

CD-CPC-2026-00068

1800 Genessee Street
Major Amendment

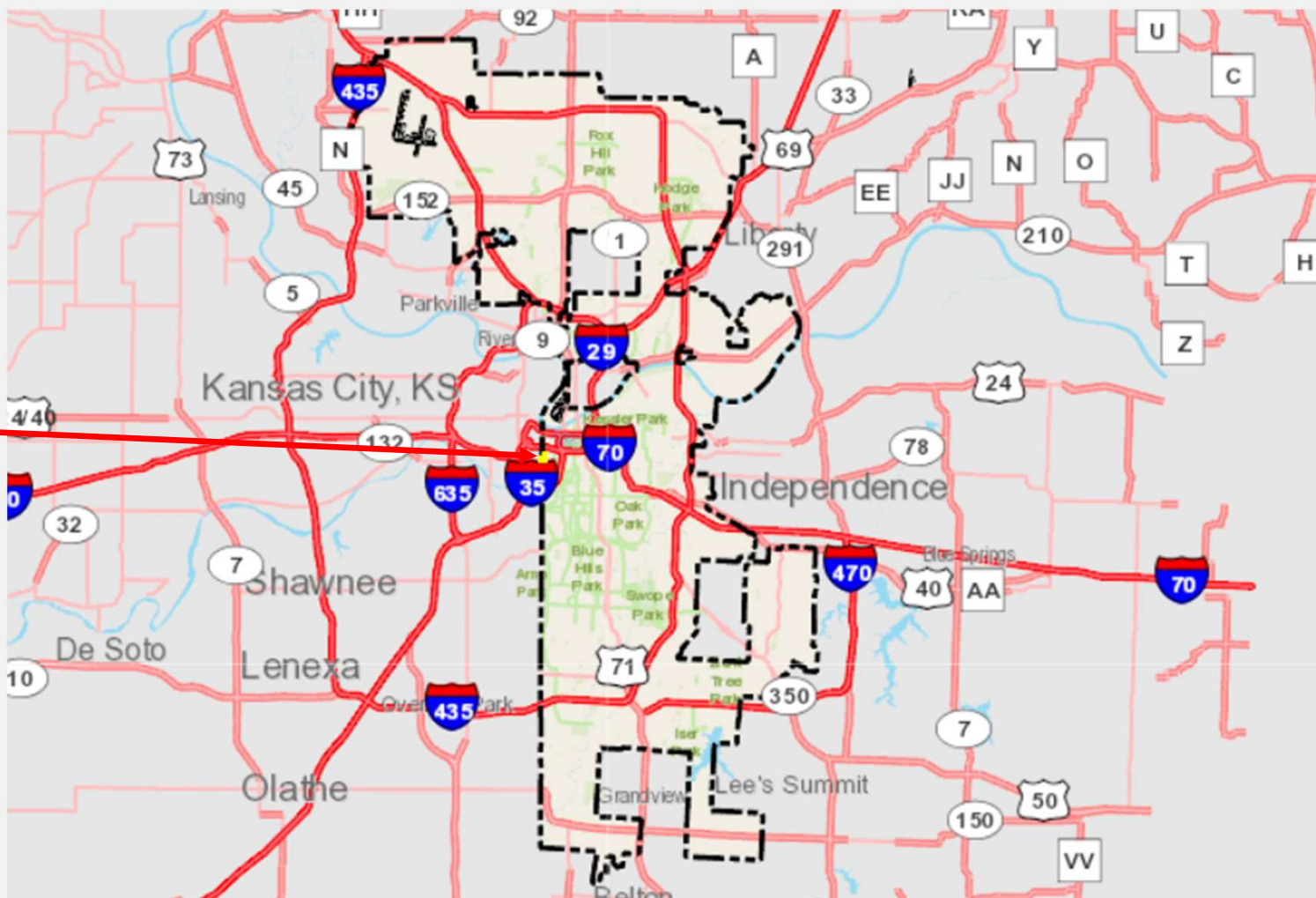
July 15, 2026

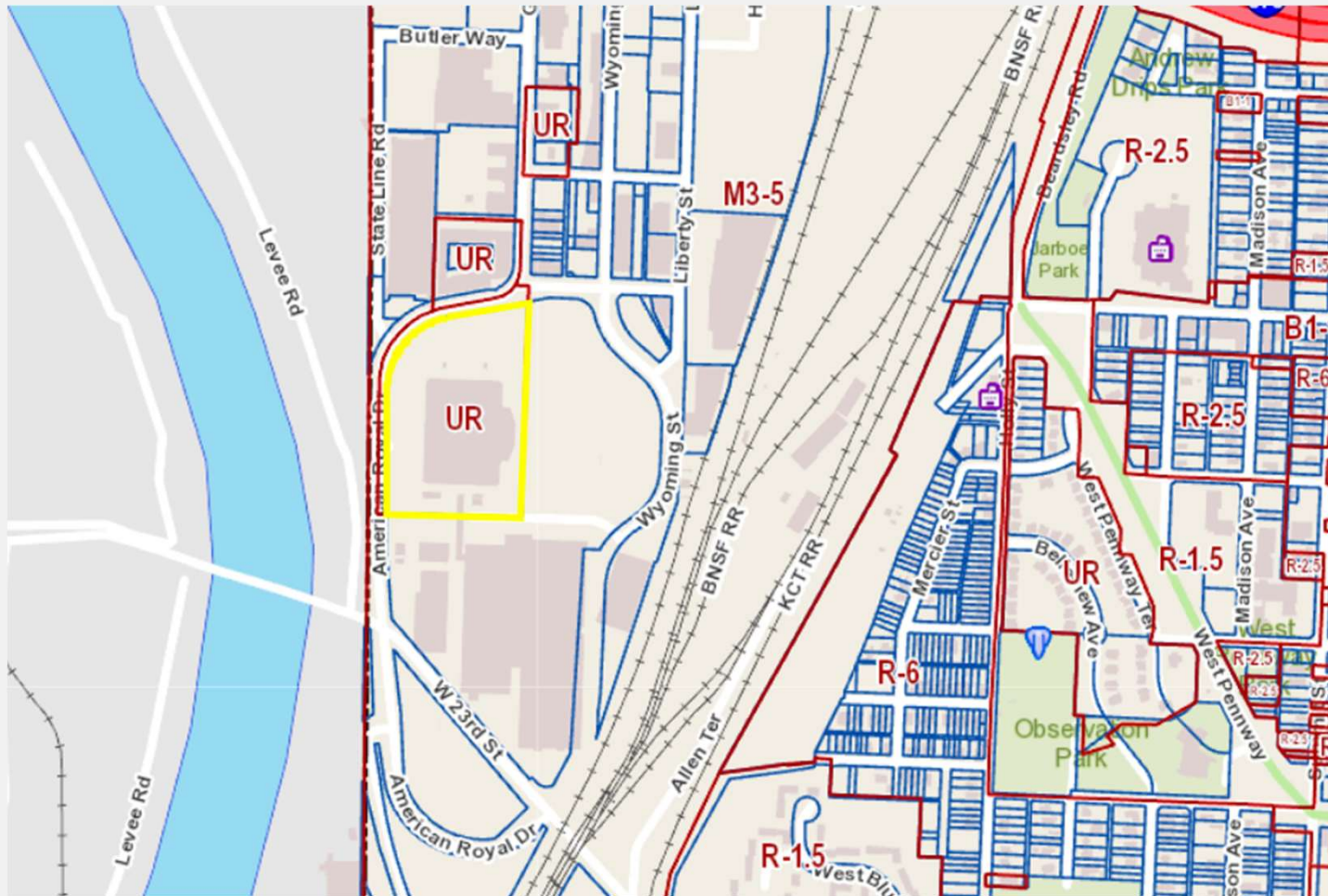
City Plan Commission



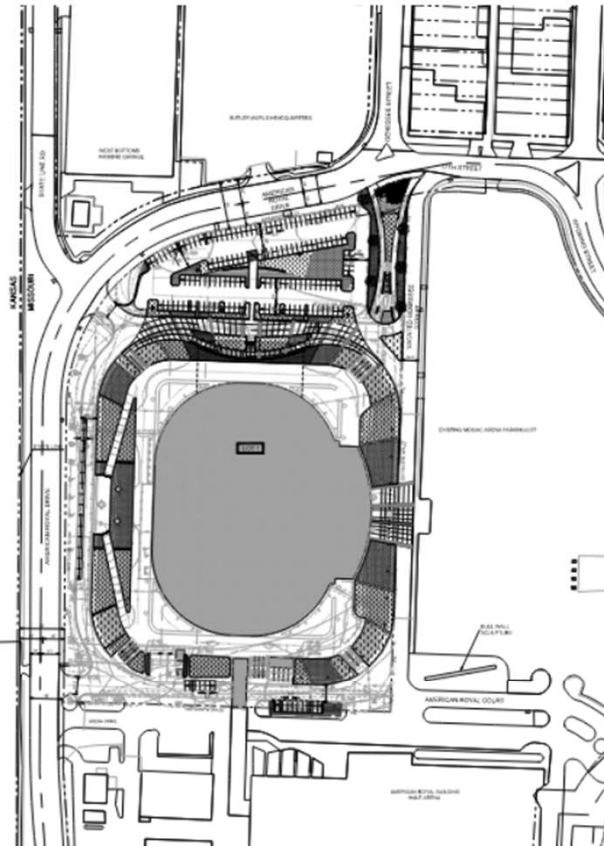


Subject
Property









FINAL PROJECT PLAN MOSAIC ARENA 1800 W. 23RD STREET KANSAS CITY, MO

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ZONING & DENSITY INFORMATION

- A. ZONING INFORMATION
1. EXISTING ZONING: M3-5 (MANUFACTURING DISTRICT)
2. PROPOSED ZONING: UR (URBAN REDEVELOPMENT DISTRICT)
- B. TOTAL LAND AREA
439,065 SQ. FT. (10.08 ACRES)
- C. LAND AREA FOR STREET RIGHT-OF-WAY
1. EXISTING STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES)
2. PROPOSED ADDITIONAL STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) LAND TO BE DEDICATED TO R/W
3. PROPOSED REMOVED STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) RIGHT-OF-WAY TO BE VACATED
4. 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

