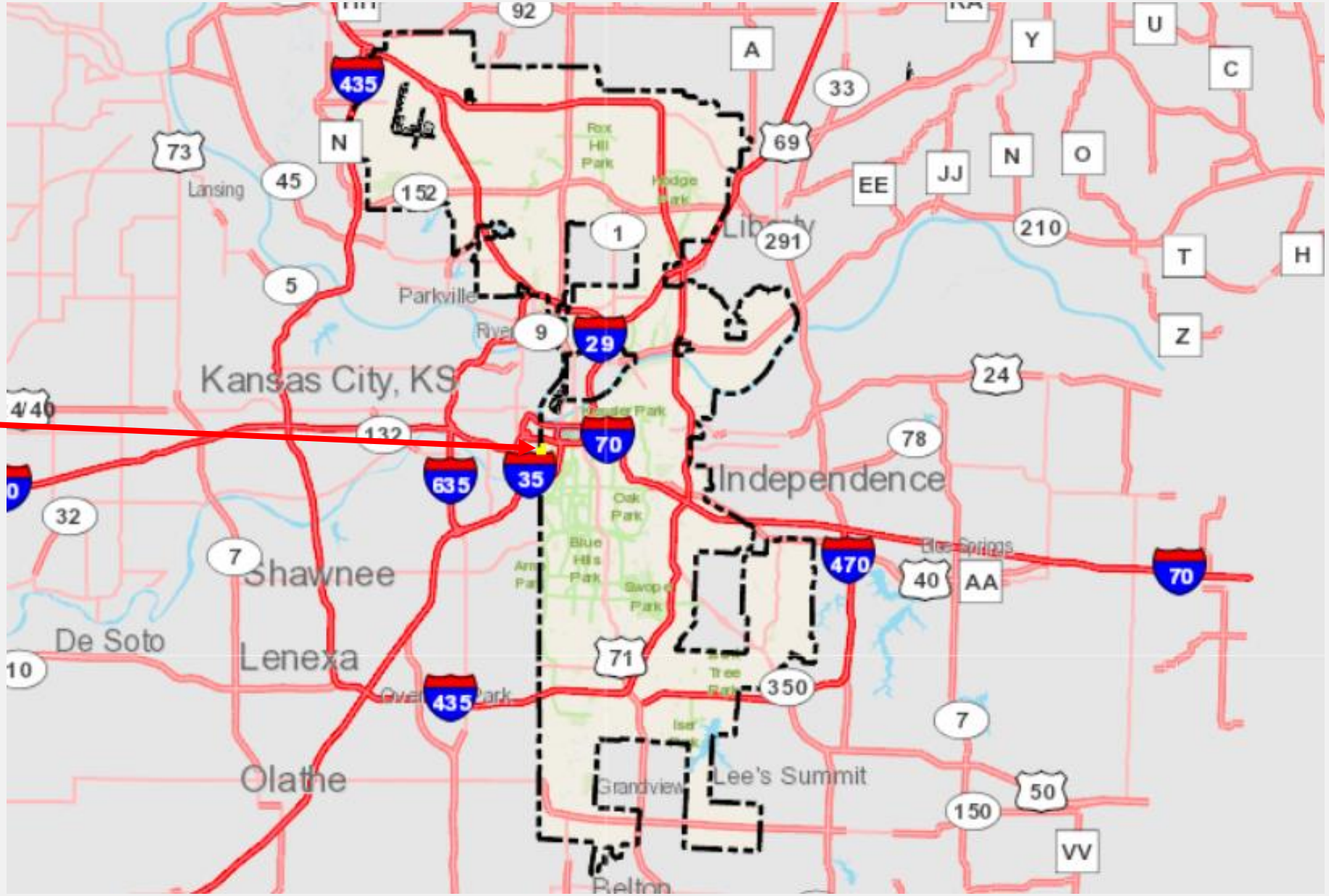
Ordinance No. 260681

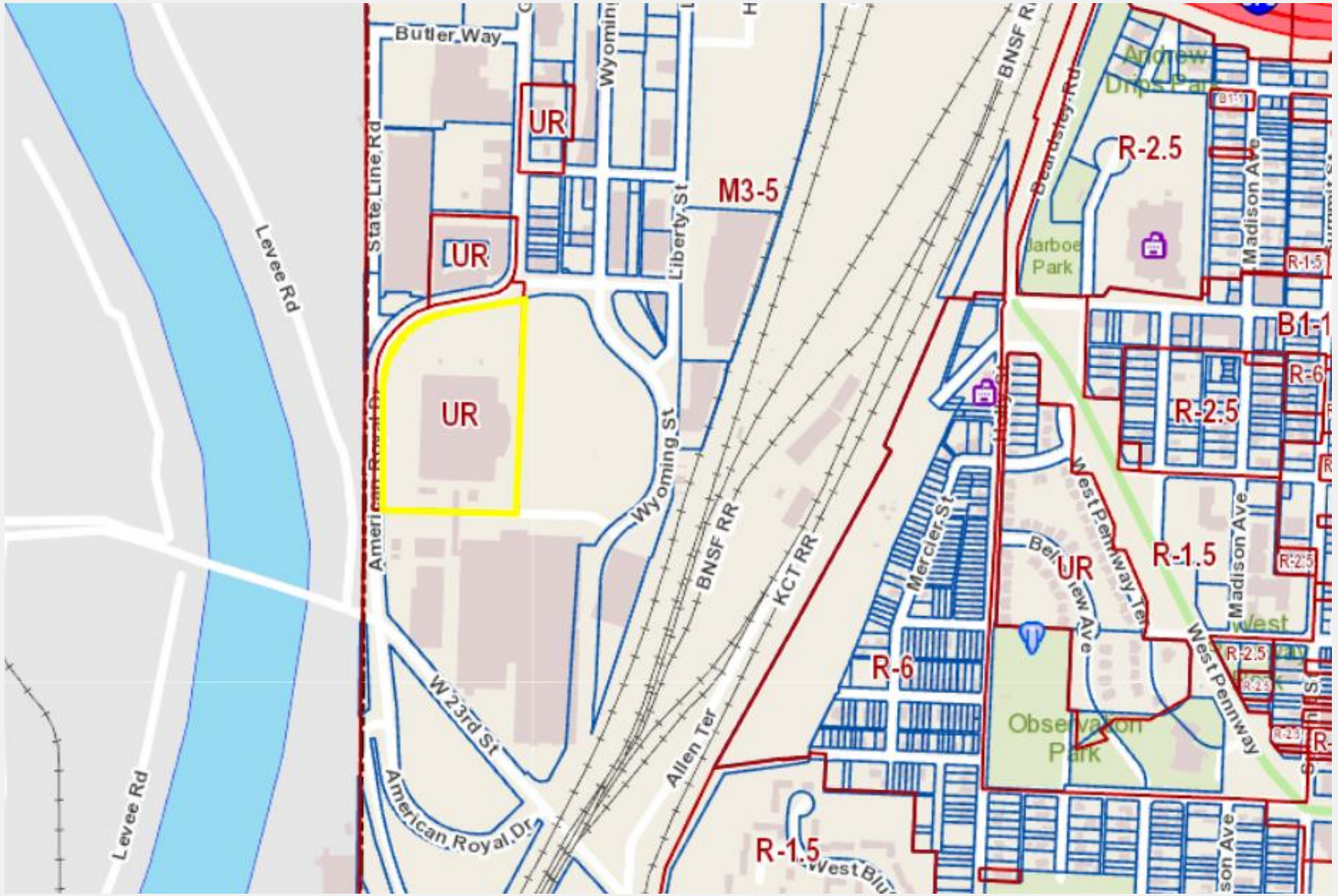
1800 Genessee Street
Major Amendment

August 4, 2026

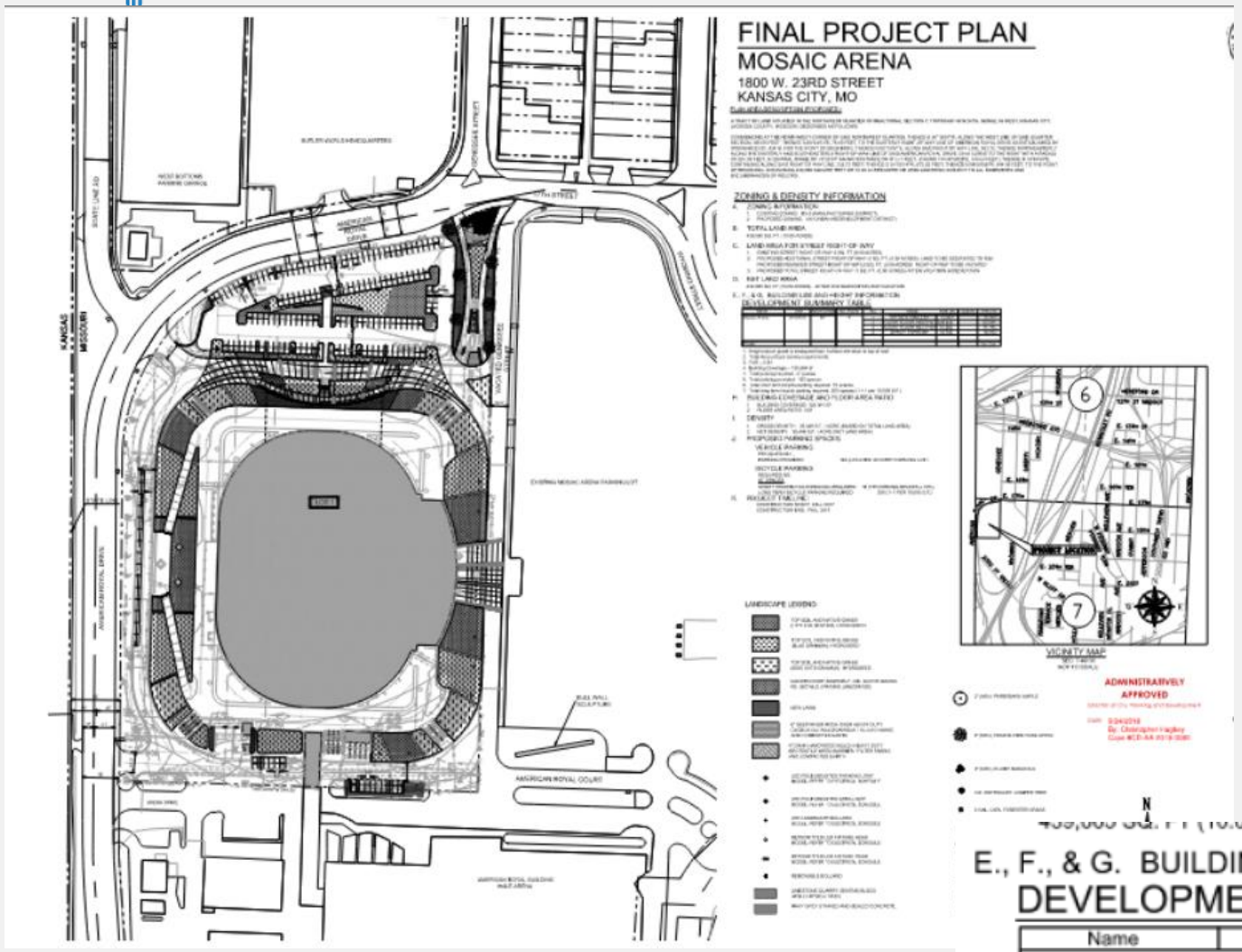
Neighborhood Planning and Development Committee

Subject Property




Butler Way
State Line Rd
Levee Rd
UR
UR
UR
M3-5
Liberty St
Wyoming St
BNSF RR
KCT RR
Allen Ter
W 23rd St
American Royal Dr
Levee Rd
BNSF R
Beardsley Rd
R-2.5
Madison Ave
R-1.5
B1-1
R-6
R-2.5
