



CITY PLAN COMMISSION

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

kcmo.gov/planning

February 03, 2026

Jacob Hodson
Olsson
1301 Burlington St, 100
North Kansas City, MO 64116

Re: **CD-CPC-2025-00169** - A request to approve a major 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, on about 2,500 acres generally located at generally located on the north side of I-29/ I-435 & Northwest 128th Street, specifically at the northwest corner of North Bethel Avenue and I-435.

Dear Jacob Hodson:

At its meeting on January 21, 2026, 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 Proceeding to next step. 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 Proceeding to next step consideration.

If you have any questions, please contact me at justin.smith@kcmo.org or (816) 513-8823.

Sincerely,

A handwritten signature in cursive script that reads "Justin Smith".

Justin Smith
Planner

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

Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / justin.smith@kcmo.org with questions.

1. That Ordinance No. 220883, including all conditions provided therein, shall remain in full force and effect.
2. That the applicant gains approval of a major street plan amendment or revise the alignment accordingly.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

3. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

Condition(s) by Public Works Department. Contact Nicolas Bosonetto at (816) 513-2746 / nicolas.bosonetto@kcmo.org with questions.

4. PW - Major Street Plan: In the Major Street Plan, Mexico City Ave is supposed to go straight north and connect with Hwy 92. The MPD proposes to redirect Mexico City Ave to the West and connect to Bethel Road. This would not provide a direct connection between the major highways (Hwy 92 and I-29) and between the airport. The new alignment of Mexico City Ave will require amendment of the Major Street Plan, through the CPC and Council. The new alignment is therefore not approved by approval of this MPD and the applicant must follow the amendment process.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

5. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

6. The developer shall submit water main extension plans meeting KC Water Rules and Regulations and prepared by a Missouri PE. The water main extension plans shall be under contract (permit) prior to final platting or building permit issuance whichever occurs first. The water main extension plans shall provide sufficient flow and pressure to service the proposed developments.