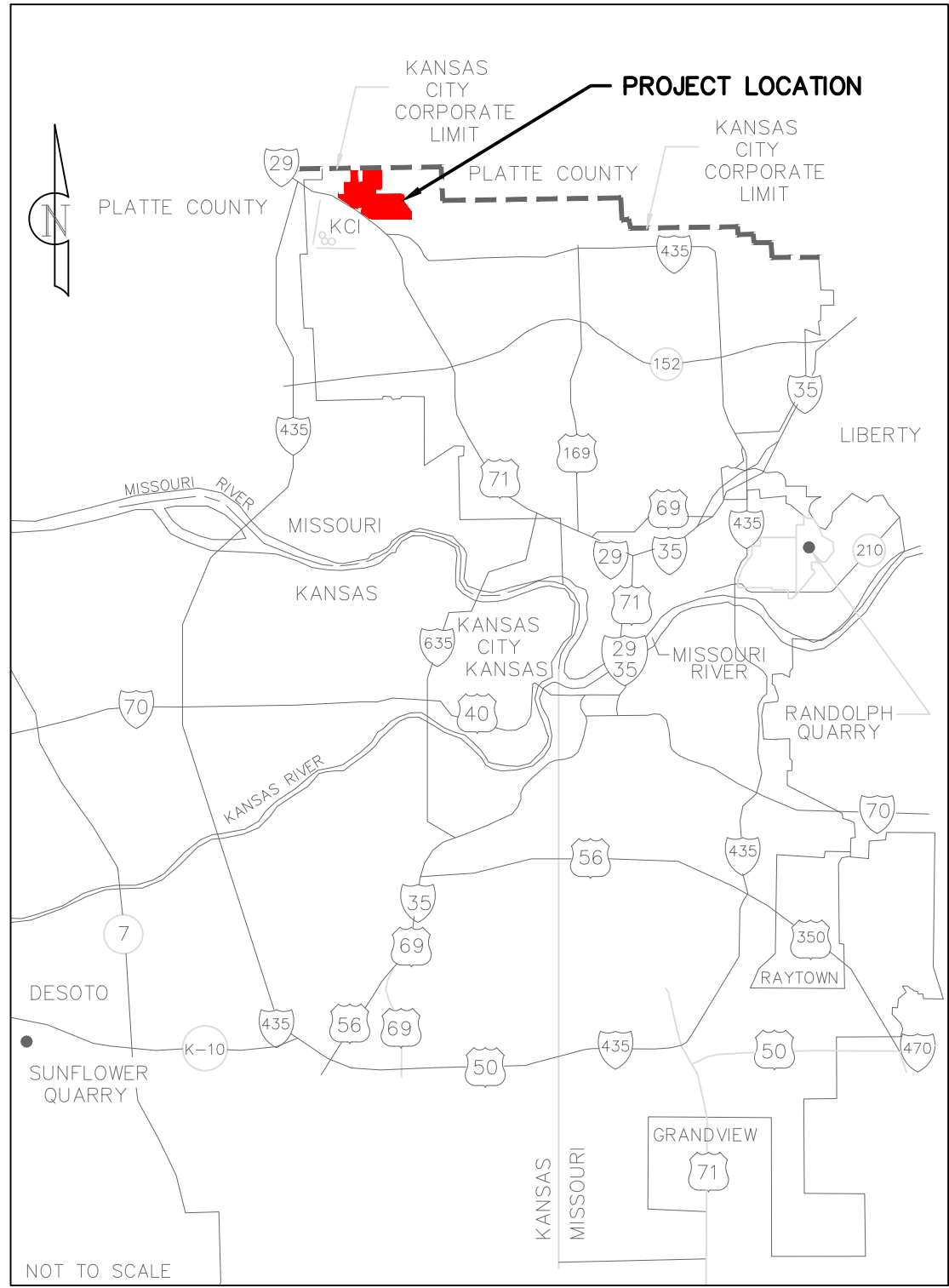


MAJOR AMENDMENT TO APPROVED MPD PLAN

FOR

KCI 29 LOGISTICS PARK

KANSAS CITY, PLATTE COUNTY, MISSOURI

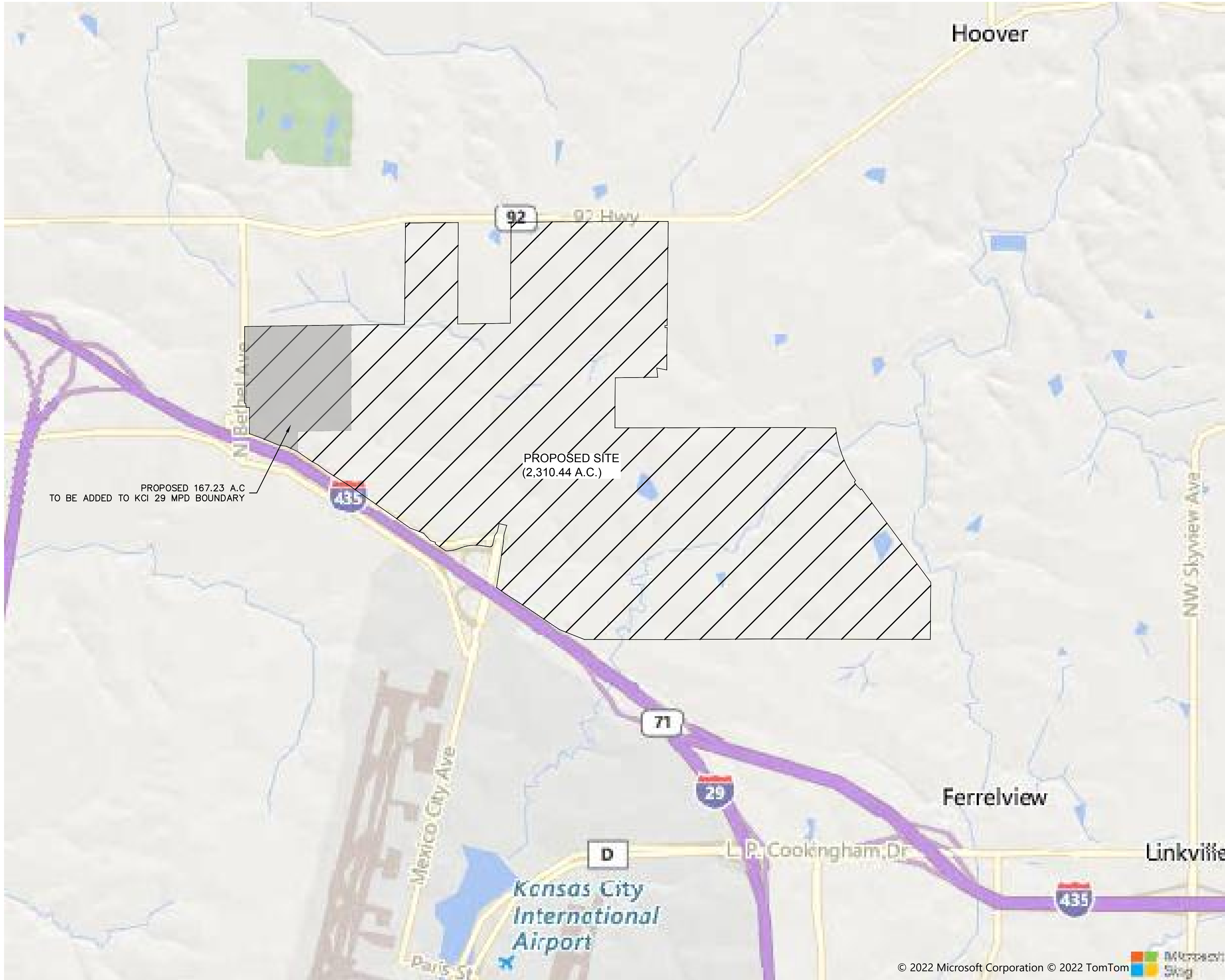
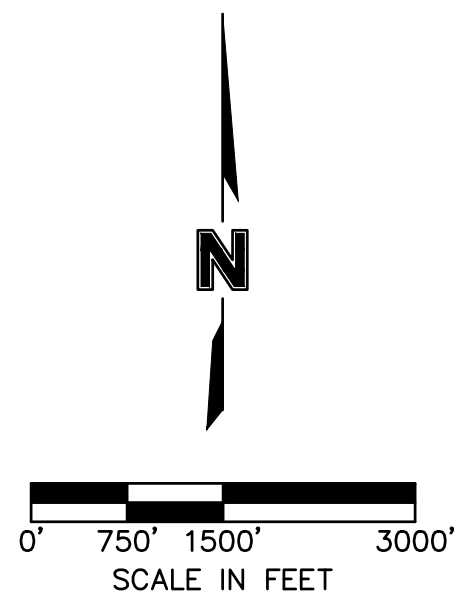


OWNER:
MC WINAN ROAD LLC
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
AND
HUNT MIDWEST PROPERTIES LLC
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
816-442-6030

DEVELOPER:
HUNT MIDWEST REAL ESTATE DEVELOPMENT INC.
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MO 64161
816-442-6030

AGENT:
JACOB HODSON
OLSSON
1301 BURLINGTON, SUITE 100
KANSAS CITY, MISSOURI 64116
816-442-6030
JHODSON@OLSSON.COM

ENGINEER
OLSSON
1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
816-361-1177



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C101	LEGAL DESCRIPTION PLAN
C102	NOTES AND DETAILS
C103	OVERALL SITE PLAN & PRELIM PLAT
C104	OVERALL EXISTING CONDITIONS
C105	OVERALL GRADING PLAN
C106	OVERALL UTILITY PLAN
C107	OVERALL STREAM BUFFER PLAN
C108	SITE PLAN PHASE 1
C109	GRADING & UTILITIES & STREAM BUFFER PLAN PHASE 1
C110	SITE PLAN PHASE 2
C111	GRADING & UTILITIES & STREAM BUFFER PLAN PHASE 2
C112	SITE PLAN PHASE 3
C113	GRADING & UTILITIES & STREAM BUFFER PLAN PHASE 3
C114	SITE PLAN PHASE 4
C115	GRADING & UTILITIES & STREAM BUFFER PLAN PHASE 4

MPD STATEMENT OF INTENT

KCI 29 Logistics Park

Generally located between I-29 and N.W. 128th Street on the south; N. Bethel Avenue on the west, 92 Highway on the north for portions west of N. Winan Avenue and W. 136th Street on the north for portions west of Interurban Road

This MPD Plan provides for the preparation and approval of a unified development of approximately 2,310.44 acres located generally between I-29 and N.W. 128th Street on the south; N. Bethel Avenue on the west, 92 Highway on the north for portions west of N. Winan Avenue and W. 136th Street on the north for portions west of Interurban Road. The proposed MPD Plan provides for the development of the 2,310.44 acres for office, commercial, warehouse, industrial and public/civic uses consisting of approximately 22,000,000 square feet of buildings. By using MPD zoning, this allows the development of the 2,310.44 acres with one plan and one zoning district rather than several plans with separate zoning districts thereby resulting in a more cohesive development and allows for both a flexible and efficient approval process. This MPD Plan provides greater community benefits by providing assurances of the uses that will be permitted and constructed within this planned area.