West Pennway Ter
Mercier St
UR
R-1.5
Madison Ave
West Pennway
R-6
Observation Park
R-1.5

Levee Rd
State Line Rd
Liberty St
Beardsley Rd
American Royal Dr
Wyoming St
Holly St
BNSF RR
KCT RR
Mercier St
West Pennway
Belleview Ave
W 23rd St
Allen Ter
American Royal Dr



FINAL PROJECT PLAN

MOSAIC ARENA

1800 W. 23RD STREET
KANSAS CITY, MO

ZONING & DENSITY INFORMATION

VICINITY MAP

ADMINISTRATIVELY APPROVED

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
PROPOSED REMOVED STREET-RIGHT-OF-WAY:0 SQ. FT. (0.00 ACRES) RIGHT-OF-WAY TO BE VACATED
3. 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

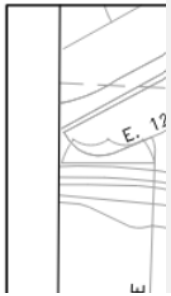
Name	Use	Above Grade	No. Floors	No.	Usage	Area (sf)	Spaces	Area (sf)
Mosaic Arena	SPORTS	80'	4	1	OFFICES, GALLERY	72,560		72,560
				2	COURT FLOOR, MEETING	125,984		125,984
				3	COURT FLOOR, MEETING	81,992		81,992
				4	OFFICE, EXERCISE	76,790		76,790
Totals:								357,326

