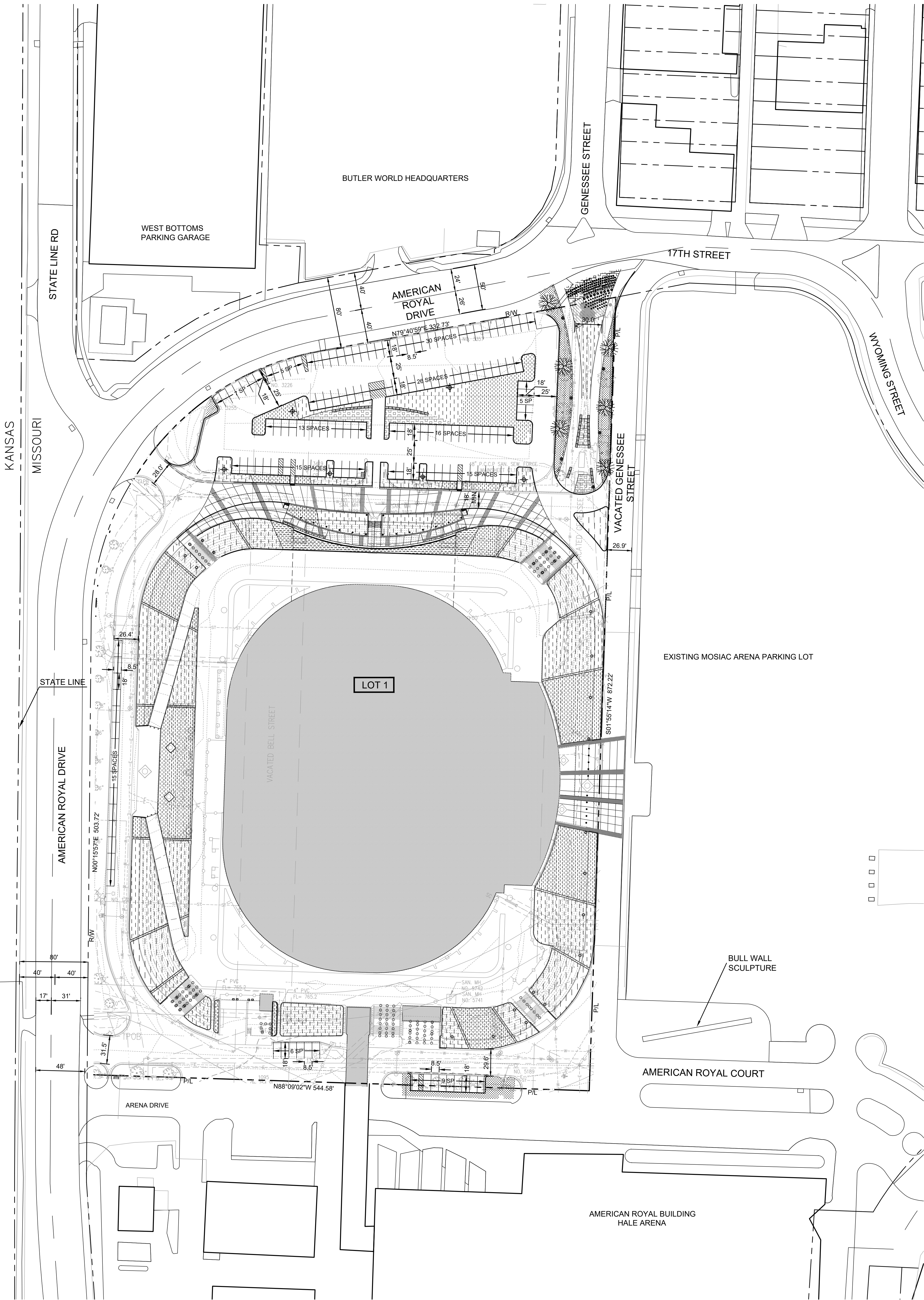




# FINAL PROJECT PLAN

## MOSAIC ARENA

### 1800 W. 23RD STREET KANSAS CITY, MO

#### PLAN AREA DESCRIPTION (PROPOSED):

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST, KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S 00°15'57\"W, ALONG THE WEST LINE OF SAID QUARTER SECTION, 856.65 FEET; THENCE S 89°44'03\"E, 76.00 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF AMERICAN ROYAL DRIVE AS ESTABLISHED BY ORDINANCE NO. 43419, FOR THE POINT OF BEGINNING; THENCE N 00°15'57\"E, ALONG SAID RIGHT OF WAY LINE, 503.72; THENCE NORTHEASTERLY ALONG THE EASTERLY AND SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID AMERICAN ROYAL DRIVE, ON A CURVE TO THE RIGHT WITH A RADIUS OF 297.03 FEET, A CENTRAL ANGLE OF 79°25'01\"AN ARC DISTANCE OF 411.71 FEET, (CHORD = N 39°58'28\"E, 379.53 FEET); THENCE N 79°40'59\"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, 332.73 FEET; THENCE S 01°55'14\"W, 872.22 FEET; THENCE N 88°09'02\"W, 544.58 FEET, TO THE POINT OF BEGINNING, CONTAINING 439,065 SQUARE FEET OR 10.08 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES OF RECORD.

#### ZONING & DENSITY INFORMATION

##### A. ZONING INFORMATION

- EXISTING ZONING: M-3-S (MANUFACTURING DISTRICT)
- PROPOSED ZONING: UR (URBAN REDEVELOPMENT DISTRICT) **WITH ALL USES ALLOWED IN DX.**

##### B. TOTAL LAND AREA

439,065 SQ. FT. (10.08 ACRES)

##### C. LAND AREA FOR STREET RIGHT-OF-WAY

- EXISTING STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES)
- PROPOSED ADDITIONAL STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) LAND TO BE DEDICATED TO R/W
- PROPOSED REMOVED STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) RIGHT-OF-WAY TO BE VACATED
- PROPOSED TOTAL STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) AFTER VACATION & DEDICATION

