

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00068



KANSAS CITY
Planning & Dev

Kemper Arena UR Plan Amendment

July 15, 2022

Docket #4

Request

Major Amendment to UR

Applicant

Steve Foutch
Foutch Brothers, LLC

Owner

FBKC Sports Arena LLC
c/o Foutch Brothers LLC

Site Information

Location	1800 Genessee St.
Area	10.08 Acres
Zoning	UR
Council District	4 th
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Residential/Parking, UR/M3-5
South: Civic/Public, M3-5
East: Surface Parking, M3-5
West: State of Kansas

KC Spirit Playbook Alignment

CD-CPC-2026-00068, High

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Mixed Use for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

Major Street Plan

American Royal Drive is identified as a Thoroughfare in this location.

Approval Process



Overview

The applicant seeks approval of a major amendment to a previously approved UR Plan to amend the uses allowed within the plan area on about 10.08 acres, located at the intersection of State Line Road and American Way Drive, specifically located at the Hyvee Arena.

Existing Conditions

The site is currently developed with the Hyvee Arena and accessory surface parking.

Neighborhood(s)

This site is located within the Historic West Bottoms Association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on June 18, 2026. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases

CD-AA-2018-00082 - UR Final Plan for the Kemper Arena renovation project (approved September 24, 2018).

Project Timeline

The application was filed on May 21, 2026. Scheduling deviations have occurred due to the cancelled July 1, 2026 City Plan Commission meeting.

Professional Staff Recommendation

Docket #4 Approval, subject to conditions

VICINITY MAP



RELATED CASES

Case 14806-UR - Approved a rezoning from District M3-5 to District UR and a preliminary development plan for the same to allow repurposing and rehabilitation of Kemper Arena (Ord. 170210 approved March 30, 2017)

PLAN REVIEW

The controlling plan was approved with the condition that a statement be added to the UR Final Plan site plan that uses as allowed in a DX district are allowed. However, when the UR Final Plan was approved, the required note was not included, therefore only the allowed uses as listed on the plan were allowed: Offices, Gallery, Meeting, Exercise, Court Floor.

The proposed amendment is to allow additional uses within the previously approved UR Plan and to include the note that all uses allowed within the DX district be allowed. The applicant also provided a list of prohibited uses, including adult businesses, animal services, gasoline and fuel sales, drive-through facilities, pawn shops, vehicle sales and service, and day labor employment agencies. The submitted plan includes language that allows for the existing data center to remain as is currently constructed (5,188 square feet).

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-260)	Yes	No changes to the footprint of the building are proposed.

Standards	Meets	Notes
Data Centers-Specific Standards (88-339)	Yes, subject to conditions	See below.
Signs (88-445)	Yes, subject to conditions	

88-339 – Data Centers

Data Centers require a special use permit in DX districts. This amendment does not allow new data centers as of right and will require entitlement for any new data centers or expansions. Staff has added a condition (Condition #1) that any future data centers comply with the standards as required in this section of code.

SPECIFIC REVIEW CRITERIA

Development Plan, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies.

The proposed amendment complies with all applicable standards of the Zoning and Development Code. Staff is including a condition that any future data centers (new or expansions) receive the appropriate entitlement prior to the issuance of permits.

“This major amendment to the Hy-Vee Arena has a high alignment with the KC Spirit Playbook and the Greater Downtown Area Plan, as it clarifies allowed uses and more aligns with the existing Downtown Mixed Use future land use. No area plan amendment is needed. With no change to site access, building facade, landscaping, or other design elements, there are limited items to review against Playbook’s Goal Supporting Criteria.” – Luke Ranker, 4th District Planner, Community Planning Division

B. The proposed use must be allowed in the district in which it is located.

The applicant is proposing to add uses to the site as originally required when the controlling plan was approved. Approval of this request will allow for additional uses on the site. The applicant also provided a list of prohibited uses on the site plan.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways.

