

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00170

KCI 29 Logistics Park

January 21, 2026

Docket #2

Request

Major Street Plan Amendment

Applicant

Jacob Hodson
Olsson

Owner

Aaron Schmidt
Hunt Midwest

Site Information

Location	13651 N Bethel Avenue
Area	2,310 Acres
Zoning	MPD
Council District	1st
County	Platte
School District	Platte County

Surrounding Land Uses

North: Residential, AG-R/M1-1
South: Airport, KCIA
East: Residential/Undeveloped, AG-R
West: Undeveloped, KCIA/M2-2

Land Use Plan

The KCIA Area Plan recommends Industrial Uses for this location.

Major Street Plan

North Bethel Avenue, Mexico City Avenue, Northwest 132nd Street and North Winan Road is identified as a thoroughfare in this location.

Approval Process



Overview

The applicant seeks to approve an amendment to the Major Street Plan to revise the alignment of Mexico City Avenue, from connecting to Highway 92 to connecting to North Bethel Avenue. View realignment map.

Existing Conditions

The project site is a combination of parcels totaling about 2,500 acres. Multiple parcels have been developed with industrial and commercial uses within the MPD District the remaining parcels are undeveloped.

Neighborhood(s)

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling + Related Case

CD-CPC-2025-00169 - A request to approve a major amendment to a previously approved development plan which also serves as the preliminary plat in District MPD for the purpose of expanding the MPD district.

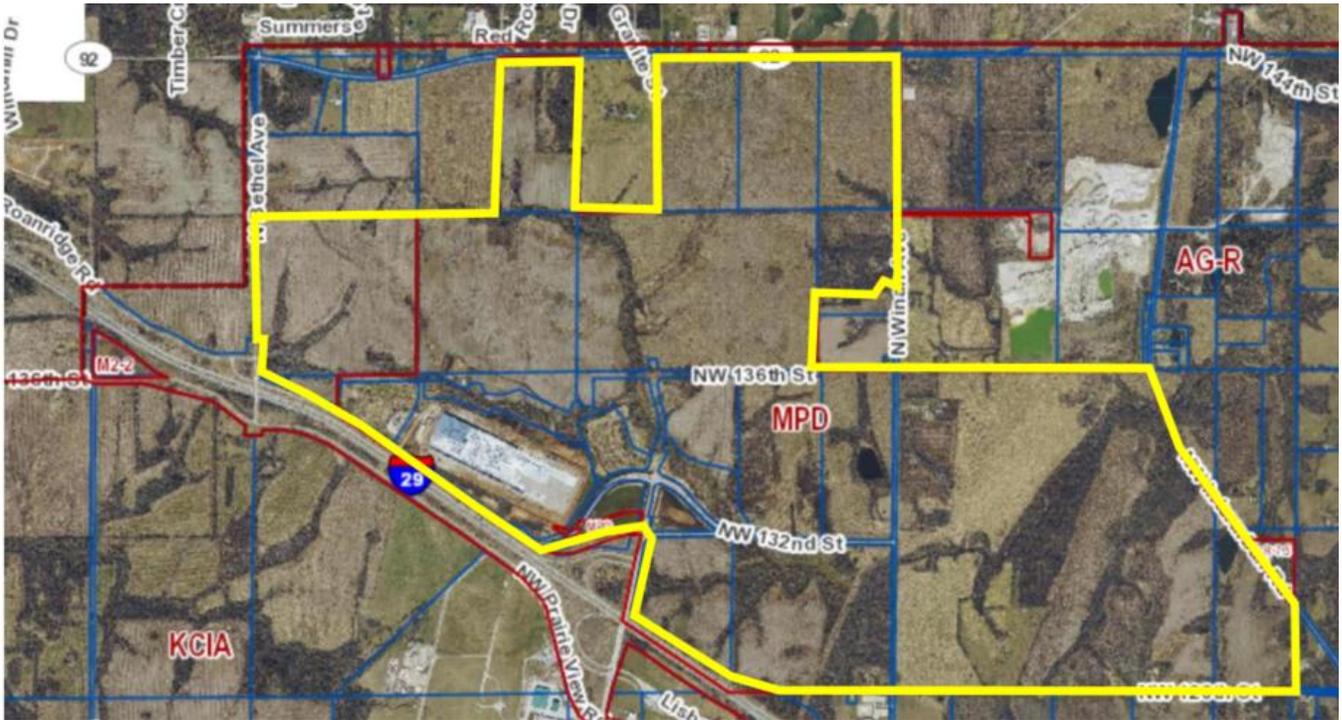
Project Timeline

The application was filed on October 27, 2025. Scheduling deviations have occurred due to requests by the applicant to continue the case to allow for more time to complete public engagement and have this plan heard at the same time as the Major Street Plan update and the major amendment to the MPD Plan.