##### D. NET LAND AREA

439,065 SQ. FT. (10.08 ACRES) AFTER R/W DEDICATION AND VACATION

##### E. F. & G. BUILDING USE AND HEIGHT INFORMATION

##### DEVELOPMENT SUMMARY TABLE

| Name         | Use     | Above Grade | No. Floors | No. | Usage                | Area (sf) | Spaces  | Amount  |
|--------------|---------|-------------|------------|-----|----------------------|-----------|---------|---------|
| Mosaic Arena | SPORTRC | 80'         | 4          | 1   | OFFICES: GALLERY     | 32,547    | 72,550  |         |
|              |         |             |            | 2   | COURT FLOOR: MEETING | 125,984   | 125,984 |         |
|              |         |             |            | 3   | COURT FLOOR: MEETING | 81,992    | 81,992  |         |
|              |         |             |            | 4   | OFFICE: EXERCISE     | 76,730    | 76,730  |         |
| Totals       |         |             |            |     |                      |           |         | 257,254 |

- Height above grade is measured from 1st floor elevation to top of roof.
- Total Area (sf) per zoning requirements.
- FAR = 0.81
- Building Coverage = 125,984 sf
- Total parking required - 0 spaces
- Total parking provided - 162 spaces
- Total short term bicycle parking required: 16 spaces
- Total long term bicycle parking required: 205 spaces (1 + 1 per 10,000 S.F.)

##### H. BUILDING COVERAGE AND FLOOR AREA RATIO

- BUILDING COVERAGE: 125,984 SF
- FLOOR AREA RATIO: 0.81

##### I. DENSITY

- GROSS DENSITY: 35,449 S.F. / ACRE (BASED ON TOTAL LAND AREA)
- NET DENSITY: 35,449 S.F. / ACRE (NET LAND AREA)

##### J. PROPOSED PARKING SPACES

##### VEHICLE PARKING

PER 88-420-04-L, PARKING PROVIDED: 162 (LOCATED IN NORTH PARKING LOT)

##### BICYCLE PARKING

REQUIRED NO. OF SPACES:  
SHORT TERM BICYCLE PARKING REQUIRED: 16 (155 PARKING SPACES x 10%)  
LONG TERM BICYCLE PARKING REQUIRED: 205 (1+1 PER 10,000 S.F.)

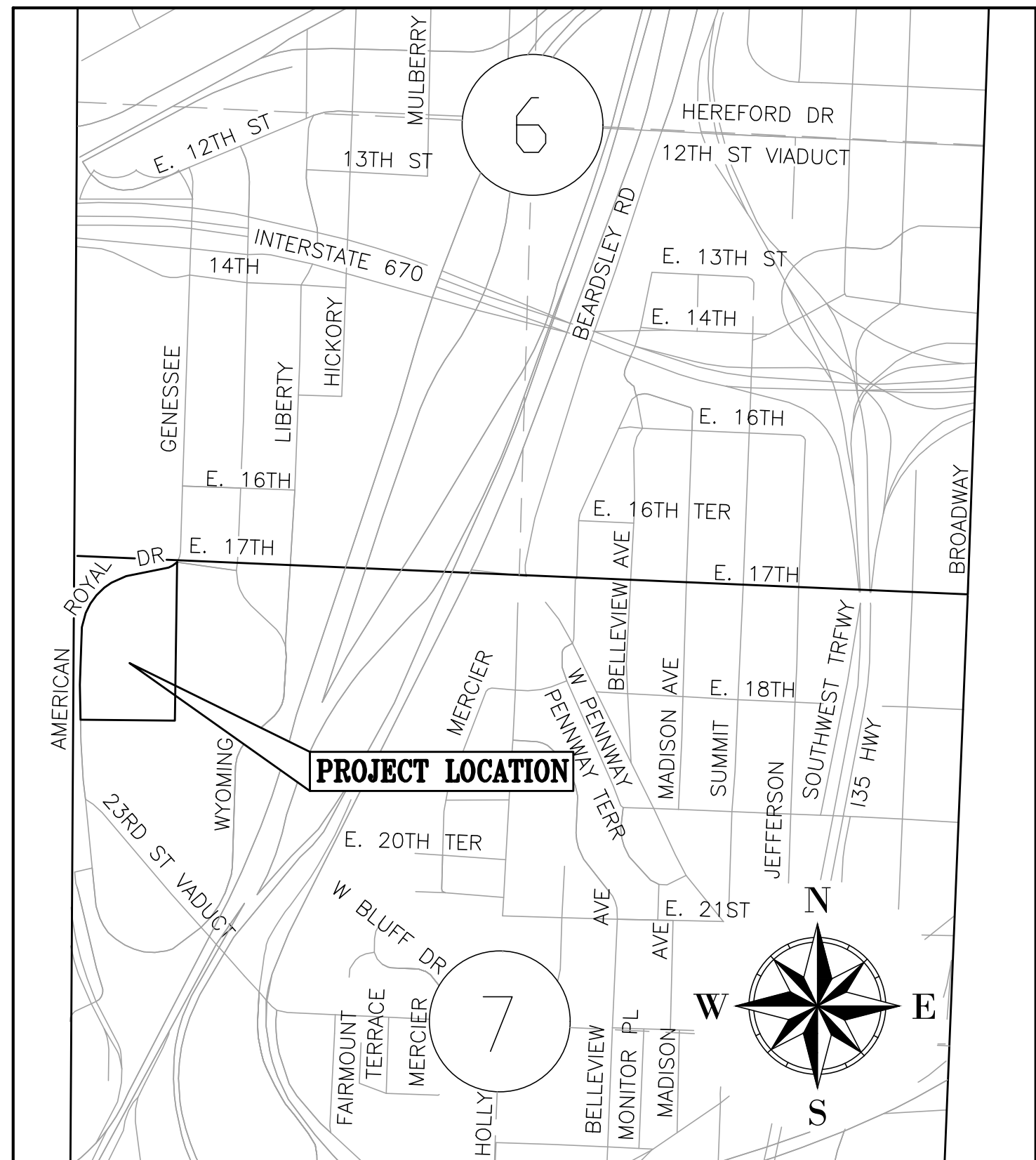
##### K. PROJECT TIMELINE:

CONSTRUCTION START: FALL 2017  
CONSTRUCTION END: FALL 2019

#### LANDSCAPE LEGEND:

- TOP SOIL AND NATIVE-GRASS (LITTLE BLUESTEM), HYDROSEED
- TOP SOIL AND NATIVE-GRASS (BLUE GRAMMA), HYDROSEED
- TOP SOIL AND NATIVE-GRASS (SIDE OATS GRAMMA), HYDROSEED
- GARDEN ROOF ASSEMBLY -OR- NATIVE-GRASS. RE: DETAILS. (PRAIRIE JUNEGRASS)
- NEW LAWN
- 6\"DEEP RIVER ROCK OVER HEAVY DUTY GEOTEXTILE WEED BARRIER / FILTER FABRIC AND COMPACTED EARTH
- 4\" DARK HARDWOOD MULCH HEAVY DUTY GEOTEXTILE WEED BARRIER / FILTER FABRIC AND COMPACTED EARTH