PREVIOUSLY APPROVED MPD ZONING PLAN
ORDINANCE NUMBER: 220883
DATE: OCTOBER 6, 2022

PREVIOUSLY APPROVED MINOR AMENDMENT
CASE NUMBER: CD-AA-2024-00029
DATE: AUGUST 8, 2024

PREVIOUSLY APPROVED MAJOR AMENDMENT
CASE NUMBER: CD-CPC-2024-00138
ORDINANCE NUMBER: 250084
DATE: FEBRUARY 6, 2025

PREVIOUSLY APPROVED MINOR AMENDMENT
CASE NUMBER: CD-AA-2025-00067
DATE: JULY 24, 2025



City Plan Commission

Recommends Approval with Conditions

of Case No. CD-CPC-2025-00169 on 1/21/26



Sara Cooper, FAICP
Secretary of the City Plan Commission

olsson

Olsson - Civil Engineering
Missouri Certificate of Authority #01552
1301 Burlington Street
North Kansas City, MO 64116
TEL 816-361.1177
www.olsson.com

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

TITLE SHEET
MAJOR AMENDMENT TO APPROVED MPD PLAN
KCI 29 LOGISTICS PARK

KANSAS CITY, MO

SHEET
C100

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: A21-06168
drawing no.: C_TTL01_02106168
date: 10/27/2025





1. EXISTING ZONING IS MPD & AG-R; PROPOSED ZONING IS MPD.TOTAL LAND AREA: 2,143.21 AC.
2. LAND AREA OF EXISTING AND PROPOSED ZONING RIGHT-OF-WAY: 68.00 AC.
3. NET LAND: 2,143.21 AC.
4. PROPOSED USES: SEE ALLOWED USES LIST ON THIS SHEET (C102).
5. FINAL BUILDING HEIGHTS FOR EACH LOT ARE SUBJECT TO FEDERAL AVIATION ADMINISTRATION (FAA) APPROVAL.
6. GROSS BUILDING AREA FOR PROJECT SHALL NOT EXCEED 240,000,000 SF
7. GROSS FLOOR AREA RATIO FOR PROJECT: MAXIMUM 4.0.
8. RATIO AND NUMBER OF REQUIRED AND PROPOSED PARKING FOR EACH USE SHALL BE DETERMINED AT THE DISCRETION OF THE BOARD. FOR EACH LOT, PARKING RATIO SHALL BE DETERMINED BY USE PER CHAPTER 88--420-06.
9. NUMBER OF REQUIRED AND PROPOSED SHORT TERM AND LONG TERM BICYCLE PARKING SPACES FOR EACH LOT AT THE DISCRETION OF THE BOARD.
10. COMMENCEMENT AND COMPLETION DATES FOR EACH AREA ARE AS FOLLOWS:

HOWEVER, ANTICIPATED COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE ARE SUBJECT TO CHANGE AND ARE DEPENDENT UPON MARKET DEMAND.

11. FINAL PLAN SHALL REQUIRE APPROVAL OF THE CITY PLANNING COMMISSION UNLESS THE FINAL MPD PLAN PROPOSES A CHANGE IN ALIGNMENT TO ANY STREET IDENTIFIED ON THE MAJOR STREET PLAN IN A MANNER IMPACTING ANY PROPERTY OWNERS OUTSIDE THE PLAN AREA AS DETERMINED BY THE PUBLIC WORKS DEPARTMENT OR PROPOSES AN INCREASE IN THE TOTAL BUILDING FLOOR AREA BEYOND THAT APPROVED ON THE PRELIMINARY DEVELOPMENT PLAN OR PROPOSES TO ADD OR PROPOSES THE ADDITION OR DELETION OF A LOT OR PROPOSES BUILDING HEIGHTS EXCEEDING THAT PERMITTED BY THE AVIATION DEPARTMENT AND OR THE FEDERAL AVIATION ADMINISTRATION WHICHEVER IS MORE RESTRICTIVE.

12. PROPOSED CONTOURS, BMPs, GRADES, EASEMENTS, TREELINE TO REMAIN, AND UTILITIES ARE TO BE SHOWN FOR THE PROPOSED DESIGN, PER THE CITY COMPANY APPROVAL, MPD FINAL PLAN APPROVAL, AND BUILDING PERMIT PLAN APPROVAL.

13. MPD FINAL PLAN SHALL INCLUDE DETAILS ON BUILDING ELEVATIONS, LANDSCAPING, AND A LIGHTING PLAN SHOWING NO DIRECT ILLUMINATION BEYOND THE RIGHT-OF-WAY.

14. PROPOSED TRAFFIC LIGHTS, RIGHT-OF-WAY WIDTH, AND TRUCK TRAILER EASEMENTS ARE PRELIMINARY AND SUBJECT TO CHANGE. FINAL DESIGN OF STREET SECTIONS SHALL BE PER MPD FINAL PLAN AND PERMIT PLANS.

15. INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET, PRIVATE STREET AND/OR ACCESS EASEMENT. PUBLIC WATER AND SEWER INFRASTRUCTURE SHALL BE OWNED AND MAINTAINED BY THE CITY OF DENVER. THE TRACT TO BE TRACT TO BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION AND SO LONG AS A COVENANT TO MAINTAIN IS PROVIDED.

- BICYCLE SHARING FACILITY
- CLUB, LODGE, OR FRATERNAL ORGANIZATION
- COLLEGE/UNIVERSITY
- DAY CARE
- HOSPITAL
- PARK/RECREATION
- RELIGIOUS ASSEMBLY
- SAFETY SERVICE
- SCHOOLS
- UTILITIES AND SERVICES (INCLUDING BASIC, MINOR)

- ANIMAL SERVICE
- ARTIST WORK OR SALES SPACE
- BUILDING MAINTENANCE SERVICE
- BUSINESS EQUIPMENT SALES AND SERVICE
- BUSINESS SUPPORT SERVICE (EXCEPT DAY LABOR EMPLOYMENT AGENCY)
- COMMUNICATIONS SERVICE ESTABLISHMENTS
- DRIVE-THROUGH FACILITY/EATING AND DRINKING ESTABLISHMENTS
- ENTERTAINMENT AND SPECTATOR SPORTS
- FINANCIAL SERVICES (EXCEPT PAWN SHOP AND SHORT TERM LOAN ESTABLISHMENT)
- FOOD AND BEVERAGE RETAIL SALES
- GASOLINE AND FUEL SALES
- LODGING (HOTEL/MOTEL)
- SHORT TERM RENTAL
- MOBILE VENDOR PARK
- OFFICE/MEDICAL
- REPAIR OR LAUNDRY SURFACE, CONSUMER
- OFFICE, ADMINISTRATIVE, PROFESSIONAL OR GENERAL
- PARKING, ACCESSORY
- PARKING, NON-ACCESSORY
- PERSONAL IMPROVEMENT SERVICE
- RESEARCH SERVICE
- UNDERGROUND COMMERCIAL
- RETAIL SALES
- OUTDOOR RETAIL SALES - CLASS A
- OUTDOOR RETAIL SALES - CLASS B
- SPORTS AND RECREATION, PARTICIPANT
- VEHICLE SALES AND SERVICE
- CAR WASH/CLEANING SERVICE
- HEAVY EQUIPMENT SALES/RENTAL
- LIGHT EQUIPMENT SALES/RENTAL (INDOOR)
- LIGHT EQUIPMENT SALES/RENTAL (OUTDOOR)

- MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICE
 - ARTISAN
 - LIMITED
 - GENERAL
 - UNDERGROUND MINING/QUARRYING/MANUFACTURING
- RECYCLING SERVICE
 - LIMITED
 - GENERAL
 - SELF-STORAGE WAREHOUSE
- WAREHOUSING, WHOLESALING, STORAGE, AND FREIGHT MOVEMENT
 - INDOOR
 - OUTDOOR
 - UNDERGROUND

- WIRELESS COMMUNICATIONS
 - FREESTANDING
 - CO-LOCATED
- OTHER
 - AGRICULTURAL

- HOUSEHOLD LIVING
 - SINGLE-FAMILY HOME
 - IN SINGLE-PURPOSE RESIDENTIAL BUILDING
 - IN MIXED-USE BUILDING

- DETENTION AND CORRECTIONAL FACILITY
- HALFWAY HOUSE

- ADULT BUSINESS
 - ADULT MEDIA STORE
 - ADULT MOTION PICTURE THEATER
 - SEX SHOP
- DAY LABOR EMPLOYMENT AGENCY
- PAWN SHOP
- SHORT-TERM LOAN ESTABLISHMENT
- FUNERAL AND INTERMENT SERVICE
 - CEMETERY/COLUMBARIUM/MAUSOLEUM
 - CREMATING
 - UNDERTAKING
- REUSE OF OFFICIALLY DESIGNATED HISTORIC LANDMARK (LOCAL OR NATIONAL) IF PROPOSED USE IS NOT PERMITTED
- VEHICLE SALES AND SERVICES
 - MOTOR VEHICLE REPAIR, LIMITED
 - MOTOR VEHICLE REPAIR, GENERAL
 - VEHICLE STORAGE/TOWING

- JUNK/SALVAGE YARD
- MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICE
- INTENSIVE
- WASTE RELATED USE
 - COMPOSTING FACILITY
 - DEMOLITION DEBRIS LANDFILL
 - SOLID WASTE SEPARATION FACILITY
 - TRANSFER STATION

1. GRAPHIC AND WRITTEN SCALE OF ONE INCH EQUALS 200 FEET FOR APPLICATIONS CONSISTING OF OVER 200 ACRES.
2. LOCATION AND DIMENSIONS OF THE WIDTHS OF PROPOSED PRIVATE VEHICULAR ACCESS INTO THE PROPERTY.
3. LOCATION OF PROPOSED BUILDINGS AND STRUCTURES WITH DIMENSIONS OF SETBACK FROM PROPOSED STREET RIGHT-OF-WAY AND ADJACENT PROPERTY LINES, DIMENSIONS OF BUILDING WIDTH AND LENGTH, NUMBER OF FLOORS, GROSS FLOOR AREA PER FLOOR AND TOTAL BUILDING AREA (FOR EACH INDIVIDUAL BUILDING).
4. IDENTIFICATION OF PROPOSED USE WITH EACH BUILDING, BUILDING ENTRANCES AND EXITS, DOCKS OR OTHER SERVICE ENTRANCES, OUTDOOR STORAGE AND SALES AREAS, AND OTHER PAVED AREAS.
5. LOCATION OF PROPOSED PARKING SPACES, AISLES, AND DRIVES WITH WRITTEN SETBACK DIMENSIONS FROM PROPOSED STREET RIGHTS-OF-WAY AND ADJACENT PROPERTY LINES; TYPICAL WIDTH AND LENGTH OF PARKING SPACES; NUMBER OF PARKING SPACES PER ROW, AND WIDTH OF PARKING AISLES.
6. LOCATION AND IDENTIFICATION OF BUILDINGS, STRUCTURES, ACCESS, AND PARKING AREAS IN EACH PHASE.

THE FOLLOWING EXEMPTIONS FROM THE KANSAS CITY, MISSOURI CITY
PLANNING AND DEVELOPMENT (DEVELOPMENT MANAGEMENT DIVISION)
REQUIRED PLAN SHEETS CHECKLIST ARE BEING REQUESTED:

1. LANDSCAPE PLAN (CONCEPT)
2. BUILDING ELEVATIONS (CONCEPT)

THE FOLLOWING DEVIATIONS FROM THE KANSAS CITY, MISSOURI ZONING AND DEVELOPMENT CODE ARE BEING REQUESTED:

1. THE FINAL MPD PLANS MAY BE ADMINISTRATIVELY APPROVED BY THE CITY PLANNING AND DEVELOPMENT DIRECTOR. FINAL MPD PLANS DO NOT REQUIRE APPROVAL OF THE CITY PLAN COMMISSION UNLESS THE FINAL MPD PLAN PROPOSES A CHANGE IN ALIGNMENT TO ANY STREET IDENTIFIED ON THE MAJOR STREET PLAN IN A MANNER IMPACTING ANY PROPERTY OWNERS OUTSIDE THE PLAN AREA OR PROPOSES AN INCREASE IN THE TOTAL BUILDING FLOOR AREA BEYOND THAT APPROVED ON THE PRELIMINARY DEVELOPMENT PLAN BY MORE THAN 10% OR PROPOSES THE ADDITION OR DELETION OF ANY USES OR PROPOSES BUILDING HEIGHTS EXCEEDING THAT PERMITTED BY THE AVIATION DEPARTMENT AND OR THE FEDERAL AVIATION ADMINISTRATION WHICHEVER IS MORE RESTRICTIVE.
2. ROOFTOP SIGNS FLUSH WITH THE ROOF SHALL BE ALLOWED AND MAY BE ADMINISTRATIVELY APPROVED WITH THE MPD FINAL PLANS.
3. EXEMPTION FROM CHAPTER 88-424 – TREE PRESERVATION AS THIS WAS A PREVIOUSLY APPROVED PLAN.

1. MATERIALS FOR BUILDING FACADES ARE ENCOURAGED TO BE LIMITED IN NUMBER TO THREE, ONE OF WHICH WILL BE THE PREDOMINANT MATERIAL.
2. PRINCIPAL BUILDING MATERIALS FOR INDUSTRIAL USES SHALL BE CONCRETE, ARCHITECTURAL METAL, AND GLASS.
3. ALL FANS, VENTS, COOLING TOWERS, SKYLIGHTS AND ANY EQUIPMENT LOCATED ON THE ROOF OF ANY IMPROVEMENTS SHALL BE LOCATED IN A MANNER TO MINIMIZE THEIR DISTRACTION FROM THE ARCHITECTURAL ATTRACTIVENESS OF THE IMPROVEMENT, AND IN A MANNER TO SCREEN THEM FROM SIGHT OF TRAFFIC.
4. SITE LIGHTING FOR ALL LOTS SHALL BE DESIGNED TO FUNCTION IN A SAFE AND EFFICIENT MANNER.
5. EACH LOT SHALL PROVIDE SUFFICIENT ON-SITE LOADING FACILITIES TO ACCOMMODATE SITE ACTIVITIES.
6. FENCING FOR SCREENING OR SECURITY PURPOSES SHALL BE BLACK POWDER COATED CHAIN LINK FOR EACH LOT AS NECESSARY.

SHEET
C102

The logo for the Kansas City Missouri Symphony Orchestra. It features a stylized, abstract design of overlapping arches and lines above the text "KANSAS CITY MISSOURI" in a bold, sans-serif font. Below the text is a small, stylized graphic element resembling a triangle or a stylized letter 'K'.

of Case No. CD-CPC-2025-00169 on 1/21/26

Sara Copeland
Sara Copeland, FAICP
Secretary of the City Plan Commission



CASE NO.

SAS CITY
SSOURI

Sara Copeland
SARA COPELAND, FAICP
Secretary of the City Plan Commission

N BETHEL RIGHT-OF-WAY SHALL BE DEDICATED AND ANNEXED TO PLATTE CITY.
PROPOSED 167.23 A.C TO BE ADDED TO KCI 29 MPD BOUNDARY

UNINCORPORATED PLATTE COUNTY
KANSAS CITY CITY LIMITS
UNINCORPORATED PLATTE COUNTY

KANSAS CITY CITY LIMITS

92 HIGHWAY

MEXICO CITY AVE

T5

T7

T6

13

12

11

10

9

7

1

2

3

4A 4B
4C 4D M M

16

17

18

19

15

8

5

6

136TH ST

T4

20

21

22

23

24

25

N WINAN AVE

INTERURBAN RD

I-29 HIGHWAY

128TH ST

NW ROARIDGE RD

KCI SERVICE RD

NW PRAIRIE VIEW RD

MEXICO CITY AVE

SITE DATA	EXISTING	PROPOSED	F AP
Zoning	MPD	MPD	
Gross Land Area			
in square feet	93,358,276.99	100,642,719	+7,
in acres	2,143.21	2,310.44	+16
Right-of-way Dedication			
in square feet	3,010,867.20	2,962,080	-48
in acres	69.12	68.00	-1.1
Net Land Area			
in square feet	90,347,360.40	97,680,686.31	+7,
in acres	2,074.09	2,242.44	+16
Building Area (sq. ft.)	19,000,000.00	22,000,000.00	+5,
Floor Area Ratio	5.0 (MAX)	5.0 (MAX)	
Residential Use Info	N/A	N/A	
Total Dwelling Units	N/A	N/A	
Detached House	N/A	N/A	
Zero lot line House	N/A	N/A	
Cottage House	N/A	N/A	
Semi-detached House	N/A	N/A	
Townhouse	N/A	N/A	
Two-unit House	N/A	N/A	
Multi-unit House	N/A	N/A	
Colonnade	N/A	N/A	
Multiplex	N/A	N/A	
Multi-unit Building	N/A	N/A	
Total Lots	N/A	29	
Residential	N/A	N/A	
Public/Civic	N/A	N/A	
Commercial	N/A	7	
Industrial	N/A	22	
Other	N/A	N/A	

BUILDING & PARKING SETBACKS	REQUIRED	PROPOSED
BUILDING SET BACK FROM R.O.W. & MPD BOUNDARY	N/A	20'
BUILDING SET BACK FROM INTERNAL LOT LINES	N/A	0'
PARKING LOT SET BACK FROM R.O.W. & MPD BOUNDARY	N/A	10'
PARKING LOT SET BACK FROM INTERNAL LOT LINES	N/A	0'

Phasing		
PHASE	LOT	YEAR
1	2	2023–2024
2	3	2024–2026
3	7, T5	2026–2036
4	1–5, 8	2027–2039
5	9–14	2028–2041
6	15–19	2029–2042
7	20–25	2030–2043

DEVELOPMENT DATA				
AREA	GROSS AREA (AC)	R/W (AC)	NET AREA (AC)	PROPOSED BUILDING SF
1	459.49	30.72	428.77	5,250,000
2	430.39	3.42	426.97	3,000,000
3	518.26	13.40	504.86	8,500,000
4	902.30	20.46	881.84	7,250,000
TOTAL	2,310.44	68.00	2,242.44	24,000,000

DEVELOPMENT NOTE:

1. LOT 4 SHALL BE DESIGNATED FOR THE PURPOSE OF GASOLINE AND FUEL SALES
2. AS NOTED IN GENERAL NOTE 23 ON SHEET C102, THIS PLAN PERMITS TRANSFERABILITY OF THE TOTAL ALLOWED BUILDING AREA BETWEEN AREAS, SO IF ONE AREA DID NOT UTILIZE ITS ALLOWED BUILDING AREA, ANOTHER AREA COULD AD THAT UNUSED AMOUNT TO ITS BUILDING AREA. NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, HOWEVER, NO UNUSED BUILDING AREA FROM AREA 2 MAY BE UTILIZED OR TRANSFERRED TO ANOTHER AREA WITHOUT THE WRITTEN CONSENT OF ALL OWNERS OF THE PROPERTY WITHIN AREA. SUCH CONSENT MAY BE WITHHELD BY EACH SUCH OWNER'S SOLE AND ABSOLUTE DISCRETION. SUCH CONSENT SHALL BE EVIDENCED BY, AND SHALL BECOME EFFECTIVE ONLY UPON, THE RECORDING OF SUCH CONSENT IN THE PLATTE COUNTY, MISSOURI REAL PROPERTY RECORDS.

