CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

KCMO.gov/Planning

July 16, 2026

Steve Foutch
Foutch Brothers, LLC
7505 NW Tiffany Springs Parkway #100
Kansas City, MO 64153

Re: **CD-CPC-2026-00068** - A request to approve a major amendment to a previously approved UR Plan to amend the uses allowed within the plan area on about 10.08 acres generally located at the intersection of State Line Road and American Way Drive, specifically located at the Hyvee Arena.

Dear Steve Foutch:

At its meeting on July 15, 2026, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the City Council. All *conditions imposed by the Commission*, if any, *are available on the following page(s)*.

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for City Council consideration.

If you have any questions, please contact me at Larisa.Chambi@kcmo.org or (816) 513-8822.

Sincerely,

Larisa Chambi
Planning Supervisor

That plans, revised as noted below, are submitted and accepted by staff prior to scheduling for City Council.

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.