Vehicular ingress and egress is not changing, Staff does not expect any impact to the circulation on and off the site or impact to the movement of traffic within the site.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

There are no proposed changes to the layout, parking count, or building orientation on the site.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

This is a request to amend the allowed uses in the proposed plan. Staff has included a condition (Condition 1) requiring special use permits for future data centers or an expansion to the existing data center. The public facilities will be reviewed with future building permits or expansion requests.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

There are no proposed changes to the layout, parking count, or building orientation on the site. The location, orientation, and architectural features are expected of the use and compatible with the use to the south.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

There are no proposed changes to the layout, parking count, or building orientation on the site. There are no expected changes to the views, noise, lighting or other off-site negative influences with this proposed amendment.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

There is no change to the layout, building orientation, or parking count with this application. The design of the site is to be expected with the existing use and is compatible with the use to the south.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The applicant was not required to submit a landscaping plan, therefore no trees have been identified as "to remove or to preserve". The proposal does not expand the building or change the layout of the site.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends Approval, subject to conditions as stated in the conditions report.

Respectfully submitted,

Larisa Chambi, AICP

Planning Supervisor



Plan Conditions

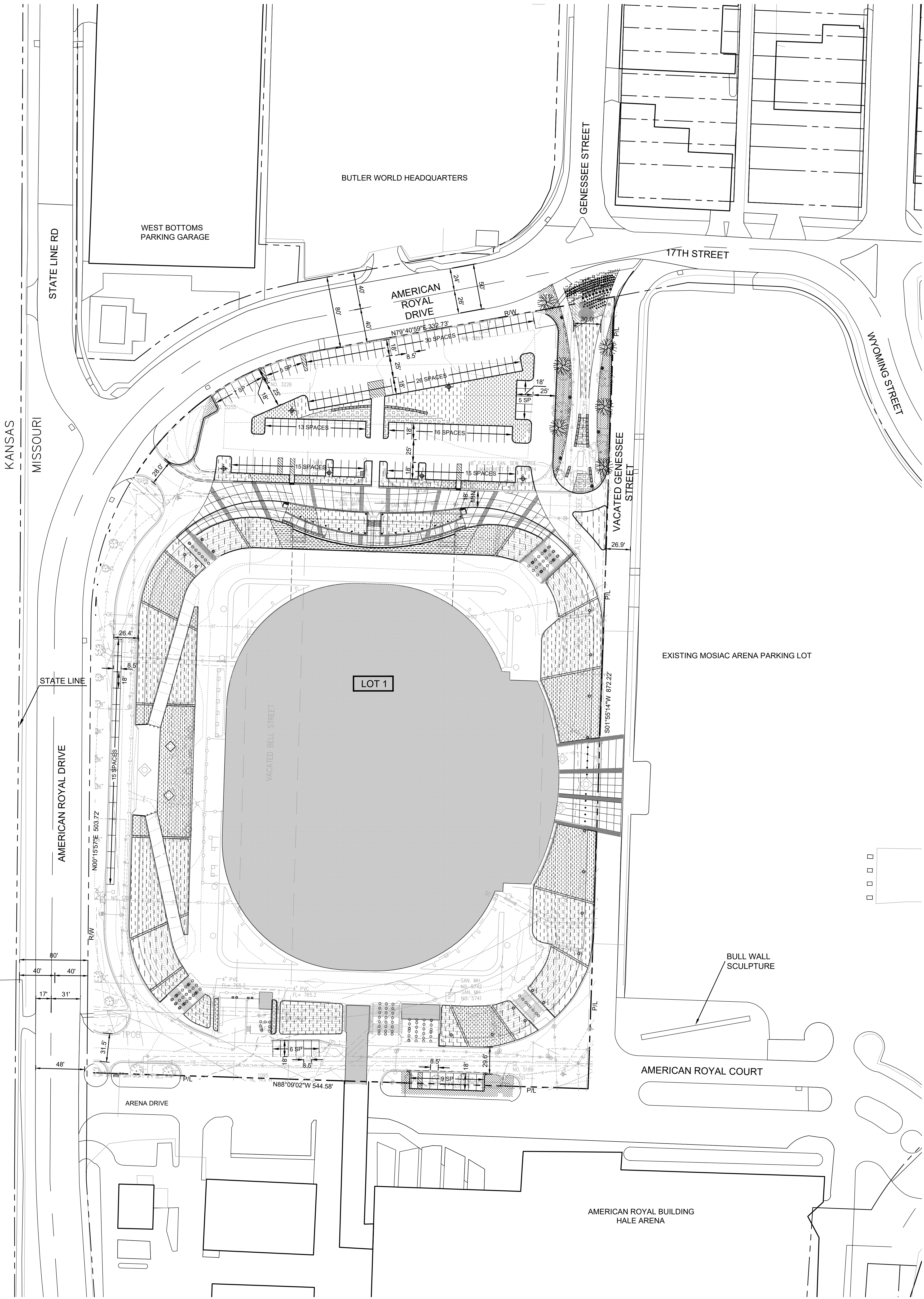
Report Date: July 08, 2026

Case Number: CD-CPC-2026-00068

Project: Kemper Arena UR Plan Amendment

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

1. This major amendment to the UR Plan is approving the existing 5,188 square foot data center. Any future expansion meeting 88-516-06 shall require an amendment to the plan. All new data centers shall require approval of a special use permit in compliance with the Zoning and Development Code.
2. Should a use require additional entitlement as listed in the DX district (Table 130-1), the property owner shall apply for and receive approval of all necessary entitlement prior to the issuance of any permits or zoning clearances.
3. Any future amendments to the existing data center, meeting the standards listed in 88-525-14 (Major Amendments to Special Use Permits) shall receive approval of a special use permit prior to the issuance of any permit or zoning clearance.
4. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Department Building Inspector.



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:

