



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

August 15, 2023

**Project Name**  
The Industrial Event Venue

**Docket #** 2

**Request**  
CD-CPC-2023-00027  
Rezoning to UR

**Applicant**  
Claude Peterson  
Prime Holdings LLC

**Owner**  
Claude Peterson  
Prime Holdings LLC

Location 1670 E. 63<sup>rd</sup> Street  
Area About 9 acres  
Zoning UR  
Council District 5<sup>th</sup>  
County Jackson  
School District KCMO 110

**Surrounding Land Uses**  
**North:** Residential, zoned R-1.5  
**South:** Institutional, zoned R-5/R-0.5/B3-2  
**East:** Commercial, zoned B2-2/R-0.5  
**West:** Commercial, Residential, zoned B2-2/R-1.5/R-6

**Major Street Plan**  
E. 63<sup>rd</sup> Street is identified as a local link on the City's Major Street Plan.

**Land Use Plan**  
The Swope Area Plan recommends mixed use neighborhood for this location.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on 02/14/2023. Scheduling deviations from 2023 Cycle F have occurred.

- The applicant had to change design professionals which caused a delay.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on January 28<sup>th</sup>, 2023. A summary of the meeting is attached to the staff report, see Attachment #3.

## EXISTING CONDITIONS

The 3,800 square foot building located centrally within the Metro Plaza shopping center on E. 63<sup>rd</sup> Street was once a bank. The applicant is proposing to repurpose the former bank into an event space.

## SUMMARY OF REQUEST + KEY POINTS

A request to approve a major amendment in district UR (Urban Redevelopment) to allow for an event space on about 9 acres generally located at E. 63<sup>rd</sup> Street and Bushman Drive.

## CONTROLLING + RELATED CASES

**Ordinance 100212** approved by Council on April 8<sup>th</sup>, 2010 allowed for the rezoning to Urban Redevelopment (UR) district and approved a preliminary development plan for the Metro Plaza shopping center (**Case No. 4311-URD-5**).

On June 7<sup>th</sup>, 2016 the City Plan Commission recommended **denial** of **Case No. 4311-UR-6** to convert the bank into a gas station.

## PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation  
**2** **APPROVAL WITH CONDITIONS**

**PLAN REVIEW & ANALYSIS**

The applicant is proposing to repurpose the former bank located in the Metro Plaza shopping center into an indoor event space. The proposed use requires Council approval because it deviates from what the original plan allowed back in 2010. The proposed event space use is consistent with the uses recommended in the Swope Area Plan and staff supports the reuse of this building. The applicant has permission to use the existing parking on site to meet City code regarding the parking requirements. The applicant is continuing to work with KCFD and City Planning and Development related to life safety measures that must be met prior to the issuance of a certificate of occupancy. Staff is requesting that a UR Final Plan is waived for this specific use as the applicant has collaborated with City staff, the registered neighborhood association and all property owners within 300' of the subject property.

**SPECIFIC REVIEW CRITERIA****Zoning and Development Code Map Amendments, Rezoning (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 is in compliance with the Swope Area Plan.

**B. Zoning and use of nearby property;**

There is a very wide variety of zoning districts within the immediate area of this existing UR. There are zoning districts which permit very high and low residential density. There is a school located directly to the south of the site (Kauffman School). There is also B3 zoning within close proximity which allows for a variety of commercial uses.

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

The physical character of the area along E. 63<sup>rd</sup> Street is primarily commercial and institutional with residential uses being buffered by larger buildings.

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

The site is adequately served by public facilities and services. The applicant is continuing to work with KCFD to ensure the fire suppression system complies with City standards.

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

The controlling plan for this UR district specifically called for this building to be used as a bank. The change in use from a financial institution use to event space requires Council approval.

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

The subject property which was once a bank has been closed for several years.

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

The size of the building only allows for small events to occur here. The applicant met with the Blue Hills Neighborhood Association about this project and City staff has not received any letter of opposition related to this request.

**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.**

A denial of this application could result in a vacant building. Staff believes this use will allow for more passive surveillance to provide more eyes on the street in this shopping center.

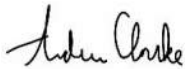
**ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

**PROFESSIONAL STAFF RECOMMENDATION**

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

Respectfully Submitted,



Andrew Clarke, AICP  
Planner



## Plan Conditions, Corrections, & Suggestions Report

Recommended To  
Recommended By Staff

Report Date: August 10, 2023

Case Number: CD-CPC-2023-00027

Project: The Industrial Event Venue

### Plan Conditions

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*Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.*

1. That Ordinance No. 100212, including all conditions provided therein, shall remain in full force and effect. (7/24/2023)
2. 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. (8/10/2023)

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 LANDSCAPE/  
SCREENING

NEW SIDEWALK ALONG  
BUSHMAN DRIVE

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

POSSIBLE  
FUTURE ADDITION  
14,670 SQ. FT..

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 3,805 SQ. FT.

SEIFOLAH & UKHTAR  
BLUE HILLS CENTRE-  
TRACT ONE  
1610 E. 63rd

FOUND CITY MONUMENT  
S.W. COR. N.W. 1/4  
SEC. 4-48-33

VERTICAL CURB

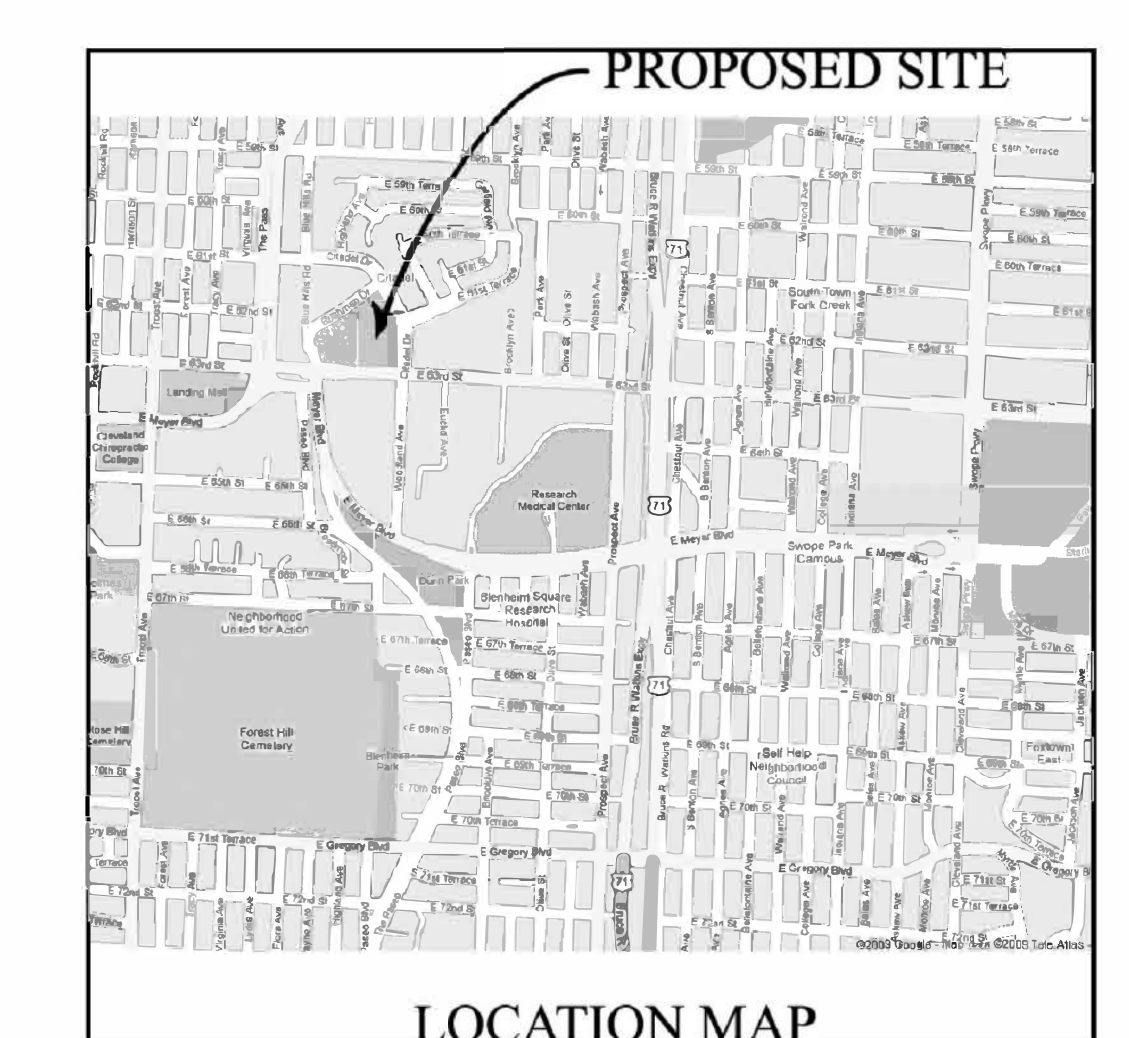
EXISTING INTERNALLY  
LIT MONUMENT SIGN  
NEW 8' SIDEWALK  
ALONG 63rd St.

EXISTING PROPERTY LINE  
NEW PROPERTY LINE

SET "MAC" MARK OVER CITY  
MONUMENT FOUND PREVIOUSLY  
S.E. COR. N.W. 1/4  
SEC. 4-48-33

- A. Existing Zoning = CP-2  
Proposed Zoning = URD
- B. Area: 9.1885 Acre or 400,250 Sq. Ft.
- C. R.O.W. Acreage: 0
- D.
- E. Net land area: 400,250 Sq. Ft.  
Existing use: Main Building - Office\*/Retail  
Outparcel Building - Office\*  
Proposed Uses: Main Building-Office\*/Retail/Restaurant\*\*  
Outparcel Building-Office\*/Retail/Restaurant\*\*  
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.
- F. Height of Building: 18 Ft.
- G. Gross floor area: 97,907 SF  
Possible Future: 112,577 SF (Inc. 14,670 Addition)
- H. Building Coverage: 97,907  
Possible Future: 112,577 Sq. Ft.  
F.A.R. : 0.24  
Possible Future: 0.28
- I. Residential Density: N/A
- J. Parking:  
Parking Provided-413 (470 existing spaces -57 spaces lost  
along 63rd St. as a result of right of way dedication)  
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  
Required Parking  
-Retail Only-245 spaces (97,907/400 sf)  
-Retail with 10,000 sf Restaurant-354 spaces  
(87,907/400 plus 10,000/75 sf)  
-Retail with 10,000 sf Restaurant, 10,000 Office and  
2,000 sf (seating) Entertainment venue-411 spaces  
(77,907/400 sf plus 10,000/75 sf plus 10,000/1000  
-sf plus 2,000 125 sf)  
Retail with Warehouse Addition (10 Employees)-248  
spaces (97,907/400 sf plus 10 employees/4)
- K. Estimated Start: Mar 1, 2010  
Estimated Schedule Date: Sept. 1, 2011
- L. Amendments: N/A

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



**Builders by Design, LLC**  
a design/build company

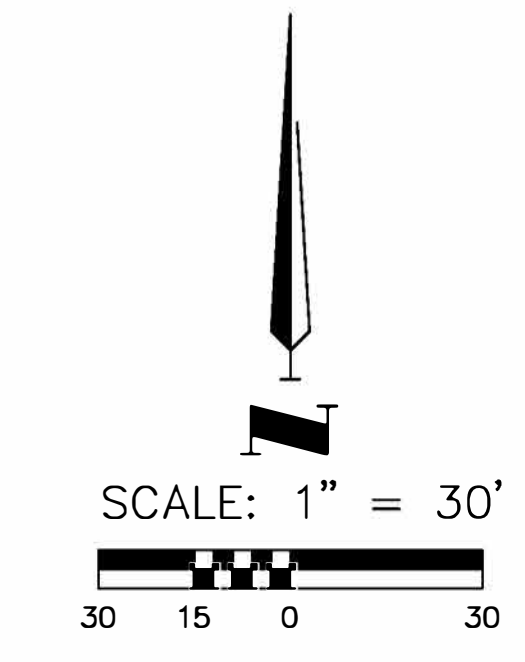
4001 Martin Luther King Blvd. • Kansas City, MO 64130 • teatman@bbd-kc.com • (816) 808-5767



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

|            |            |
|------------|------------|
| Date       | 07-14-2013 |
| Job Number |            |
| Drawn By   |            |
| Checked By |            |

| Revisions | Number | Date | Description |
|-----------|--------|------|-------------|
|           |        |      |             |



# BHNA CAN/General Membership Meeting

Saturday, 12/22/23

| Name             | Mailing Address   | Phone or Email                   | Member |
|------------------|-------------------|----------------------------------|--------|
| Amy Hamrick      | 6023 Park Ave     | 816-400-2192                     |        |
| Edna Hickel Sr   | 5447 Sanford Ave. | hickselbert@gmail.com            | yes    |
| Bill Carey       | 5241 Gaywood Ave  | ac-jw                            | yr     |
| Michael Hamilton | 6023 Park         | 718-344-8710                     |        |
| Sheeryl Voss     | 5547 Highland     | vosssher41@gmail<br>801-889-1591 | yes    |
| Showan White     | 5309 Paseo        | 816-804-7567                     | 1/     |
| LONDA BROWN      | 1641 K 59th       | 816-803-0529                     | yes    |
| Paul Tomcredo    | 1526 E 44th Terr  | 816-217-5489                     | yes    |
| Kay Bechtel      | 2015 E 49 Terr    | 913-915-8754                     | yes    |
| Charles Jackson  | 4232 Park         | 816-668-5142                     | yes    |
| FRED PUGH        | 2015 E 47th Terr  | 913-284-7655                     | yes    |

# BHNA CAN/General Membership Meeting

Saturday, 1-29-2023

| Name              | Mailing Address   | Phone or Email               | Member |
|-------------------|---|------------------------------|--------|
| Theresa Jackson   | P.O. Box 300741 K. C. Mo                                | 816-861-5642                 | Yes    |
| Cheri North       | 5156 Brookwood Ave<br>Chenn. North<br>North Ceyhan, Can | 816 861 1852                 | Yes    |
| Dorothy Walker    | 5840 Michigan   | 816-343-5618                 | YES    |
| Ryan Audrey       | 5510 Olive  | Pastor Ryan Audrey@gmail.com | YES    |
| Bobbie Miller     | 1706 E. 50th Terr.                                      | bjm1106@gmail.com            | Yes    |
| Clara Barnes      | 5306 Wadsworth Ave                                      | mbk10@gmail.com              | Y      |
| Neatro Johnson    | 5036 Park   |                              | yes    |
| Col Wilson        | 5612 Wadsworth Ave                                      |                              | yes    |
| Carly Sims        | 5415 Michigan Ave                                       | 8169353680                   | Y      |
| Emma Stewart      | 5404 Highland Ave                                       | 816-616-4767                 | X      |
| Georgina Robinson | 5016 AVE KCMO 6415                                      | 816-853-6147-1008            | ✓      |

member

BHNA CAN/General Membership Meeting

Saturday, 1 - 28.2023

| Name                  | Mailing Address    | Phone or Email | Member |
|-----------------------|--------------------|----------------|--------|
| Rev. BASIL C OBASI    | 1515 E 59th Street | 816 643 9932   | YES    |
| CLAUDE PETERSON       | 1670 E 63RD STREET | 816 807-0057   | NO     |
| Jesse Howard          | 5617 Highland Ave  | 816 509-2819   | yes    |
| John & Leticia Fisher | 5301 Michigan Ave  | (816) 814-3186 | YES    |
| Cedrick Walker        | 5714 Woodland Ave  | (816) 883-5963 | YES    |
| SHEENA TENEKWE        | 5437 Olive         | 816 3630870    | yes    |
| Merri Collins         | 5438 Brooklyn Ave  | 816-806-1700   | Yes    |
|                       |                    |                |        |
|                       |                    |                |        |
|                       |                    |                |        |
|                       |                    |                |        |