City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250465
Submitted Department/Preparer: City Planning
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

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 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue. (CD-CPC-2025-00017)

Discussion

The applicant is requesting approval of a Council-Approved Signage Plan in District MPD (Master Planned Development). This plan includes a mixture of signage types including oversized monument signs along I-29, tertiary (gateway) monument signs, and tenant-specific monument signage throughout the site.

Two of the oversized monument signs, each with a maximum height of 100 feet, are proposed along I-29 to advertise the development's fuel center, proposed restaurants, and other amenities. These signs are currently under review by the Federal Aviation Administration (FAA) to ensure they do not pose a hazard to air navigation. As a condition of approval, the City requires that a formal "Finding of No Hazard" from the FAA be obtained and submitted prior to the issuance of any permits. In addition, a 51-foot monument sign is proposed near the fuel station along Interstate 29.

The plan also includes KCI-29 gateway signage in the form of tertiary monument signs distributed throughout the development. These signs, limited to 35 feet in height, will advertise only the overall development and will not include individual tenant names or branding.

Additionally, the plan permits each tenant within the development to be allowed up to two monument signs, with a maximum height of 10 feet per sign.

Staff Recommendation: Approval with Conditions
CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   Not applicable as this is an ordinance authorizing signage on private property.
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3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance authorizing signage on private property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable as this is an ordinance authorizing signage on private property.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable as this is an ordinance authorizing signage on private property.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

   ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
   ☒ Ensure quality, lasting development of new growth.

- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

Case No. CD-CPC-2024-00138– Ordinance 250084, approved by City Council on August 23, 2024 approved 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, and allowing for 20 million square foot of commercial office and warehouse development on 32 lots, 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.

Case No. CD-CPC-2022-00097 – Ordinance 220883, approved by City Council on October 6, 2022, approved 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, and allowing for 20 million square foot of commercial office and warehouse development on 32 lots, 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.

Case No. CD-AA-2024-00029– On August 23, 2024 staff approved a minor amendment to an approved development plan which also serves as a preliminary plat, in District MPD (Master Planned Development) to allow for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,136 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.

Service Level Impacts

Not applicable as this is an ordinance authorizing signage on private property.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable as this is an ordinance authorizing signage on private property.

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable as this is an ordinance authorizing signage on private property.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable as this is an ordinance authorizing signage on private property.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   Not applicable as this is an ordinance authorizing signage on private property.
   Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   Not applicable as this is an ordinance authorizing signage on private property.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

   Not applicable as this is an ordinance authorizing signage on private property.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)