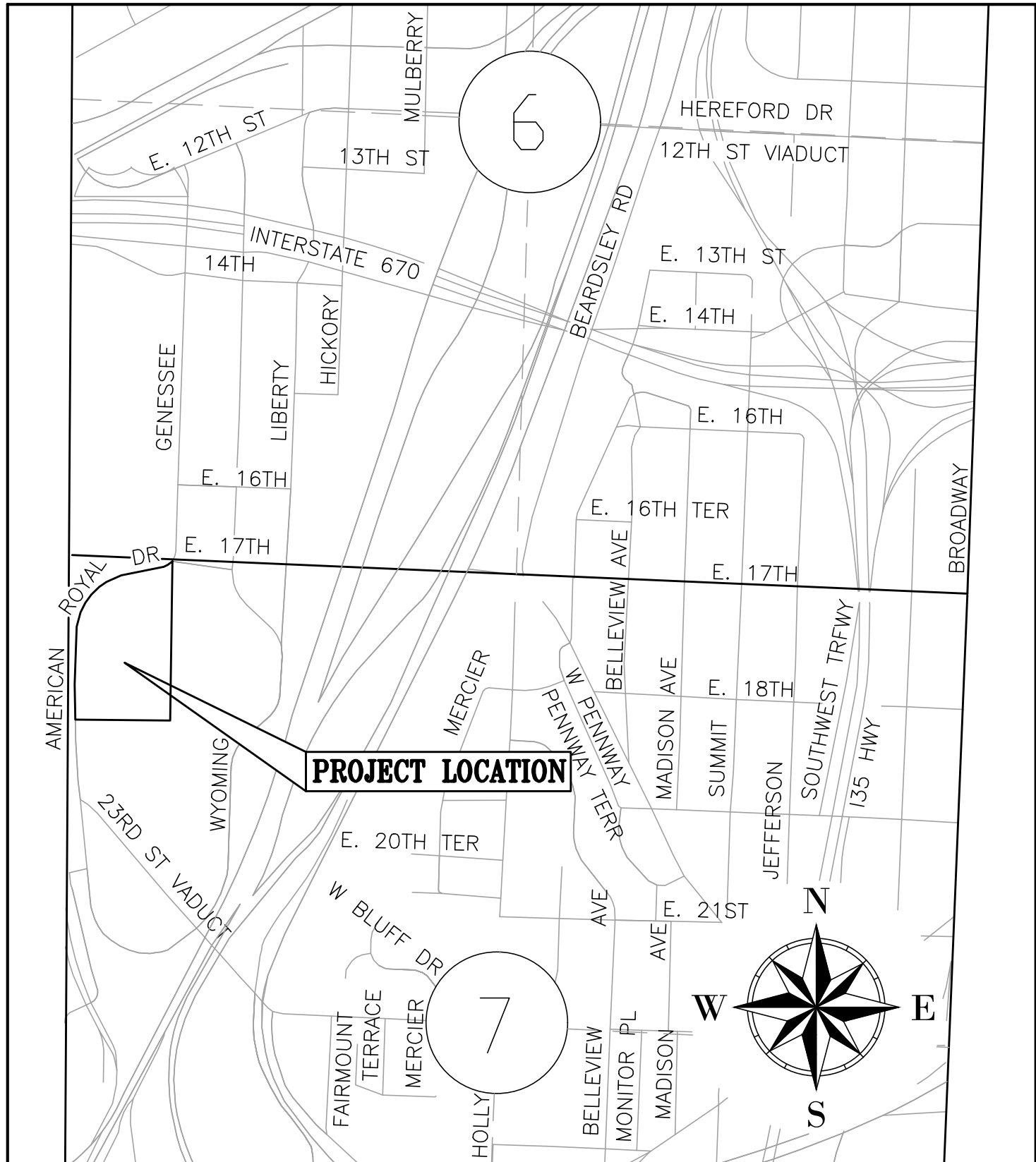
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S 00°15'57\"W, ALONG THE WEST LINE OF SAID QUARTER SECTION, 856.65 FEET; THENCE S 89°44'03\"E, 76.00 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF AMERICAN ROYAL DRIVE AS ESTABLISHED BY ORDINANCE NO. 43419, FOR THE POINT OF BEGINNING; 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-3.5 (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
- | 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 | | | | | | | | 257,256 |
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 provided = 162 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.)
- 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.



Public Meeting Notice

Please join Steve Foutch and HyVee Arena
for a meeting about correcting the current UR zoning to "UR with all uses allowed in DX"
case number CD-CPC-2026-00068
proposed for the following address: 1800 Genessee

Meeting Date: June 18, 2026

Meeting Time: 11 am to Noon

Meeting Location: <https://teams.microsoft.com/meet/228343615847925?p=qXPHSHE7xzBqvB3NCP>
Meeting ID: 228 343 615 847 925 Passcode: S88Pn3MB

Project Description:

Amend the UR Zoning designation created in 2017 during the planning process to be the correct UR Zoning "with all uses allowed in DX" (downtown mixed-use)

If you have any questions, please contact:

