter of said Section 9, a distance of 1,335.60 feet to the Northeast corner of said Northwest Quarter of said Section 9, said point also being the Southwest corner of said Southeast Quarter of said Section 4; thence North 00°05'55" East, on the West line of said Southeast Quarter of said Section 4, a distance of 2,637.33 feet to the Northwest corner of said Southeast Quarter of said Section 4, also being the Southwest corner of said Northeast Quarter of said Section 4; thence North 89°33'46" East, on the North line of said Southeast Quarter of said Section 4, also being the South line of said Northeast Quarter of said Section 4, a distance of 1,330.29 feet to the Southwest corner of the East half of said Northeast Quarter of said Section 4; thence North 00°39'00" East, on the West line of the East half of said Northeast Quarter of said Section 4, a distance of 2,536.26 feet to a point on the Existing Southerly right-of-way line of Missouri State Highway No. 92, as established in Book 3 at Page 63; thence North 89°35'08" East, on said Existing Southerly right-of-way line, 97.68 feet; thence North 00°24'52" West, on

said Existing Southerly right-of-way line, 5.00 feet; thence North 89°35'08" East, on said Existing Southerly right-of-way line, 1,219.38 feet to a point on the East line of said Northeast Quarter of said Section 4, said line also being the West line of said Northwest Quarter of said Section 3; thence South 00°20'59" West, on said East line of said Northeast Quarter of said Section 4 and said West line of said Northwest Quarter of said Section 3, a distance of 2,540.52 feet to the Southeast corner of said Northeast Quarter of said Section 4, also being the Southwest corner of said Northwest Quarter of said Section 3; thence North 89°14'49" East, on the South line of said Northwest Quarter of said Section 3, a distance of 1,317.14 feet to the Southwest corner of the East half of said Northwest Quarter of said Section 3; thence North 00°29'51" East, on the West line of the East half of said Northwest Quarter of said Section 3, a distance of 2,532.83 feet to a point on said Existing Southerly right-of-way line of said Missouri State Highway No. 92, established by said Book 3 at Page 68; thence North 89°35'08" East, on said Existing Southerly right-of-way line, 1,323.55 feet to a point on the East line of said Northwest Quarter of said Section 3, also being the West line of said Northeast Quarter of said Section 3; thence continuing North 89°35'08" East on said Existing Southerly right-of-way line, 1,035.70 feet; thence North 89°58'08" East, on said Existing Southerly right-of-way line, 1,566.75 feet to a point on the Existing Westerly right-of-way line of Missouri State Highway O (N. Winan Road) as established in Book 195 at Page 394; thence South 00°54'19" West, on said Existing Westerly right-of-way line, 14.31 feet; thence South 07°27'39" East, on said Existing Westerly right-of-way line, 34.37 feet; thence South 00°54'19" West, on said Existing Westerly right-of-way line, 567.70 feet; thence South 00°34'19" West, on said Existing Westerly right-of-way line, 1,897.34 feet to a point on the South line of said Northeast Quarter of said Section 3, also being a point on the North line of said Southeast Quarter of said Section 3; thence continuing South 00°34'19" West on said Existing Westerly right-of-way line, 19.17 feet; thence South 00°33'08" West, on said Existing Westerly right-of-way line, 70.80 feet; thence South 89°33'29" West, on said Existing Westerly right-of-way line, 55.01 feet; thence South 00°33'08" West, on said Existing Westerly right-of-way line, 50.00 feet; thence North 89°33'29" East, on said Existing Westerly right-of-way line, 55.01 feet; thence South 00°33'08" West, on said Existing Westerly right-of-way line, 1,060.40 feet; thence North 78°54'19" West, 250.92 feet; thence South 04°52'36" East, 233.23 feet; thence South 89°23'27" West, 1,060.18 feet to the West line of the East half of said Southeast Quarter of said Section 3, also being the East line of the West half of said Southeast Quarter of said Section 3; thence South 00°29'44" West, on said West line of said East half of said Southeast Quarter of said Section 3, also being said East line of said West half of said Southeast Quarter of said Section 3, a distance of 1,254.83 feet to the Southwest corner of the East half of the said Southeast Quarter of said Section 3, also being the Southeast corner of the West half of said Southeast Quarter of said Section 3; thence North 89°49'32" East, on the South line of said Southeast Quarter of said Section 3, also being the North line of said Northeast Quarter of said Section 10, a distance of 1,318.45 feet to the Point of Beginning. Containing 93,358,277 square feet or 2,143.21 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 approved, subject to the following conditions:

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.

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

Section B. 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

Date Passed JUN 12 2025

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney