

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00175

Onyx Event Venue



KANSAS CITY
Planning & Dev

April 1, 2026

Docket #6

Request

Major Amendment

Applicant

Claude Peterson
Prime Holdings LLC.

Owner

Metro Plaza LLC.

Site Information

Location 1620 E 63rd St
Area 9 Acres
Zoning UR
Council District 5th
County Jackson
School District Kansas City

Surrounding Land Uses

North: Residential, R-1.5
South: Institutional, R-5/R-0.5/B3-2
East: Commercial, B2-2
West: Mixed-Use, R-6/B1-1/B2-2

KC Spirit Playbook Alignment

CD-CPC-2025-00170: Medium

Land Use Plan

The Swope Area Plan recommends Mixed-Use Neighborhood for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

Major Street Plan

East 63rd Street is identified as a Local Link with four lanes in this location.

Approval Process



Overview

The applicant seeks approval of a major amendment in District UR (Urban Redevelopment) on about 9 acres generally located on the northeast corner of East 63rd Street and Bushman Drive to allow for the establishment of an event space.

Existing Conditions

The subject site is a multi-tenant space that is located within the existing Metro Plaza shopping center.

Neighborhood(s)

This site is located within the Blue Hills Neighborhood Association, Blue Hills CAN Center Homes Association and Southtown Council Homes Association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on January 24, 2026. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases

4311 - UR - 6 - Ordinance No. 100212 approved on April 8, 2010 allowed for the rezoning to Urban Redevelopment (UR) district and approved a preliminary development plan for the Metro Plaza shopping center.

Project Timeline

The application was filed on October 28, 2025. Scheduling deviations have occurred due to additional plan corrections and deadlines not met.

Professional Staff Recommendation

Docket # Approval, Subject to Conditions

RELATED CASES

CD-CPC-2023-00027 - Ordinance No. 230819 approved by City Council on September 28, 2023, approved a major amendment to a previously approved development plan in District UR to allow for the establishment of an event venue generally located on the northeast corner of East 63rd Street and Bushman Drive.

PLAN REVIEW

The applicant is seeking approval of a major amendment to a previously approved development plan which also serves as the preliminary plat in District UR (Urban Redevelopment) on about 9 acres generally located at the northeast corner of East 63rd Street and Bushman Drive. This amendment will allow for an entertainment/event venue. In 2023, the applicant filed a major amendment to allow for an event center in the detached building on the same lot but only allowed for the event space in that building, previously a bank. All conditions for the original ordinance No. 100212 passed by City Council on April 8, 2010 will remain in full force and effect.

PLAN ANALYSIS

Standards	Meets	Notes
Accessory Uses & Structures (88-305)	Yes	No new buildings proposed with this application.
Parking & Loading (88-420)	Yes	The applicant will utilize the existing parking on site.
Landscaping & Screening (88-425)	N/A	This application does not meet the applicability standards in 88-425.
Outdoor Lighting (88-430)	N/A	No new lighting is proposed with this request.
Signs (88-445)	Yes	Signage not reviewed with this request.
Pedestrian Standards (88-450)	N/A	This application does not meet any of the applicability standards in 88-450.

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 Development Plan complies with all standards of the Zoning and Development Code.

“This site is located in the Metro Plaza strip mall with varying uses including a nail salon, thrift store, insurance office, etc. The proposed use is not consistent with the MPD this is in place

for this site which only allows for one event center, specifically in the old bank buildings. The applicant wishes to amend the plan to allow event centers in the strip mall part of the MPD/UR plan. The surrounding land uses would not be greatly affected except for a possible increase in traffic during events. This site is located along the 63rd Street corridor focus area in the Swope Area Plan. No rezoning or area plan amendment is needed.” - Lauren Young, 5th District Planner, Community Planning Division

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

The existing UR Plan only allows for an entertainment venue in the detached building on the lot. The major amendment will allow for one additional entertainment venue in the multi-tenant space as shown on the attached plan and on page 2 of this report.