1. Height above grade is measured from 1st floor elevation to top of roof.
2. Total Area (sf) per zoning requirements.
3. FAR = 0.81
4. Building Coverage = 125,984 sf
4. Total parking required - 0 spaces
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
1. BUILDING COVERAGE: 125,984 SF
2. FLOOR AREA RATIO: 0.81

I. 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)

J. PROPOSED PARKING SPACES
VEHICLE PARKING



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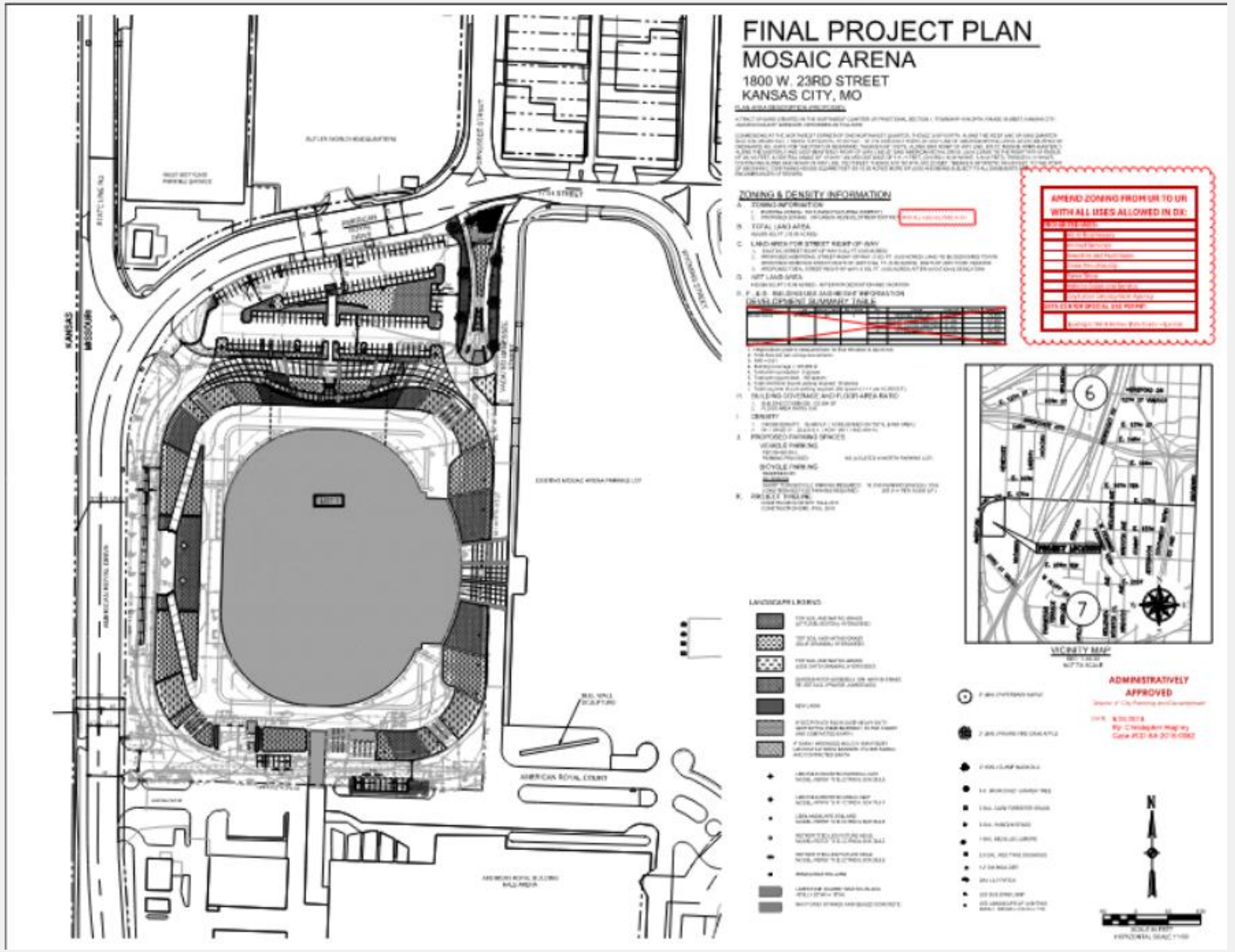
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WITH ALL USES ALLOWED IN DX
VICINITY MAP
ADMINISTRATIVELY
APPROVED
N

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

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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

Ordinance No. 260681

CPC Recommendation:

Approval with Conditions