File #: 260681, **Version:** 1

ORDINANCE NO. 260681

Sponsor: Director of City Planning and Development Department

Approving a development plan on about 10.08 acres in District UR generally located at the intersection of State Line Road and American Royal Drive, specifically located at the Hyvee Arena, to amend the uses allowed within the plan area. (CD-CPC-2026-00068)

Neighborhood Committee recommends "Advance and Do Pass"

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District UR (Urban Redevelopment) generally located at intersection of State Line Road and American Royal Drive, specifically located at the Hyvee Arena, and more specifically described as follows:

TRACT 1: Lot 1, Mosaic Arena, a subdivision in Kansas City, Jackson County, Missouri, in accordance with that certain Plat recorded August 7, 2017, as Instrument No. 2017E0072394 in Plat Book 171, Page 75.

is hereby approved, subject to the following conditions:

1. This major amendment to the UR plan approves 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.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

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