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.

The site is currently accessed off East 63rd Street and Bushman Drive, no new curb cuts are proposed with the major amendment. There are no proposed changes to vehicular circulation with this application.

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

The development currently provides non-motorized travel opportunities that could be enhanced internally. There are internal cross-walks that could be repainted as well as more opportunities for safe, efficient, and convenient ways or transportation for pedestrian and bicycle movement. There are sidewalks along the boundaries of the site.

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

The development currently has access to water and sewer mains; no water/sewer main extensions are required with this proposal.

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.

The location, orientation, and architectural features will remain and are compatible with the existing area. No exterior façade changes are proposed other than the typical tenant finishes (Signage).

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.

No new landscaping is proposed with this major amendment, as the amendment is to add new uses for this unit.

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.

No new impervious surface to be added with this major amendment.

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.

No trees are proposed to be removed with this major amendment.

ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL WITH CONDITIONS as stated in the conditions report.

Respectfully submitted,



Justin Smith

Planner



Plan Conditions

Report Date: March 25, 2026

Case Number: CD-CPC-2025-00175

Project: Onyx Event Venue

Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / justin.smith@kcmo.org with questions.

1. No UR Final Plan shall be required for the repurposing of the former bank into an indoor event space. The applicant shall provide all required information with the building permit application which will be reviewed by Development Management staff.
2. That Ordinance No. 100212, including all conditions provided therein, shall remain in full force and effect.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

3. Fire and life safety systems shall be brought into compliance with current codes for the occupancy that is the space now.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

4. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
5. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
6. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

7. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>
8. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis (816) 513-0423
North of River contact - David Gilyard (816) 513-4772
9. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

10. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by KC Water prior to issuance of any certificate of occupancy.
11. The developer must grant a BMP Easements for the proposed Rain Gardens to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

METRO PLAZA SHOPPING CENTER
 IN THE N.W. 1/4 OF SEC. 4-48-33
 KANSAS CITY, JACKSON COUNTY, MISSOURI

LEGAL DESCRIPTION:
 LOT A BLUE HILLS CENTRE-TRACT ONE, a
 subdivision in Kansas City, Jackson County,
 Missouri, according to the recorded plat thereof.

UNPLATED-
 KC CITADEL APTS
 6219 BLUE HILLS RD.

NEW SIDEWALK ALONG
 BUSHMAN DRIVE

NEW LANDSCAPE/
 SCREENING

UNPLATED- ST. JAMES
 PLACE APTS. (RETIREMENT)
 6138 CITADEL DR.

POSSIBLE
 FUTURE ADDITION
 14,670 SQ. FT.

PROPOSED LOCATION OF
 ONYX EVENT VENUE IN
 EXISTING RETAIL TENANT
 SPACE AT 1620 E. 63RD
 STREET

EXISTING 1 STORY BRICK
 BUILDING 17,457 SQ. FT.

EXISTING 1 STORY BRICK
 BUILDING 73,565 SQ. FT.

LOT A
 400,250 SQ. FT. 9.1885 ACS.

EXISTING 1 STORY BRICK
 BUILDING 3,080 SQ. FT.