AREA 1
C108

AREA 2
C110

AREA 3
C112

AREA 4
C114

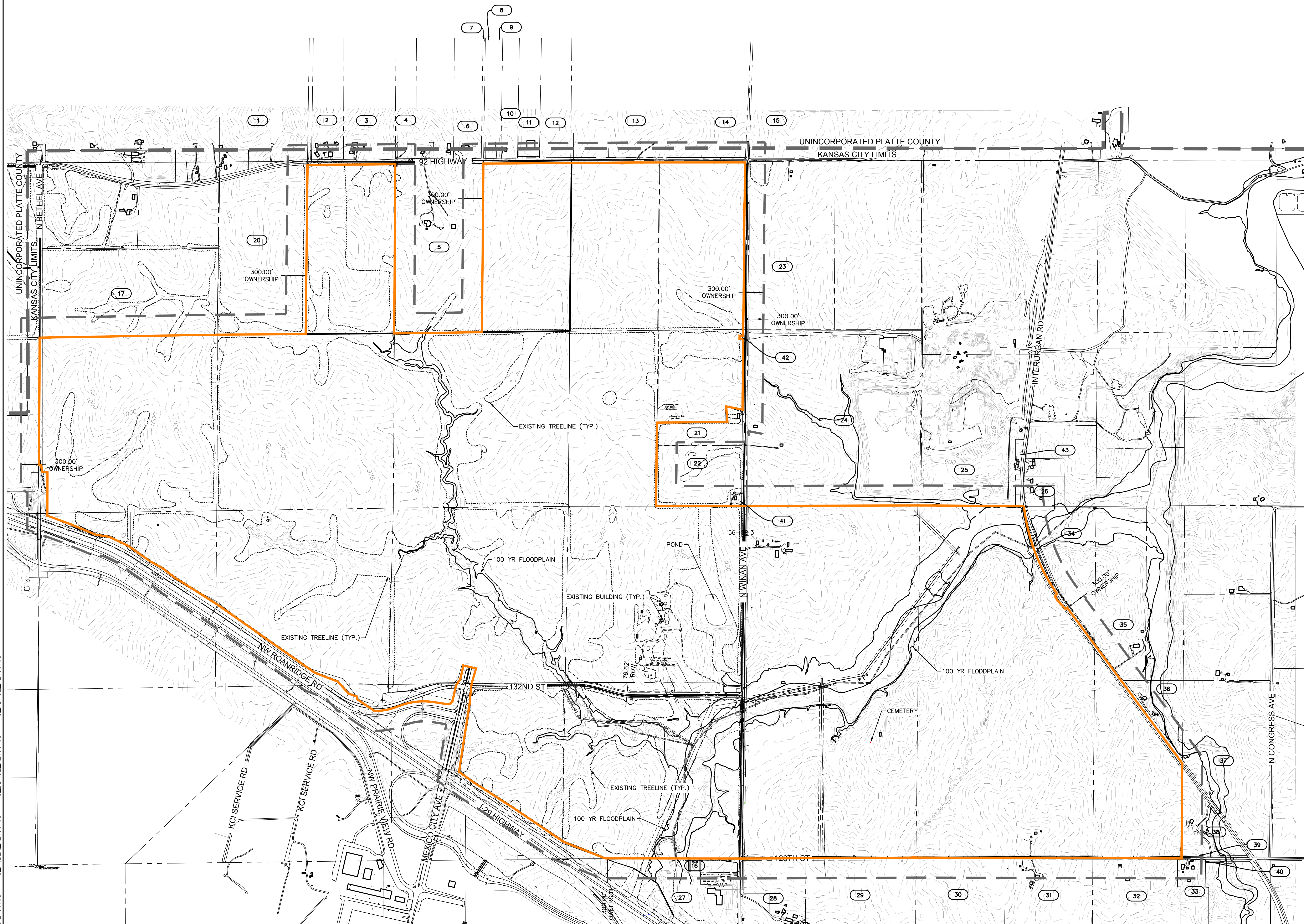
KEY MAP
N.T.S.



City Plan Commission Recommends Approval with Conditions

of Case No. CD-CPC-2025-00169 on 1/21/26

Sara Gabriel
Sara Gabriel, FAICF
Secretary of the City Plan Commission



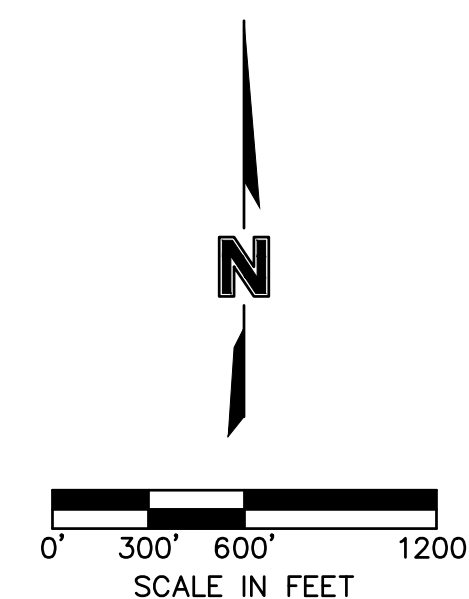
PROPERTY OWNERS WITHIN 300'	
(1)	KERWIN, STEVEN MICHAEL
(2)	GREGORY, TERI L & KEVIN L JR
(3)	FAUDERE, JAMIE F & MARTIN L
(4)	BREEDLOVE, HARLAN E & DIANNA J
(5)	JAMES E. & JUDITH ANN FROST
(6)	STEWART, JAMES W & CHRISTINE
(7)	MOORE, ROBERT & GARLYN
(8)	PUBLIC WATER SUPPLY DISTRICT #4
(9)	GRIMMETT, RANDY L & ELLIE I S
(10)	MSE PROPERTY HOLDINGS GROUP LLC
(11)	RHC FARMS LLC
(12)	THURSTON, WENDY S & JOSEPH P & THURSTON, JARED C
(13)	ROSCOE C EDWARDS FAMILY TRUST & GERALDINE EDWARDS FAMILY TRUST
(14)	ROSCOE C EDWARDS FAMILY TRUST
(15)	SWANEY, HAL R & PEGGY J
(16)	SOLID ROCK MINISTRIES OF KANSAS CITY
(17)	VRKC KING FAMILY LIMITED PARTNERSHIP
(18)	VRKC KING FAMILY LIMITED PARTNERSHIP
(19)	VRKC KING FAMILY LIMITED PARTNERSHIP
(20)	WILLIAM MANN
(21)	WILSON, ANDREW J TRUST
(22)	HILTON, AIMEE
(23)	HUNT MIDWEST PROPERTIES LLC
(24)	HUNT MIDWEST PROPERTIES LLC
(25)	HUNT MIDWEST PROPERTIES LLC
(26)	OWNERSHIP: DEWITT, RANDY W
(27)	SOLID ROCK MINISTRIES OF KANSAS CITY
(28)	ATKINSON, CHARLES DOUGLAS & NAOMI R
(29)	MANN, WILLIAM T TRUST
(30)	MANN, WILLIAM T TRUST
(31)	OWNERSHIP: HECKMAN FARMS 2 LLC
(32)	MC CREA, RUSSELL C & NORMA J TRUST
(33)	PJD LEASING LLC
(34)	HUNT MIDWEST PROPERTIES LLC
(35)	J WESLEY FARMS LLC
(36)	CANNON, THOMAS N II & ANNE M
(37)	GRAYCRAFT, JANICE TRUST & ROBERT PELTZMAN
(38)	BAKER, MICHAEL W & KAREN
(39)	CITY OF KANSAS CITY
(40)	CITY OF KANSAS CITY
(41)	LOEHR, CHRISTINA MARIE
(42)	EVERGY MISSOURI WEST INC
(42)	HORN, RANDALL L

LEGEND

PROPERTY BOUNDARY

EXISTING MAJOR CONTOUR 25'

EXISTING MINOR CONTOUR 5'



OVERALL EXISTING CONDITIONS
MAJOR AMENDMENT TO APPROVED MPD PLAN

KCI 29 LOGISTICS PARK

KANSAS CITY, MO

BY

REV. NO.	DATE	REVISIONS DESCRIPTION
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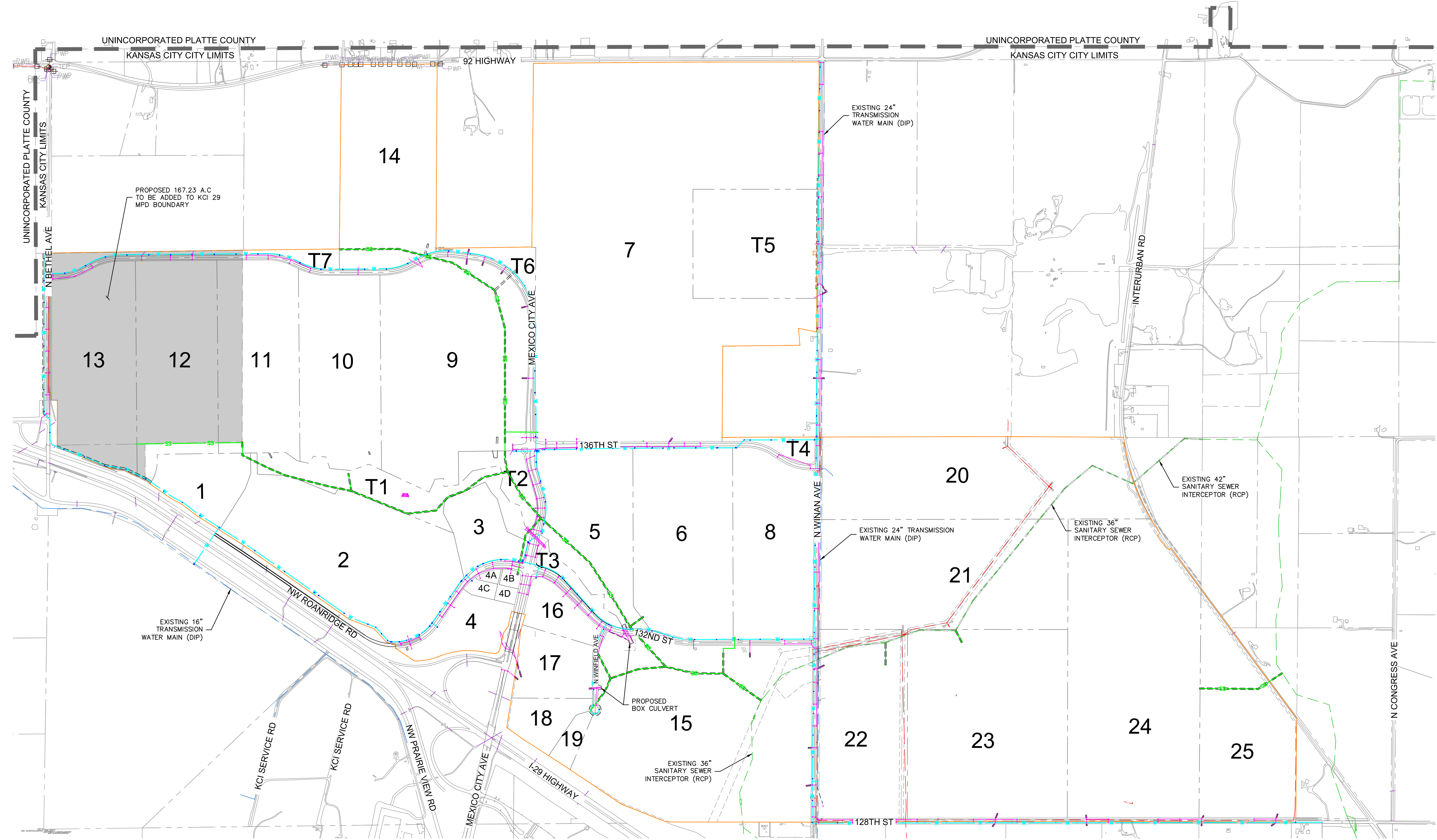
REVISIONS

