



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250944

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Rezoning an area of about 1 acres generally located at the northeast corner of Broadway Boulevard and West 40th Street from District UR to District B3-2 to allow for an entertainment venue. (CD-CPC-2025-00131).

Discussion

The applicant is requesting to rezone approximately 0.97 acres from District UR (Urban Redevelopment) to District B3-2 (Community Business). The rezoning will allow for a special use permit (Case No. CD-SUP-2025-00031) to allow for an entertainment venue (500+ capacity) to be reviewed by City Staff, City Plan Commission, and the Board of Zoning Adjustment. The current UR Plan only allows this property to be used as a restaurant. The proposed rezoning would allow for flexibility of future property owners, removing the restrictions of the current UR Plan, and expanding the uses allowed on site to those allowed in the B3-2 Zoning District.

There is a packet attached to this ordinance with written public testimony. At the City Plan Commission there was verbal post testimony given in opposition to the proposed use as an entertainment venue.

Staff Recommendation: Approval

CPC Recommendation: Approval

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an ordinance authorizing a rezoning of land.

3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing a rezoning of land
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is an ordinance authorizing a rezoning of land
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing a rezoning of land

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)

Not Applicable because this legislation does not have any fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development of new growth.
 - ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
 - ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
 - ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.



Prior Legislation

14265 - UR - Ordinance No. 120221 approved a rezoning of the entire block bound by 39th Terrace, 40th Street, Broadway Boulevard and Central Street from District R-1.5/B3-2 to District UR (Urban Redevelopment), approved by City Council on March 22, 2012.

There is also a special use permit associated with the is case, Case Number CD-SUP-2025-00031

Service Level Impacts

Not applicable as this is an ordinance authorizing a rezoning of land

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing a rezoning of land
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance authorizing a rezoning of land
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing a rezoning of land
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is an ordinance authorizing a rezoning of land
[Click or tap here to enter text.](#)

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing a rezoning of land

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing a rezoning of land

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)