EXISTING INDUSTRIAL
 EVENT SPACE

RECONFIGURED
 PLAZA ENTRY

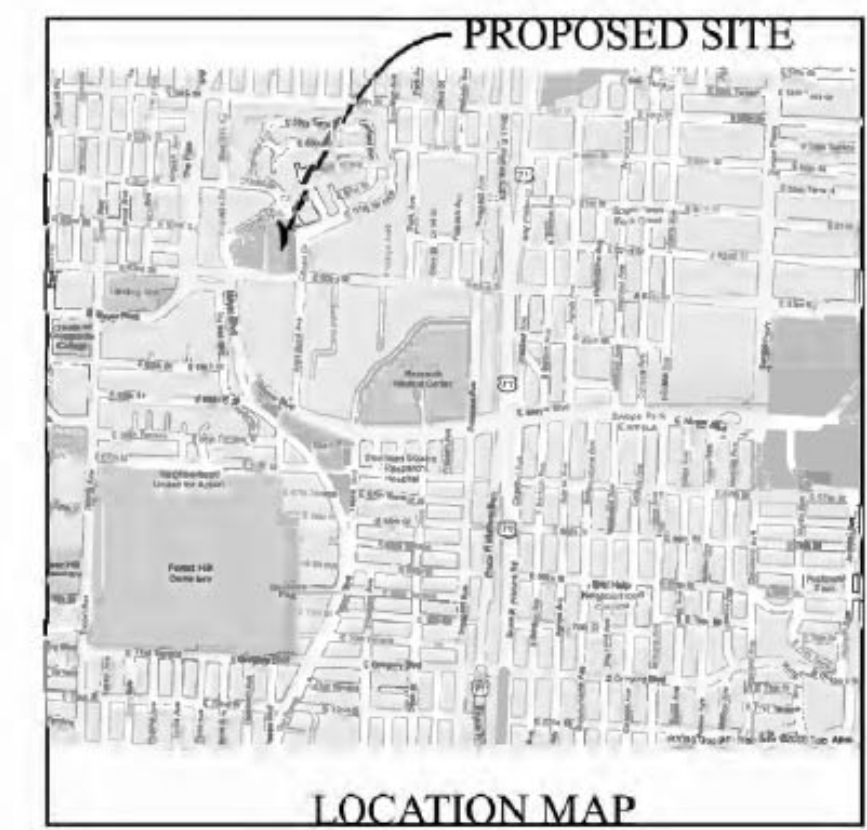
EXISTING INTERNALLY
 LIT MONUMENT SIGN

NEW 8' SIDEWALK
 ALONG 63rd. St.

EXISTING PROPERTY LINE
 NEW PROPERTY LINE

- A. Existing Zoning = CP-2
- B. Proposed Zoning = URD
- C. Area: 9.1885 Acre or 400,250 Sq. Ft.
- D. R.O.W. Acreage: 0
- E. Net land area: 400,250 Sq. Ft.
- F. Existing use: Main Building - Office*/Retail
 Outparcel Building - Office* II
- G. Proposed Uses: Main Building-Office*/Retail/Restaurant** I
 Entertainment Venue - Indoor Medium Capacity
 Outparcel Building-Office* I Retail Restaurant** I
 Entertainment Venue - Indoor Medium Capacity
 **Includes commercial uses like banks and financial services
 institutions
 **The total amount of space in the development devoted to
 restaurant use shall not exceed 10,000 sq.ft.
- H. Height of Building: 18 Ft.
- I. Gross floor area: 97,907 SF
- J. Possible Future: 112,577 SF (inc. 14,670 Addition)
- K. Building Coverage: 97,907
- L. Possible Future: 112,577 Sq. Ft.
- M. F.A.R. : 0.24
- N. Possible Future: 0.28
- O. Residential Density: N/A
- P. Parking:
 Parking Provided-413 (470 existing spaces -57 spaces lost
 along 63rd St. as a result of right of way dedication)
- Q. Required Parking Ratios
 Retail-1 per 400 square feet
 Office-1 per 1,000 square feet
 Restaurant-1 per 75 square feet
 Warehouse-1 per 4 employees
 Entertainment venue - 1 per 4 seats or person capacity
- R. Required Parking:
 -Retail Only-245 spaces (97,907/400 sf)
 -Retail with 10,000 sf Restaurant-354 spaces
 (97,907/400 plus 10,000/75 sf)
 -Retail with 10,000 sf Restaurant 10,000 Office and
 5,064 sf (seating) Entertainment Venue-408 spaces
 (71,917/400 sf plus 10,000/75 sf plus 10,000/1000
 sf plus 5,064 sf seating / 15sf per person / 4)
 -Retail with Warehouse Addition (10 Employees)-248
 spaces (97,907/400 sf plus 10 employees/4)
- S. Estimated Start: Mar 1, 2010
- T. Estimated Complete Date: Sept. 1, 2011
- U. Amendments: N/A