2025

drawn by: _____
checked by: _____ JH
approved by: _____ JH
QA/QC by: _____ JE
project no.: _____ A21-08168
drawing no.: C EXC01 Q2106168
date: _____ 10/27/2025

SHEET
C104

DWG: F:\2021\66001-06500\021-06168-q\40-design\Autocad\preliminary plans\Sheets\SDN\C_UTL01_02106168.dwg USER: jrodson
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UTILITY NOTE:

N. BETHEL AVENUE
WATER MAIN ON THE WEST SIDE OF N. BETHEL AVENUE RIGHT-OF-WAY SHALL BE IN AN EASEMENT ACCESSIBLE BY KCMO.



City Plan Commission

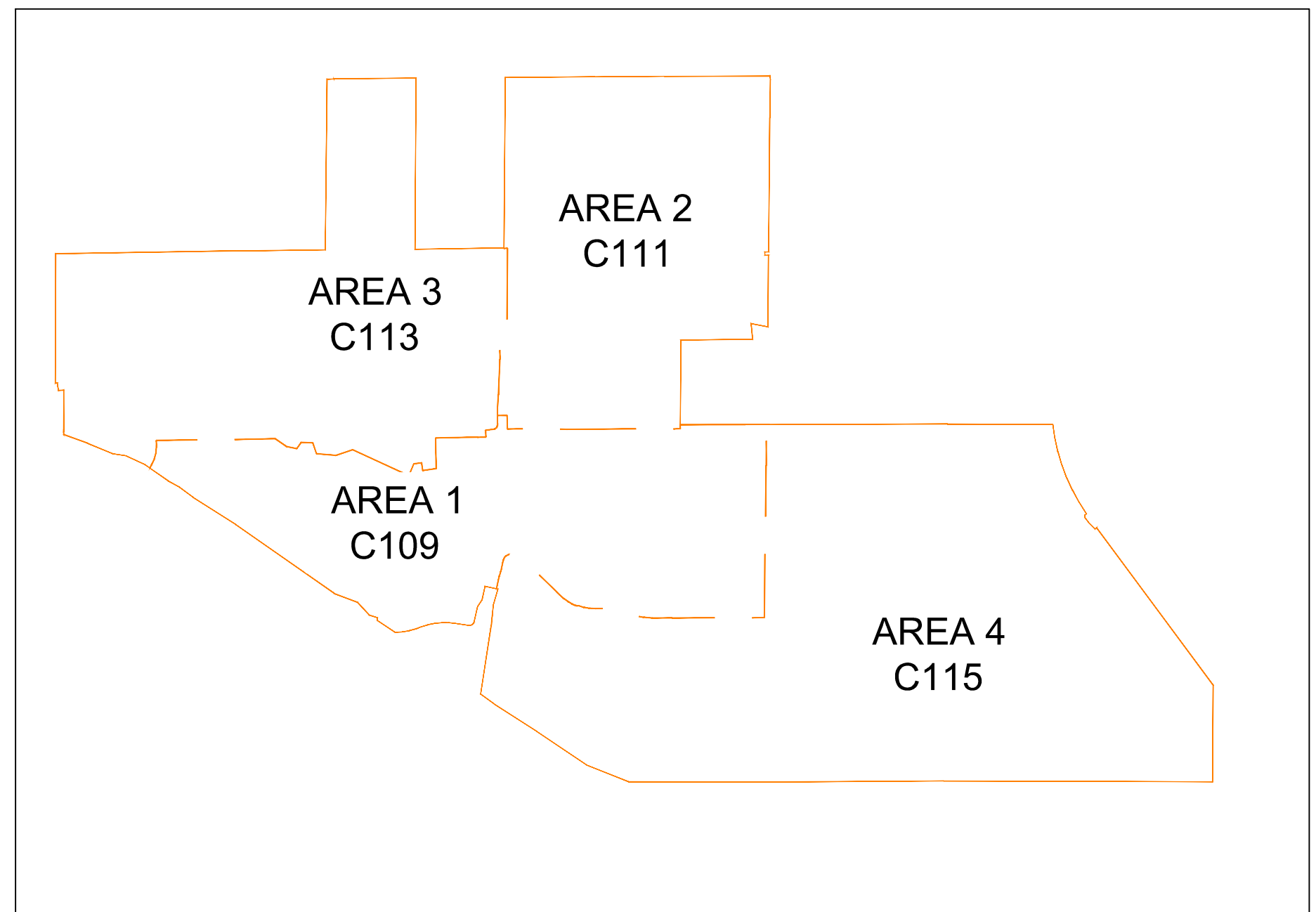
Recommends Approval with Conditions

of Case No. CD-CPC-2025-00169 on 1/21/26


Sara Cooper, FAICP
Secretary of the City Plan Commission

LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARIES
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER LINE
- PROPOSED SANITARY SEWER (8" to 24")
- PROPOSED STORM SEWER
- PROPOSED WATER LINE (12" to 16")
- PROPOSED FIRE HYDRANT (EVERY 300')



KEY MAP
N.T.S.

OVERALL UTILITY PLAN
MAJOR AMENDMENT TO APPROVED MPD PLAN

KCI 29 LOGISTICS PARK

KANSAS CITY, MO

drawn by: jh
checked by: jh
approved by: jh
QA/QC by: jh
project no.: A21-06168
drawing no.: C_UTL01_02106168
date: 10/27/2025

SHEET
C106

REV. NO. DATE REVISIONS DESCRIPTION BY

REVISIONS

BY

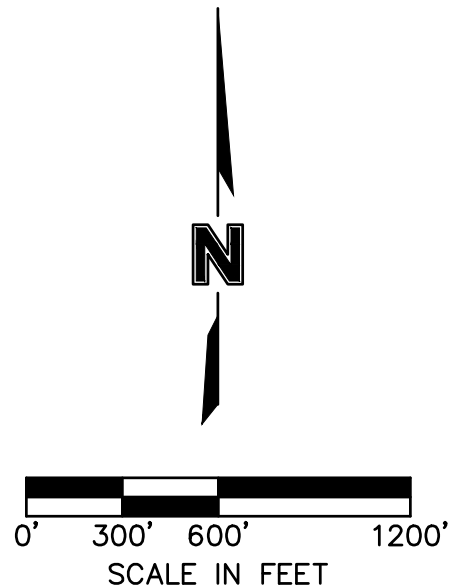
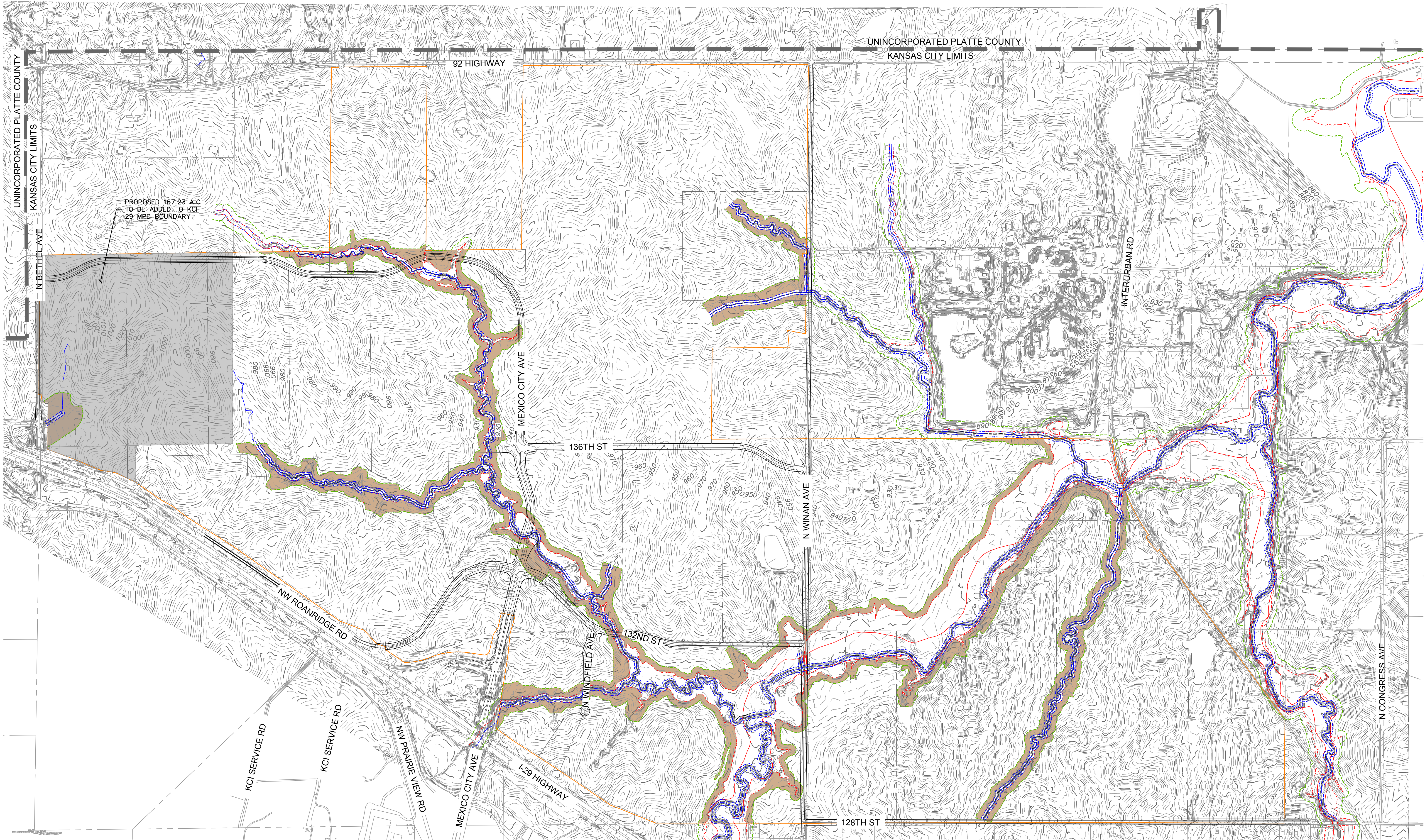
REVISIONS