- LED POLE MOUNTED PARKING LIGHT  
MODEL: REFER TO ELECTRICAL SCHEDULE
- LED POLE MOUNTED AREA LIGHT  
MODEL: REFER TO ELECTRICAL SCHEDULE
- LED LANDSCAPE BOLLARD  
MODEL: REFER TO ELECTRICAL SCHEDULE
- RETROFITTED LED FIXTURE HEAD  
MODEL: REFER TO ELECTRICAL SCHEDULE
- RETROFITTED LED FIXTURE HEAD  
MODEL: REFER TO ELECTRICAL SCHEDULE
- REMOVABLE BOLLARD
- LIMESTONE QUARRY SEATING BLOCK  
48\"(L) x 28\"(W) x 18\"(H)
- NAVY GREY STAINED AND SEALED CONCRETE.



VICINITY MAP  
SEC 7-49-33  
NOT TO SCALE

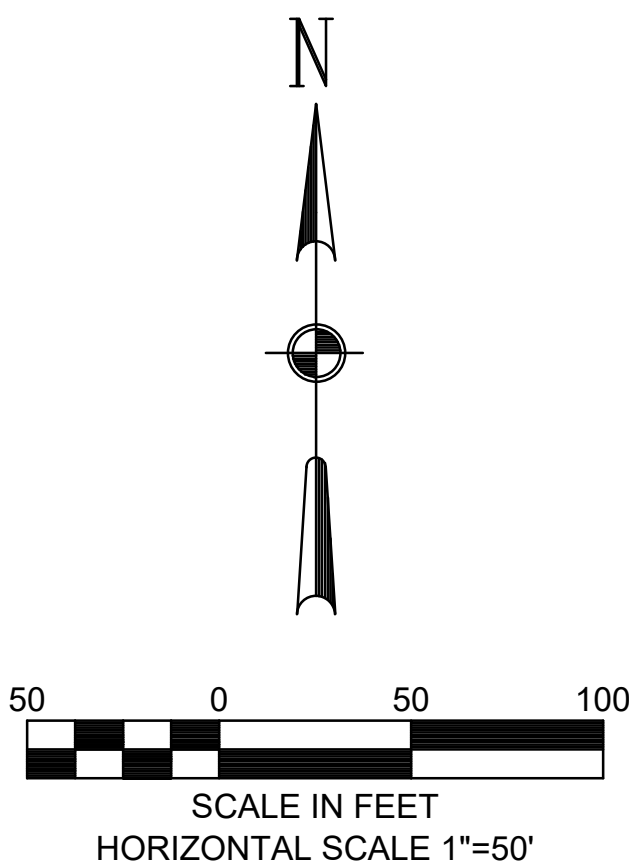
#### ADMINISTRATIVELY APPROVED

Director of City Planning and Development

DATE: 9/24/2018  
By: Christopher Hughey  
Case #CD-AA-2018-0082

#### ISSUED FOR:

PERMIT - AUGUST 31, 2018



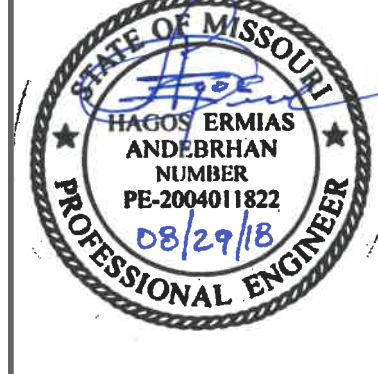
#### FINAL PLAN

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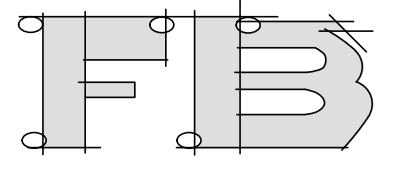


**City Plan Commission**  
Recommends Approval with Conditions  
of Case No. **CD-CPC-2026-00068** on **07/15/2026**

*Joe E. Cooper, Mayor*  
Secretary of the City Plan Commission



**HAGOS ERMAS ANDRIAN**  
PE-2004011822  
08/29/16  
PROFESSIONAL ENGINEER



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