* Denotes Curb Depression Location For
 Concrete Sidewalk or Driveway Ramp.
 Existing Curb
 New Curb



SCALE: 1" = 30'

Builders by Design, LLC
 a design/build company
 4001 Martin Luther King Blvd. Suite 230
 Kansas City, MO 64130



Metro Plaza
 1801 East 63rd St., Kansas City, MO 64130

Date: 07-14-2023
 Job Number:
 Drawn By:
 Checked By:

Revision Number	Date	Description
1	10/27/2025	Plan Amendment
2	03/12/2026	Plan Amendment

Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

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,



Contact us at
5309 Woodland Ave 64110
816-333-7232
wearebluehills@gmail.com

Blue Hills Neighborhood Association
CAN/General Membership Meeting
Salvation Army Building 6025 Prospect Ave.
Saturday, January 31, 2026
11:00 a.m.

Agenda

- Welcome Linda Brown
- Induction of the New Board of Directors Sen. Barbara Washington
- Reconnecting the East Side Update Brooke Kuykendall
- Can Officer Report David McKinzie
- Community Engagement Officer Leon Bowman
- Blue Hills Survey Data Dia & Brian Morris
- Center For Neighborhoods Brittany Foley
- Blue Hills Event Venues Claude Peterson
- Questions & Concerns



*We must remember that intelligence is not enough.
Intelligence plus character is the goal of true education.
Dr. Martin Luther King, Jr.*

Next CAN/General Membership Meeting is on Saturday, **February 28, 2026**



CAN/ General Membership Meeting Sign-In
 Saturday, January 31, 2024

Name	Mailing Address	Phone or Email	Member?
Judith Boyd	6031 Michigan	judith.boyd@att.net	yes
Edward Bell	6013 Michigan Ave	laoban816@gmail.com	yes
Lillian Cindem	# 5744 Garfield Ave	816-444-8893	yes
Robert Kender	5744 GARFIELD AVE	11	yes
Cheryl Beamer	5306 Woodland 64110	816 807 3545	yes
Sarah Wilkison	1502 E 50th St. KCMO 64110	816-605-5565	yes
Jennifer Hoggett	2400 Treest (A4P)	816-768-4136	no
B.J. At Kenso D	5814 Euclid	816-444-5206	yes
Edith Hille	5447 Garfield 64130	816-444-3424	yes
PAULA & MICHAEL TRENAKY	5041 GARFIELD AVE 64130	206-280-5171	YES



CAN/ General Membership Meeting Sign-In
 Saturday, January 31, 2024

Name	Mailing Address	Phone or Email	Member?
Willis Canada	5749 Michigan Ave	Canada day cafe @ att.net 811-363-8072	✓
Paul Caplan	5146 Brooklyn	hdcisme328@gmail.com	Yes
Paul Tancredo	1526 E 49th Terr	pmt-lawyer@sbcglobal.net	yes
Dorothy Walker	5840 Michigan Ave		YES
Carla Peterson	3205 NW 50th Terr Riverside MO 64115	carlarmahin@yahoo.com	yes
Jessie O'Brien	4509 E. 52 St	jessieobrien82@gmail.com	no
Dia Morris	5400 Wayne Ave	diamorris.kc@gmail.com	Yes
Brittany Foley	1820 E. 47th terr	brittanydfoley18@gmail.com	Yes
CASSIE TAYLOR	5442 Brooklyn	extraontop@gmail.com	no
Deloise Mays	5837 Woodland Ave	duprospe@aol.com	yes