Item	Description	Area (sq. ft.)	Area (Acres)
1	EXISTING STREET RIGHT-OF-WAY	0	0.00
2	PROPOSED ADDITIONAL STREET RIGHT-OF-WAY	0	0.00
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ADMINISTRATIVE APPROVED
DATE: 04/20/18
BY: Christopher Hughes
CDD: KCA-18-010

1. HEIGHT ABOVE GRADE IS MEASURED FROM 1ST FLOOR ELEVATION TO TOP OF ROOF.
2. TOTAL AREA (SF) PER ZONING REQUIREMENTS.
3. FAR = 0.81
4. BUILDING COVERAGE = 125,984 SF
5. TOTAL PARKING REQUIRED - 0 SPACES
6. TOTAL SHORT TERM BICYCLE PARKING REQUIRED: 16 SPACES
7. TOTAL LONG TERM BICYCLE PARKING REQUIRED: 205 SPACES (1 + 1 PER 10,000 S.F.)

BUILDING COVERAGE AND FLOOR AREA RATIO
1. BUILDING COVERAGE: 125,984 SF
2. FLOOR AREA RATIO: 0.81

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

PROPOSED PARKING SPACES
VEHICLE PARKING

E., F., & G. BUILDING USE AND HEIGHT INFORMATION
DEVELOPMENT SUMMARY TABLE

Name	Use	Above Grade	No. Floors	No.	Usage	Area (sf)	Spaces	Area (sf)
Mosaic Arena	SPORTS	80'	4	1	OFFICES, GALLERY	72,560		72,560
				2	COURT FLOOR, MEETING	125,984		125,984
				3	COURT FLOOR, MEETING	81,992		81,992
				4	OFFICE, EXERCISE	76,790		76,790
Totals:								357,326

1. Height above grade is measured from 1st floor elevation to top of roof.

ZONING & DENSITY INFORMATION

A. ZONING INFORMATION

- EXISTING ZONING: M3-5 (MANUFACTURING DISTRICT)
- PROPOSED ZONING: UR (URBAN REDEVELOPMENT DISTRICT)

B. TOTAL LAND AREA

439,065 SQ. FT. (10.08 ACRES)

C. LAND AREA FOR STREET RIGHT-OF-WAY

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- PROPOSED TOTAL STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) AFTER VACATION & DEDICATION

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Totals:								357,326

- 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)
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J. PROPOSED PARKING SPACES