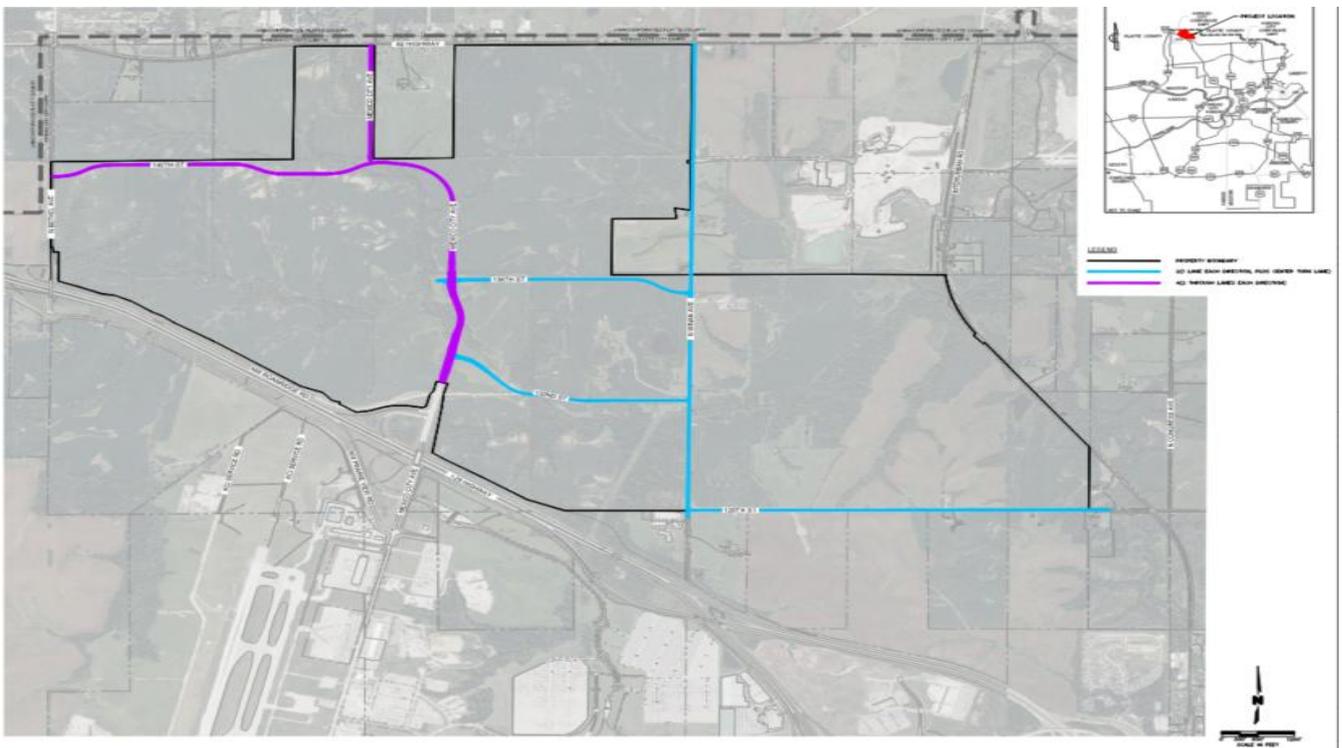
Professional Staff Recommendation

Docket #2 Approval

VICINITY MAP



Realignment Map



PLAN REVIEW

The requested Major Street Plan Amendment is a result of the most recent major amendment to the KCI 29 Logistics Park controlling MPD Plan. The City's Major Street Plan shows the extension of Mexico City Avenue going north and connecting to Missouri 92 Highway. Rights-of-ways identified on the Major Street Plan are constructed by the City, while developers are required to pay impact fees and dedicate the land needed to construct the road. The applicant has chosen to reroute Mexico City Avenue to the west and connect it to north Bethel Avenue.

SPECIFIC REVIEW CRITERIA

Major Street Plan (88-810-810)

"The plan established by the city, pursuant to RSMo 89.480, showing the general alignment and functional classification of streets, highways and parkways of an ultimate urban arterial network. The purpose of this plan is to guide development of the arterial street network and to identify appropriate street rights-of-way to be secured at the time of subdivision platting. **The plan may be amended, added thereto, or otherwise refined by the subdivision platting process or by the plan commission and city council.**"