CAN/ General Membership Meeting Sign-In
 Saturday, January 31, 2026

Name	Mailing Address	Phone or Email	Member?
Mary Moore	5610 Woodland Ave	816 523-4054	✓
Samuel Voss	5547 Highland Ave	201-889-1591	✓
Anna Bulge	6019 Michigan Ave ^{KCMO} 64130	816-210-2401	
Brooke Hughendall	414 Oak Hill MO	816 616 4618	non
Carol White	5119 Highland Ave	816-509-3565	yes
Leon Bawm	Blue Hills Center	816-448-1066	✓
George Rockman	5166 Park Ave KC	816-957-6792	✓
B. Carey	5222 Oakfield	816-399-2692	✓
Lynette	4930 Laurel Ave	917 852 5427	✓



CAN/ General Membership Meeting Sign-In
 Saturday, *January 31, 2026*

Name	Mailing Address	Phone or Email	Member?
<i>Jesse Howard</i>	<i>5617 Highland Ave</i>		
<i>Katharine Webb</i>	<i>5617 Highland Ave</i>		
<i>Andrea Rogers</i>	<i>5423 Brooklyn</i>		<i>Yes</i>
<i>Eddie & Mary Koberan</i>	<i>5045 Fairfield</i>		<i>Yes</i>
<i>Lynell Jones</i>	<i>7932 Fairfield</i>		
<i>Veneta Fan-Siffre</i>	<i>7804 E 73rd CUMD 04133</i>		<i>Yes</i>

Playbook Checklist

This is the Playbook Checklist for development case reviews completed by district planners for controlling cases.

Case Overview

District Planner
D5: Lauren Young

Date of Review
12/15/2025

Location
1620 E 63rd St

Case Number
CD-CPC-2025-00175

Case Type
Major Amendment to MPD/UR

Is there a companion case?
No

Is this a Major Development?
No

Area Plan
Swope Area Plan

Future Land Use
Mixed-Use Neighborhood

Land Use Impact Analysis

This site is located in the Metro Plaza strip mall with varying uses including a nail salon, thrift store, insurance office, etc. The proposed use is not consistent with the MPD that is in place for this site which only allows for one event center specifically in the old bank building. The applicant wishes to amend the plan to allow event centers in the strip mall part of the MPD/UR plan. The surrounding land uses would not be greatly effected except for a possible increase in traffic during events. This site is located along the 63rd st corridor focus area in the Swope Area Plan. No rezoning or area plan amendment is needed.

Mobility Impact Analysis

This site is located on 63rd which is in image street in the Swope plan. There might be an impact in event traffic but most likely would not affect the other businesses as they will have peak parking at different times.

Sustainability Impact Analysis

No new building is being proposed so there would be no increased effect on the environment.

Housing Impact Analysis

N/A

Public Realm Impact Analysis

N/A

Overall Alignment with Area Plan

Medium

Overall Alignment with Development Form Guidelines

Medium

Development Form

Corridor

Global Design Guidelines Evaluation

Accommodates safe and convenient travel access

Medium

Avoids creating or perpetuating barriers

Medium

Creates new neighborhoods with distinctive character

N/A

Enhances the safety and inclusiveness for everyone

Medium

Improves access to daily needs

Medium

Improves opportunities for affordable housing

N/A

Integrates with the surrounding area

High

Minimizes impact on the natural environment

N/A

Preserves, refurbishes, and reuses historic buildings

N/A

Provides a mix of uses or increases housing diversity

N/A

Provides a continuous street network

N/A

Provides well-designed and activated public spaces

N/A

Supported by infrastructure designed to last 100 years

Medium

Uses infill sites and existing infrastructure effectively

Medium

Goal Supporting Criteria Evaluation

Connected City

Medium

Diversity & Opportunity

Medium

Healthy Environment

N/A

History, Arts & Culture

N/A

Parks & Open Space

N/A

People of All Ages

N/A

Smart City

Medium

Strong & Accessible Neighborhoods

Low

Sustainable & Equitable Growth

Low

Well-Designed City

Low

Overall Alignment with KC Spirit Playbook

Medium

Staff Comments

Staff does not foresee any issues with the amendment to the use.

Recommended Conditions/Corrections

n/a