Name: **Steve Foutch**

Phone: (816)520-3948

Email: steve@foutch.biz

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement

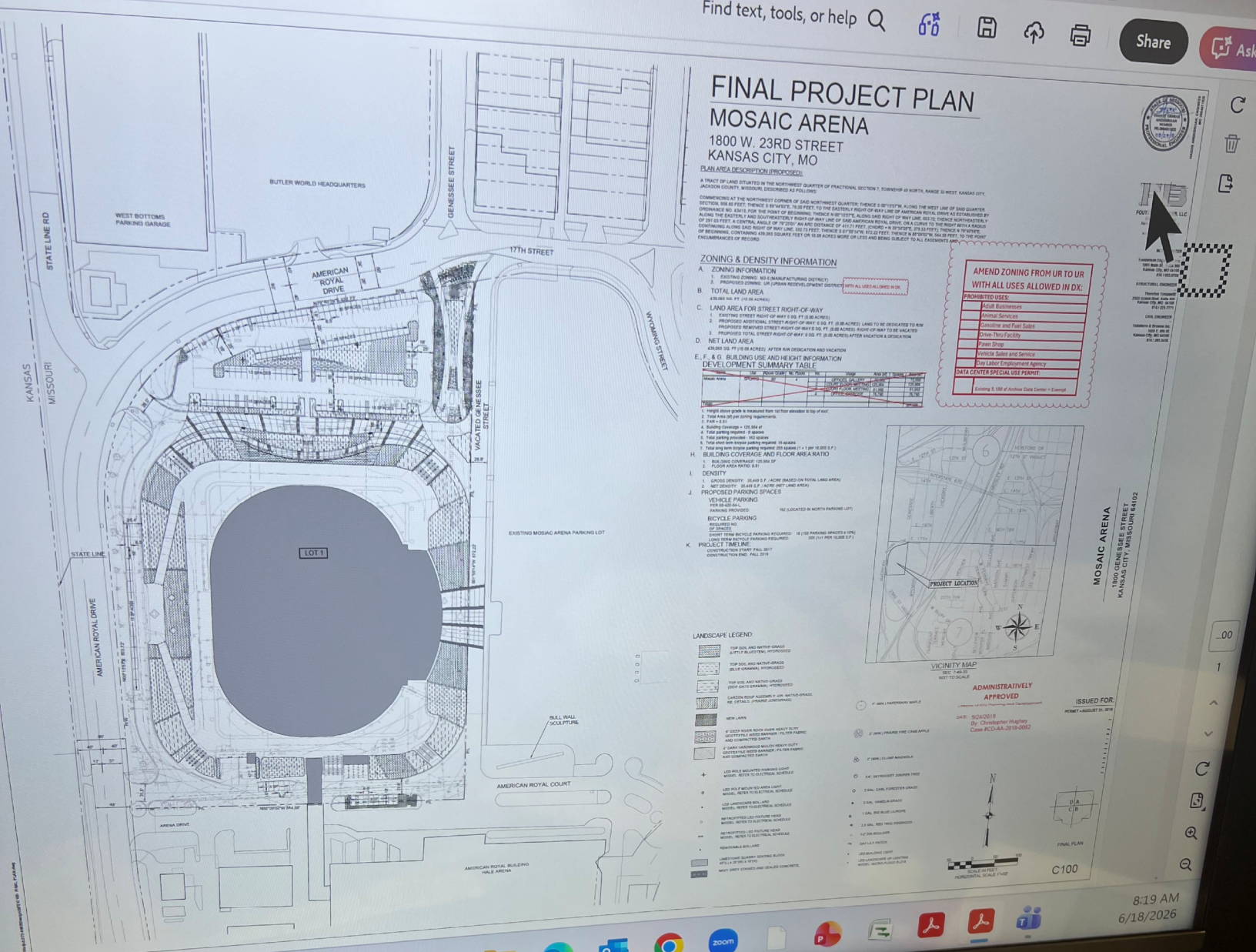


If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Steve Foutch

Digitally signed by Steve Foutch
Date: 2026.05.15 12:41:35 -05'00'



8:19 AM 6/18/2026

SF

Waiting for others to join...

Building Design + Construction

show issue

6075 College Blvd STE 210 Overland Park, KS

KC Spirit Play Book Alignment: **High**

Greater Downtown Area Plan Alignment: **High**

Staff Comments:

This major amendment to the Hy-Vee Arena has a high alignment with the KC Spirit Playbook and the Greater Downtown Area Plan, as it clarifies allowed uses and more aligns with the existing Downtown Mixed Use future land use. No area plan amendment is needed. With no change to site access, building facade, landscaping, or other design elements, there are limited items to review against Playbook's Goal Supporting Criteria.

Staff Comments:

- Clean up the use table or clarify that DX uses are allowed at this location.