Missouri Certificate of Authority #101552

olsson

Olsson - Civil Engineering
3001 Burlingame Street
North Kansas City, MO 64116
TEL 816-361.1177
www.olson.com

DWG: F:\2021\06001-06500\021-06168-q\40-design\AutocAD\preliminary plans\Sheets\SDN\C_BUF01_Q2106168.dwg USER: jpodson
DATE: Dec 29, 2025 11:25am XREFS: C:\PTBLK_A2106168 C:\XBASE_A2106168 C:\PBASE_A2106168 C:\SPATT_A2106168 C:\PSBUF_A2106168



- LEGEND**
- PROPERTY BOUNDARY
 - LOT BOUNDARIES
 - EXISTING MAJOR CONTOUR 25'
 - EXISTING MINOR CONTOUR 5'
 - STREAM BUFFER OUTER ZONE
 - STREAM BUFFER MIDDLE ZONE
 - STREAM BUFFER STREAMSIDE ZONE
 - STREAM BUFFER OUTER ZONE

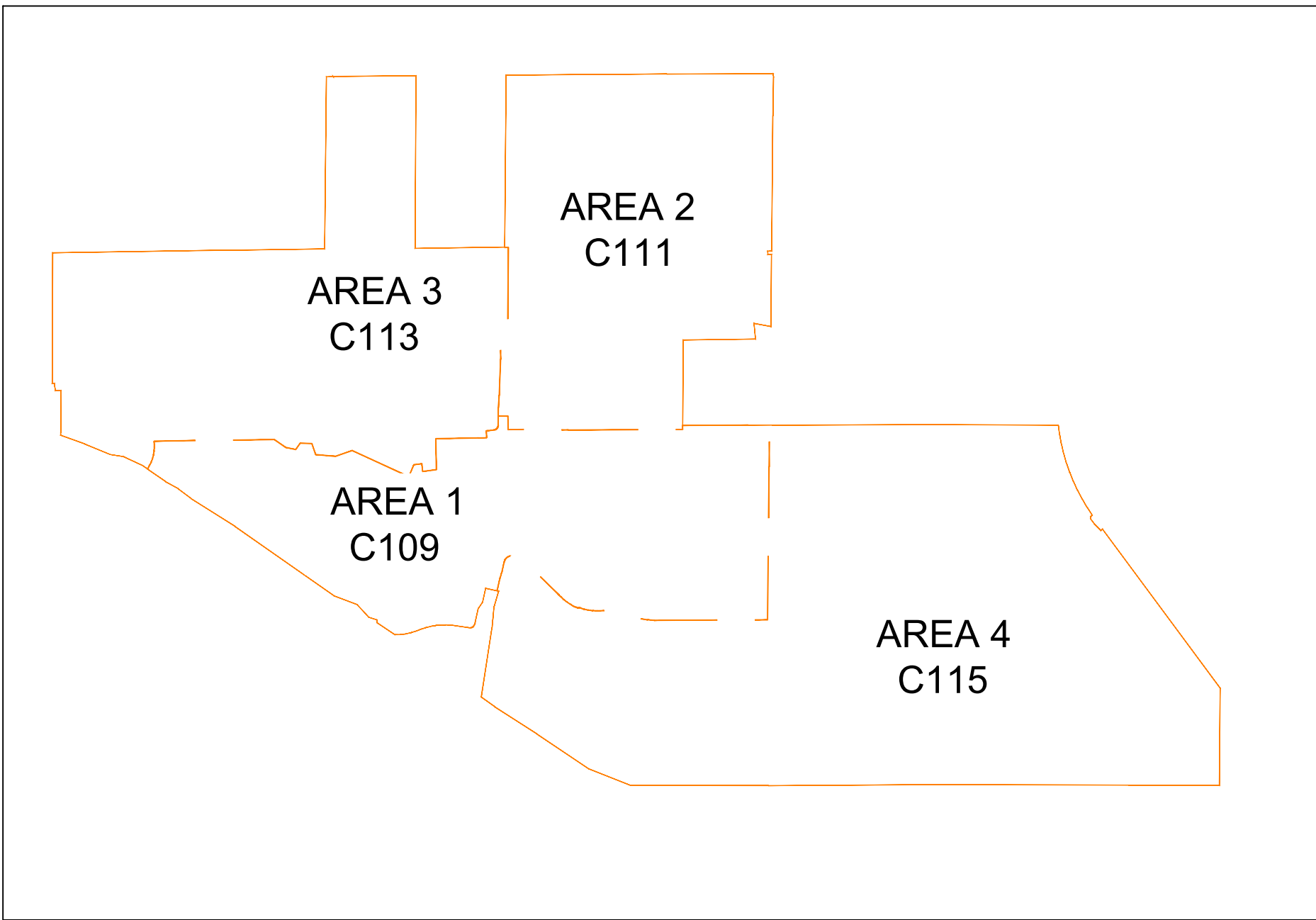
- STREAM BUFFER NOTES:
1. STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
 2. FINAL STREAM BUFFER PLANS SHALL BE SUBMITTED TO CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT FOR EACH LOT OR PHASE OF DEVELOPMENT.



City Plan Commission
Recommends Approval with Conditions

of Case No. CD-CPC-2025-00169 on 1/21/26


Sara Cuciari, FAICP
Secretary of the City Plan Commission



KEY MAP
N.T.S.

drawn by: _____ JH
checked by: _____ JH
approved by: _____ JH
QA/QC by: _____ JH
project no: A21-06168
drawing no: C_BUF01_Q2106168
date: 10/27/2025

SHEET
C107

OVERALL STREAM BUFFER PLAN
MAJOR AMENDMENT TO APPROVED MPD PLAN
KCI 29 LOGISTICS PARK
KANSAS CITY, MO

2025

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

Olsson - Civil Engineering
Missouri Certificate of Authority #01552
301 Burlington Street
North Kansas City, MO 64116
TEL 816-361.1177
www.olson.com

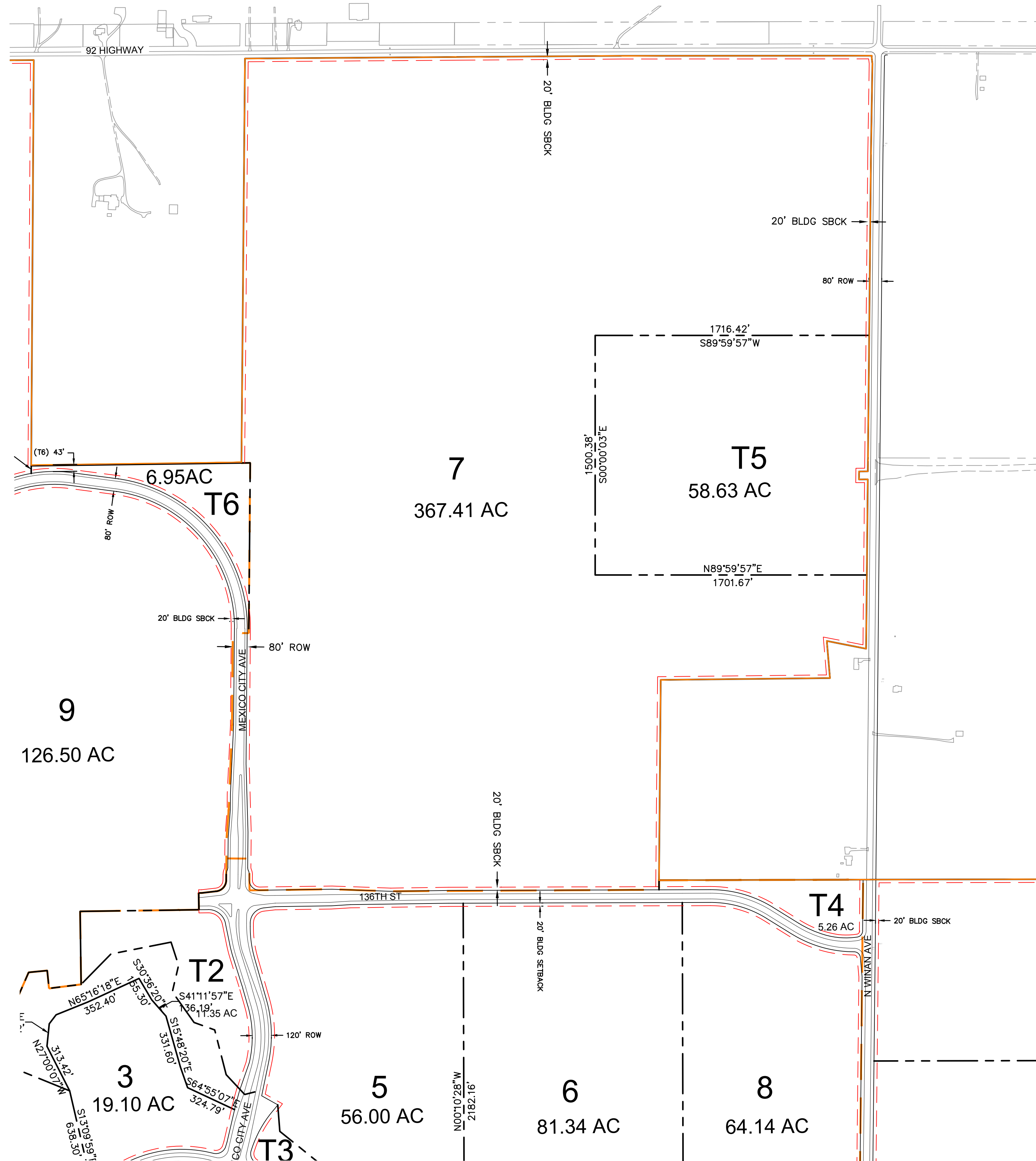
olson

DEVELOPMENT DATA					
AREA	GROSS AREA (AC)	R/W (AC)	NET AREA (AC)	MAXIMUM BUILDING SF	F.A.R.
2	430.39	3.42	426.97	3,000,000	0.16