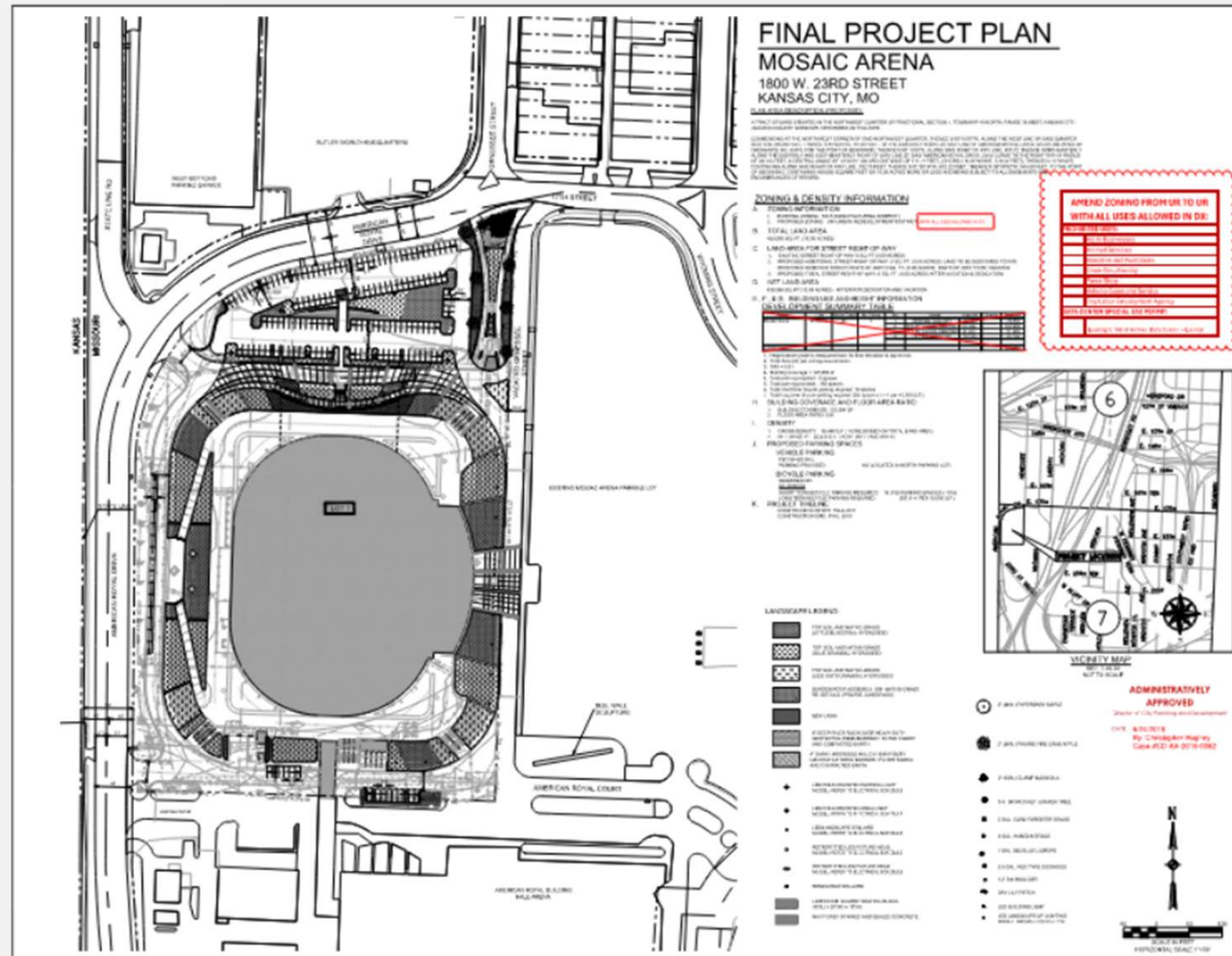
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CONTINUING ALONG SAID RIGHT OF WAY LINE, 332.73 FEET; THENCE S 01°55'14"W, 872.22 FEET; THENCE N 88°09'02"W, 544.58 FEET, TO THE POINT OF BEGINNING, CONTAINING 439,065 SQUARE FEET OR 10.08 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES OF RECORD.

ZONING & DENSITY INFORMATION

A. ZONING INFORMATION

1. EXISTING ZONING: M3-5 (MANUFACTURING DISTRICT)
2. PROPOSED ZONING: UR (URBAN REDEVELOPMENT DISTRICT)

WITH ALL USES ALLOWED IN DX.

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AMEND ZONING FROM UR TO UR WITH ALL USES ALLOWED IN DX:

PROHIBITED USES:

Adult Businesses

Animal Services

Gasoline and Fuel Sales

Drive-Thru Facility

Pawn Shop

Vehicle Sales and Service

Day Labor Employment Agency

DATA CENTER SPECIAL USE PERMIT:

Existing 5,188 sf Archive Data Center = Exempt



View looking at the Hyvee Arena



View looking North towards the site

CD-CPC-2026-00068

Staff Recommendation:

Approval with Conditions