ATTACHMENTS

1. Applicant's Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL as stated in the conditions report.

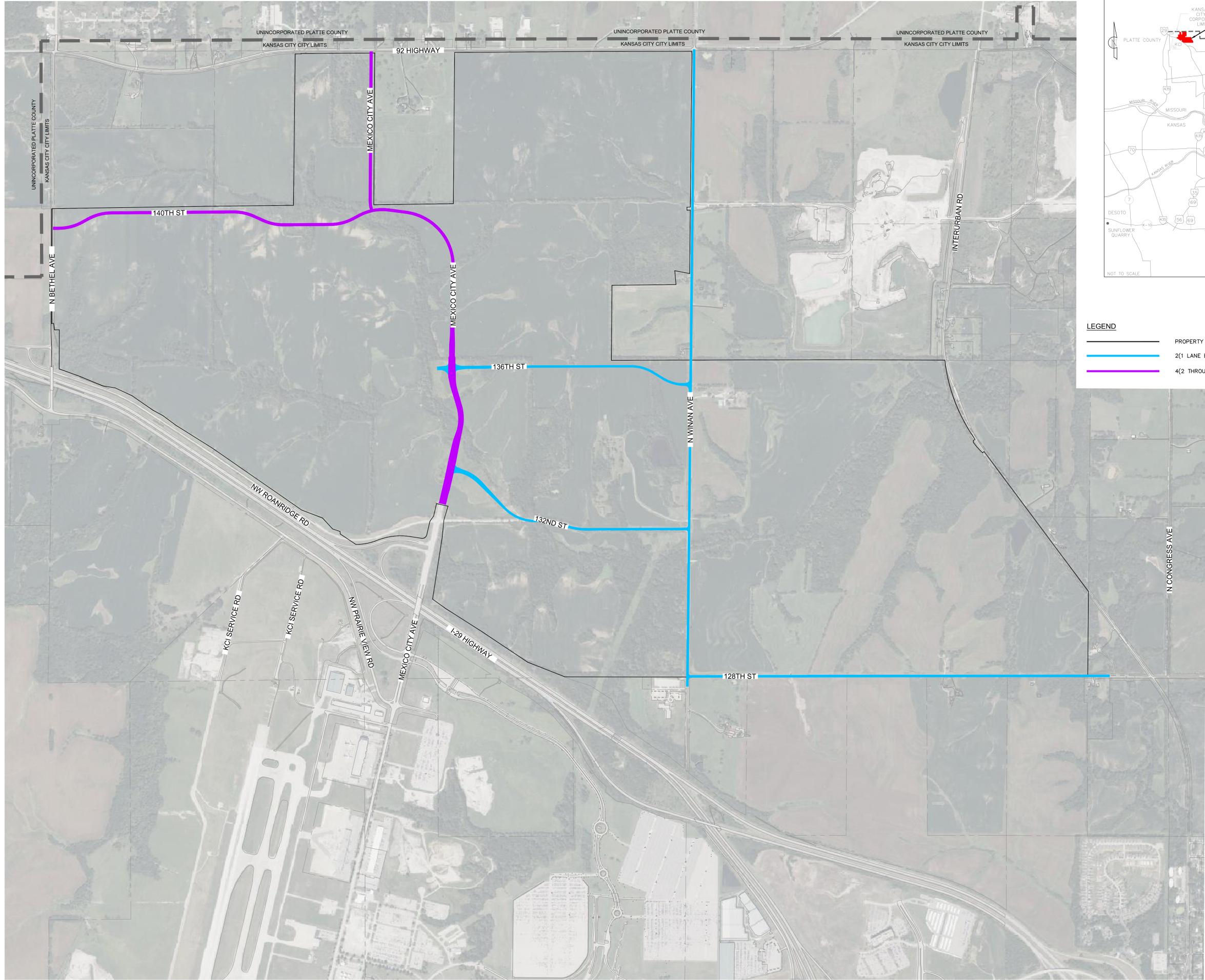
Respectfully submitted,



Justin Smith

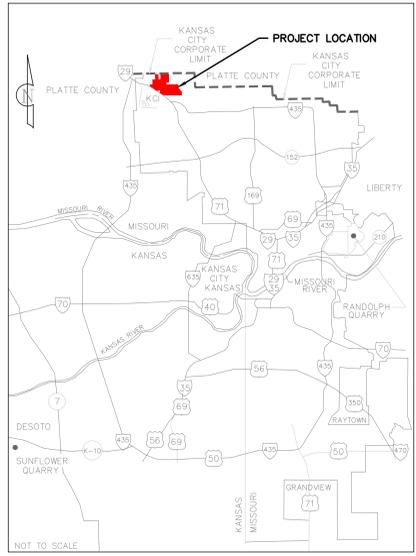
Planner

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LEGEND

- PROPERTY BOUNDARY
- 2(1 LANE EACH DIRECTION, PLUS CENTER TURN LANE)
- 4(2 THROUGH LANES EACH DIRECTION)



REV. NO.	DATE	REVISIONS DESCRIPTION	BY

OVERALL SITE PLAN
 MAJOR STREET AMENDMENT
 KCI 29 LOGISTICS PARK
 KANSAS CITY, MO

2025

drawn by: C100
 checked by: JH
 approved by: JH
 CADC by: JH
 project no.: A21-06168
 drawing no.: C_MST01_02106168
 date: 10/27/2025

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