CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

June 4, 2025

Project Name
Phenom Basketball Facility

Docket #2.1 Area Plan Amendment
Docket #2.2 Rezoning without Plan

Request
CD-CPC-2025-00049 – Area Plan Amendment
CD-CPC-2025-00050 – Rezoning without Plan

Applicant
Rick Cline
Baker Design Group PA

Owner
One Property LLC

Location	10103 Blue Ridge Blvd
Area	About 4.86 Acres
Zoning	O-2
Council District	5th
County	Jackson
School District	Hickman Mills

Surrounding Land Uses
North: Residential, zoned O-2
South: Residential, zoned O-2/R-7.5
East: Residential, zoned R-7.5
West: Residential, zoned R-7.5

KC Spirit Playbook Alignment
CD-CPC-2025-00049 – Medium Alignment
CD-CPC-2025-00050 - Low Alignment

Land Use Plan
The Hickman Mills Area Plan recommends Future Residential Low Density for this location. The proposed plan does not align with this designation; therefore the applicant is seeking approval of an Area Plan Amendment. See Criteria A for more information.

Major Street Plan
Blue Ridge Boulevard is identified as a Thoroughfare on the City's Major Street Plan.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a rezoning without plan from district O-2 to district B1-2 and an area plan amendment to the Hickman Mills Area Plan from Residential Low Density to Mixed Use Neighborhood.

PROJECT TIMELINE
The application for the subject request was filed on 04/01/2025. Scheduling deviations from 2025 Cycle 5.1 have occurred, to allow time for the applicant to complete public engagement as required by the Zoning and Development Code.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
At the time of application, the subject site was not associated with a registered neighborhood or homes association.

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on May 25, 2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS
The subject property is currently undeveloped with no associated streams. The property is relatively flat with a line of existing trees along the eastern property line.

RELATED CASES
CD-CPC-2025-00048 – A request to approve a project plan for a basketball facility (sports and recreation, participant) of approximately 39,097 square feet on about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and East 102nd Street.

Case No. 10716-CP – rezoning from district R-1a to district CP-2 and approving a development of a 66,350 square foot retail center plus two pad sites. (CPC recommended denial 12/04/1990)

Ordinance No. 910101 – approving a rezoning from district R-1a (one-family dwelling – medium density) to district O (office) and approving a development plan for the same (03/20/1991).

PROFESSIONAL STAFF RECOMMENDATION
Docket 2.1 Approval without conditions
Docket 2.2 Approval without conditions

VICINITY MAP -

PLAN REVIEW

No plan submittal is required for this application type; however the applicant is proposing a Sports and Recreation, Participant facility and has submitted a project plan for the structure. The project plan is currently under review by staff. The proposed B1-2 district allows for a diverse range of commercial uses including artist work or sales space, communication service establishments, eating and drinking establishments, financial services, food and beverage retail sales, office space, and retail sales.

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezonings (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. **Conformance with adopted plans and planning policies;**
The proposed rezoning complies with adopted plans and policies; the area plan amendment will allow the rezoning to match the recommended future land use for the site.

The fifth district planner stated, "*This development aligns poorly with the Hickman Mills area plan and moderately with the KC Spirit Playbook. The area plan states that infill development should respect the scale and character of adjacent development by considering density, building type, height, and site*

layout. Rezoning to a commercial district in a low-density residential area isn't typically recommended but can be made to work with high level design and carefully considered site planning. The development moderately aligns with 6 of the 14 Global Design Guidelines that the Playbook states all rezonings are subject to." – Lauren Young

B. Zoning and use of nearby property;

The subject property is surrounded by residential uses. The property directly north is zoned O-2 along with three properties directly south of the property. The remaining properties are zoned R-7.5.

C. Physical character of the area in which the subject property is located;

The subject property is surrounded by an established residential neighborhood. The lots range in size from 0.22 acres to 4.85 acres.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Public facilities and services will be adequate to serve development and will be reviewed with the accompanying project plan.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The subject property is zoned O, which limits the uses allowed to office and neighborhood serving retail uses. The property has been vacant since the rezoning to district O took effect. The proposed rezoning would allow for the proposed future use of Sports and Recreation, Participant.

F. Length of time the subject property has remained vacant as zoned;

The property was rezoned to district O-2 in March of 1991. At that time the property had one single family residence; the residence was demolished between 2010 and 2012 and the property has remained vacant since then.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The property previously applied for a rezoning to District CP2 (planned business center) with a development plan for a retail center and two pad buildings (Case No. 10716-CP). This case was denied by the City Plan Commission. Public testimony was provided and included a protest petition submitted by the neighborhood due to concerns about increased traffic, crime, density, and noise. Rezoning the property to a commercial district increases the potential for a range of commercial uses including artist work or sales space, communication service establishments, eating and drinking establishments, financial services, food and beverage retail sales, office space, and retail sales which might have a negative impact on the surrounding residential properties.

The subject property is being rezoned to allow a future Sports and Recreation, Participant use; the rezoning would allow the proposed use. The size of the proposed facility (approximately 39,097 square feet, this does not include the square footage of parking areas proposed) requires review and approval of a project plan; which will be heard by the City Plan Commission at a later date. The subject property is 4.86 acres which would allow for a fairly large development should the proposed use fall through;

however, the Floor Area Ratio and the intensity designator of "B1**-2**" provide precautions for overall size and height of future developments.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
There is no gain to the public health, safety, and welfare due to the denial of the application; should the application be denied, the property would most likely remain vacant.

ATTACHMENTS

1. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval without Conditions** for the Area Plan Amendment and Rezoning without Plan**.**

Respectfully Submitted,

Larisa Chambi, AICP
Planning Supervisor

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00050

Meeting Date: MAY 25, 2025

Meeting Location: Mid Continent Library

Meeting Time (include start and end time): 2:00 - 3:00

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

Missouri Valley Youth Services DBA Missouri Phenom

10103 Blue Ridge Blvd, Kansas City, MO 64134

Name	Address	Phone	Email