City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260681
Submitted Department/Preparer: City Planning
Revised 01/30/25

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 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. (CD-CPC-2026-00068)

Discussion

The applicant is seeking to allow additional uses within the previously approved UR Plan. The previously approved plan was approved with a condition that a statement be added to the UR Final Plan allowing uses in the DX district. However, when the UR Final Plan was submitted, no note was included on the plan. Therefore, the plan moved forward with uses restricted to Sports (Offices, Gallery, Meeting, Exercise, Court Floor).

The applicant is amending the plan to add the previously required note allowing uses in the DX district. The applicant also included a list of prohibited uses and an additional note allowing the existing (5,188 square foot) data center to continue operating. Staff included a condition that any new data centers or expansions of the existing data center be reviewed and approved in accordance with the Code.

The City Plan Commission hear the case on July 15, 2026 and recommended approval with conditions. No public testimony was given at the meeting or received prior to the meeting.

Fiscal Impact

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

2. What is the funding source?

Not applicable, as this is a zoning ordinance approving additional uses on the subject property.

3. How does the legislation affect the current fiscal year?
   Not applicable, as this is a zoning ordinance approving additional uses on the subject 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 a zoning ordinance approving additional uses on the subject property.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable, as this is a zoning ordinance approving additional uses on the subject 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)
This ordinance has no fiscal impact.

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):

   ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
   ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.

☒ Increase and support local workforce development and small and locally owned businesses.
☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
☐ Implement an economic development and tourism strategy to attract major investment and visitors.
☐

Prior Legislation

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

Ord. 170210 – 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 (approved March 30, 2017).

Service Level Impacts

Not applicable, as this is a zoning ordinance approving additional uses on the subject property.

Staff Recommendation

City Plan Commission

Select One: ☒ Sponsored
☐ Directive: Res/Ord # Click to enter Res/Ord. No.

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Click or tap here to provide reasoning.

Other Impacts

1. What will be the potential health impacts to any affected groups?

Not applicable, as this is a zoning ordinance approving additional uses on the subject property.

2. How have those groups been engaged and involved in the development of this ordinance?
   Public engagement is required for Major Amendments. The applicant held a public engagement meeting on June 18, 2026 in compliance with the Zoning and Development Code.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable, as this is a zoning ordinance approving additional uses on the subject property.

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

   N/A
   N/A

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:
   N/A

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

   No(Press tab after selecting)

   Click or tap here to enter text.

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