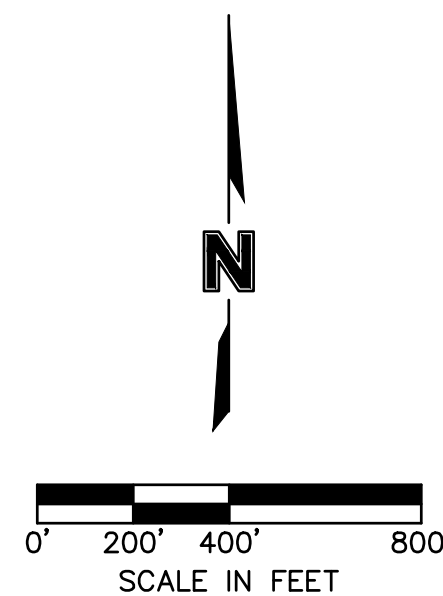
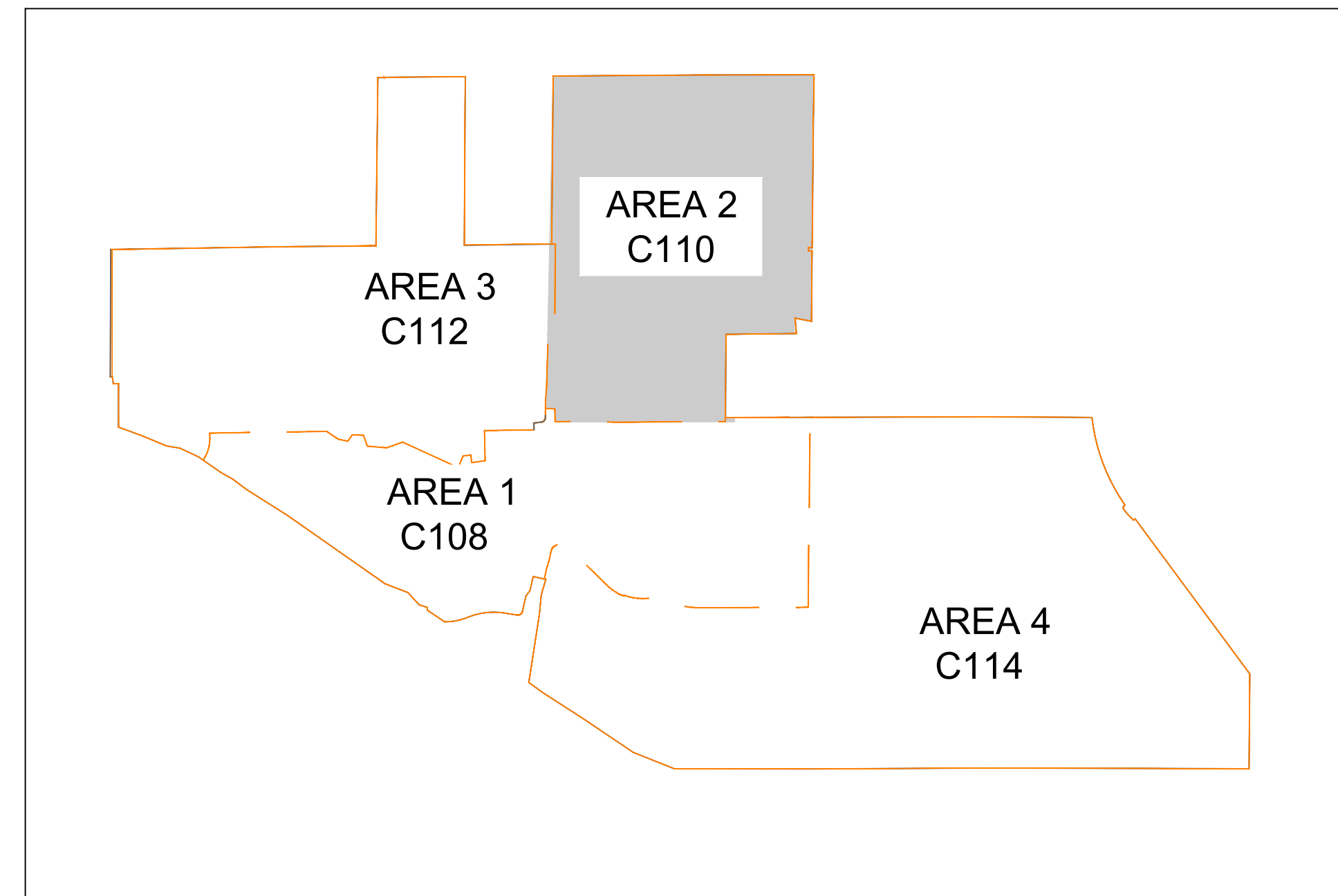
DEVELOPMENT AREAS ACREAGE (AREA 2)	
LOT/TRACT #	LOT/TRACT AREA (ACRES)
7	367.41
T5	58.63
TOTAL	426.04

**City Plan Commission**
Recommends Approval with Conditions
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Sara Copeland, FAICP
Secretary of the City Plan Commission



- | <u>LEGEND</u> | |
|---|-----------------------------------|
|  | PROPERTY BOUNDARY |
|  | AREA BOUNDARIES |
|  | LOT BOUNDARIES |
|  | RIGHT-OF-WAY LINE |
|  | 20' BUILDING SET BACK FROM R.O.W. |



drawn by: _____ JH checked by: _____ JH approved by: _____ JH QA/QC by: _____ JE project no: A21-08168 drawing no: C_SIT01_Q2106168 date: 10/27/2025	SITE PLAN AREA 2		REV. NO.	DATE	REVISIONS DESCRIPTION	BY
	MAJOR AMENDMENT TO APPROVED MPD PLAN					
	KCI 29 LOGISTICS PARK					
KANSAS CITY, MO		2025	REVISIONS			



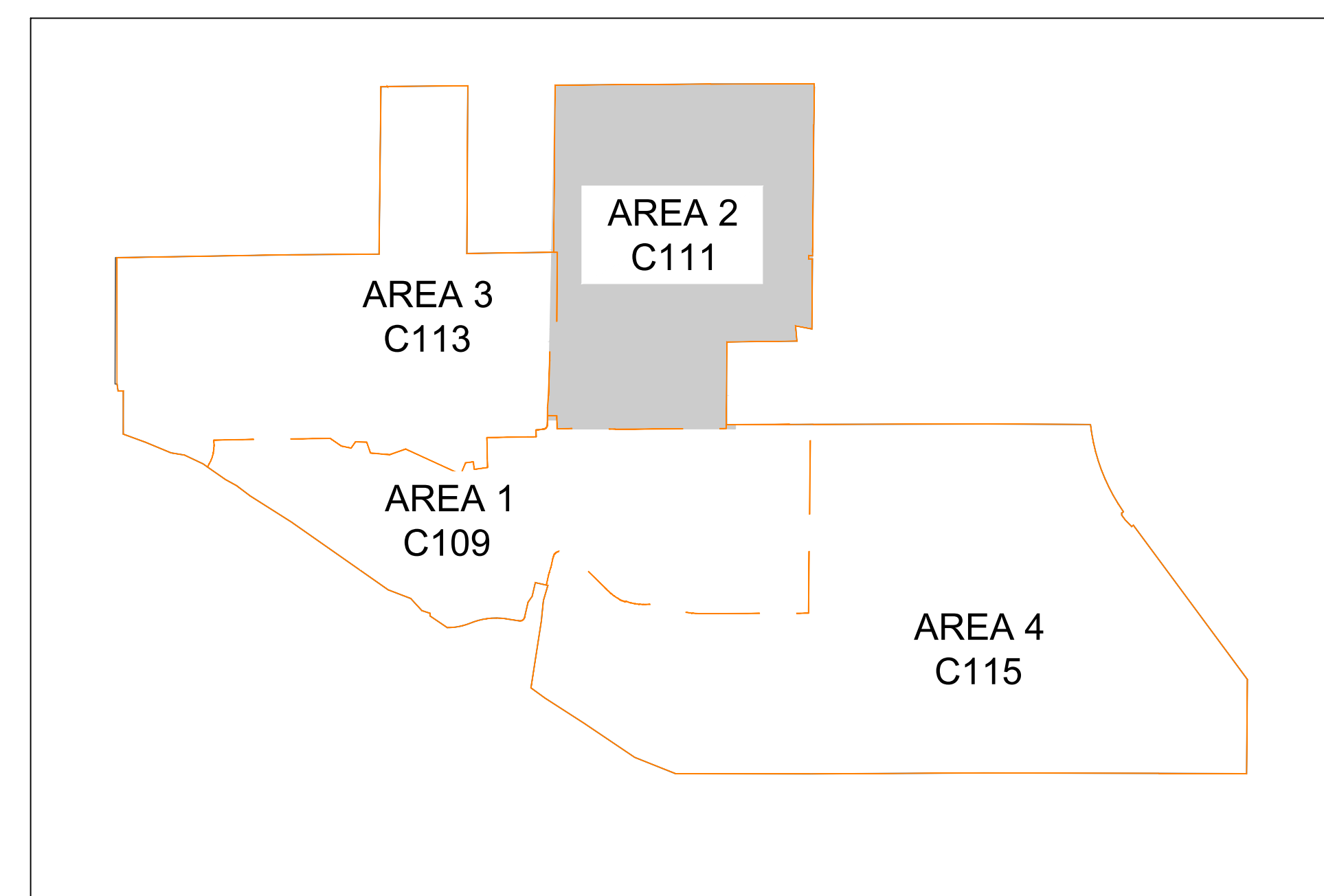
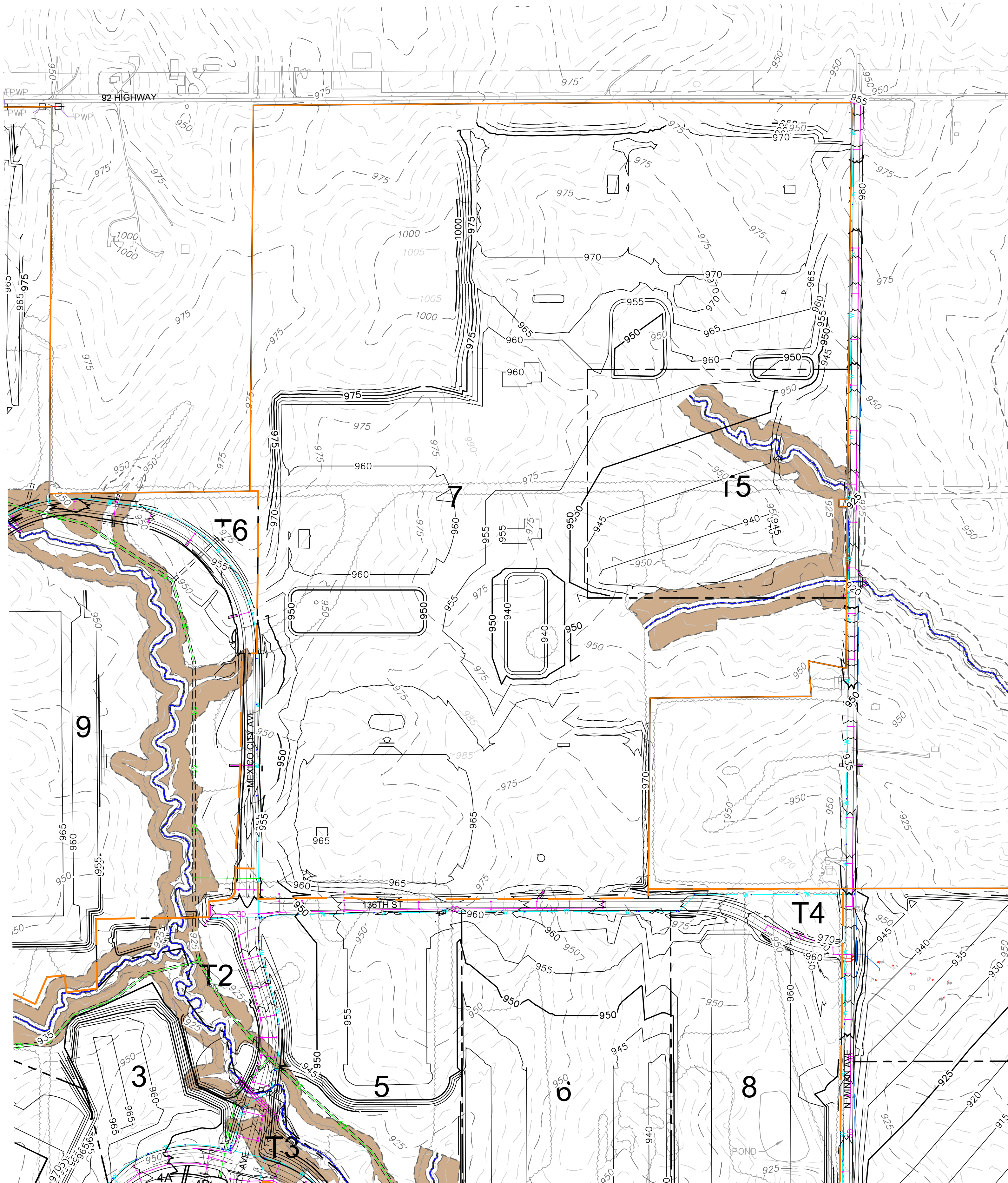
City Plan Commission Recommends Approval with Conditions

of Case No. CD-CPC-2025-00169 on 1/21/26

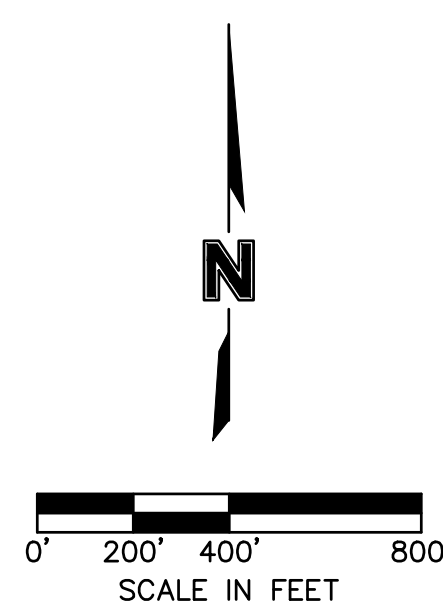
Sara Gabriel
Sara Gabriel, FAICP
Secretary of the City Plan Commission

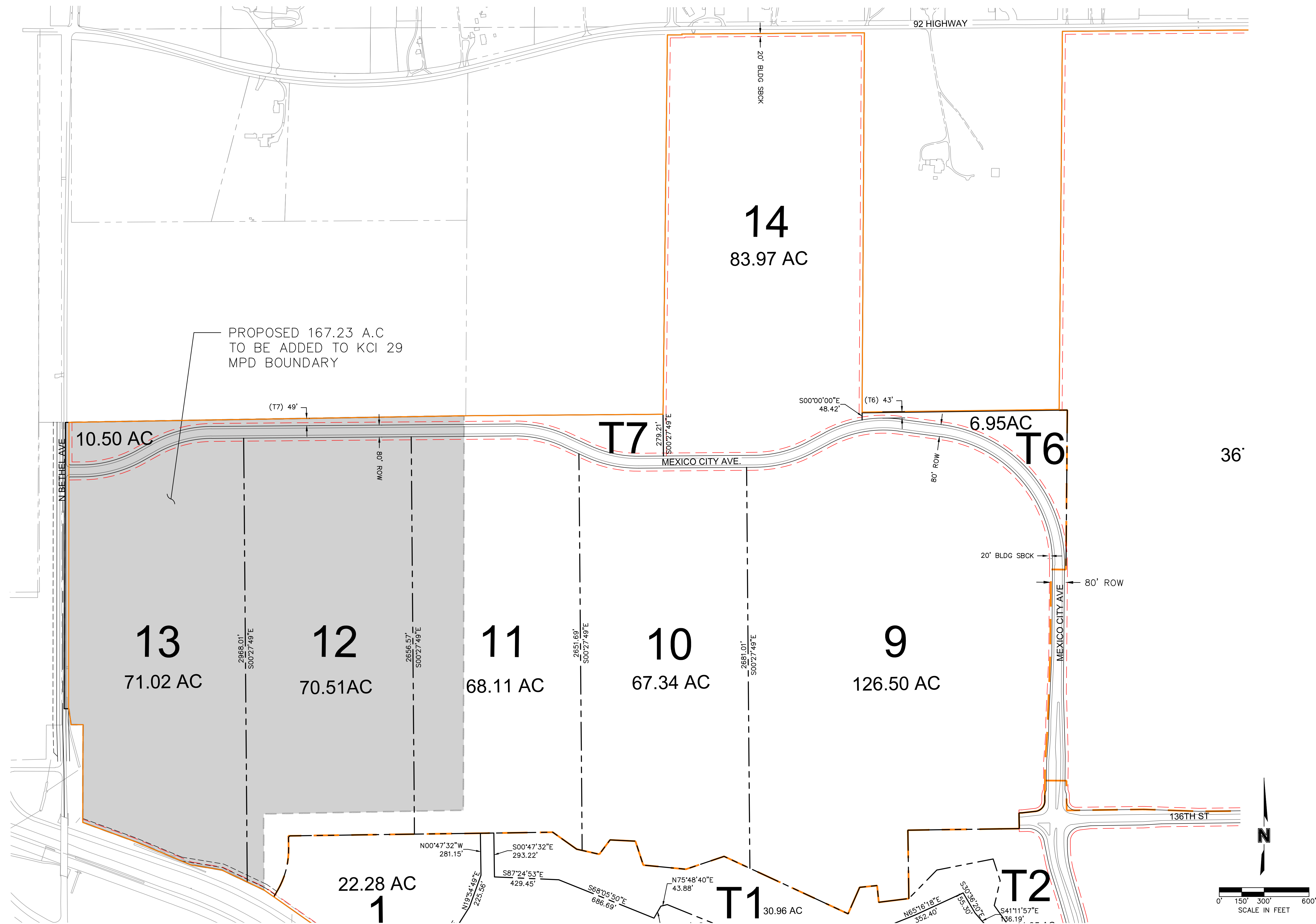
LEGEND

- | | |
|---|-------------------------------------|
|  | PROPERTY BOUNDARY |
|  | AREA BOUNDARIES |
|  | LOT BOUNDARIES |
|  | RIGHT-OF-WAY LINE |
|  | EXISTING MAJOR CONTOUR 25' |
|  | EXISTING MINOR CONTOUR 5' |
|  | PROPOSED MAJOR CONTOUR 25' |
|  | PROPOSED MINOR CONTOUR 5' |
|  | STREAM BUFFER OUTER ZONE |
|  | STREAM BUFFER MIDDLE ZONE |
|  | STREAM BUFFER STREAMSIDE ZONE |
|  | STREAM BUFFER OUTER ZONE |
|  | EXISTING SANITARY SEWER |
|  | EXISTING WATER LINE |
|  | EXISTING STORM SEWER |
|  | EXISTING OVERHEAD POWER LINE |
|  | PROPOSED SANITARY SEWER (8" to 24") |
|  | PROPOSED STORM SEWER |
|  | PROPOSED WATER LINE (12" to 16") |
|  | PROPOSED FIRE HYDRANT (EVERY 300') |



KEY MAP
N.T.S.

[illegible]



DEVELOPMENT DATA					
AREA	GROSS AREA (AC)	R/W (AC)	NET AREA (AC)	MAXIMUM BUILDING SF	F.A.R.
3	518.26	13.40	504.86	4,500,000	0.20

DEVELOPMENT AREAS ACREAGE (AREA 3)	
LOT/TRACT #	LOT/TRACT AREA (ACRES)
9	126.50
10	67.30
11	68.11
12	70.51
13	71.02
14	83.97
T6	6.95
T7	10.50
TOTAL	504.86

 **City Plan Commission**
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Sara Copeland, FAICP
Secretary of the City Plan Commission

LEGEND

	PROPERTY BOUNDARY
	AREA BOUNDARIES
	LOT BOUNDARIES
	RIGHT-OF-WAY LINE
	20' BUILDING SET BACK FROM R.O.W.

