



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260594

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

A request to approve a rezoning from UR to B3-2 on about 4.356 acres generally located at 6300 E 87th St. (CD-CPC-2026-00054).

### Discussion

The subject site has been developed with a car dealership since 2006, with parking spaces for inventory as well as customers parking areas. The owner of the Franklin Mitsubishi dealership plans to leave the site and put the property up for sale. Currently the UR zoning only allows for the site to be a Dealership, Vehicle Sales use. For the property to be viable for other potential buyers, re-zoning out of the UR zoning district to a B3-2 zoning allows for a wider variety of uses to exist at this location.

With the Future Land Use designation by the Blue Ridge Area Plan calling for Commercial future land use, B3-2 was determined by staff to be the most appropriate zoning district for the rezoning. With a rezoning to B3-2, any other vehicular sales use would require a Special Use Permit for further entitlement and neighborhood engagement. While allowing more flexibility with allowed uses on site, the B3 zoning district does restrict the following uses: Vehicle storage/towing, Self-Storage Warehousing, Indoor/Outdoor Warehousing, Wholesaling, Storage, Freight Movement.

The applicant held a public engagement meeting May 18, 2026. No public comments were made at the City Plan Commission hearing.

The City Plan Commission recommended Approval without Conditions.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for its continued operation.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for its continued operation.
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 a zoning ordinance authorizing the rezoning of a property for its continued operation.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for its continued operation.

**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 as this is a zoning ordinance authorizing the rezoning of a property for its continued operation.

**Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable, affordable housing, and improve resident wellbeing and cultural diversity.
- Maintain and increase housing supply to meet the demands of a diverse population.
- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Promote healthy residents by ensuring basic sanitation and living needs are met.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

### Prior Legislation

Case No. 7246-P-8 - approval of a final plan in District C-3a1-P (intermediate business, limited district), to allow auto sales in an existing 6,500sqft building and to replace an existing sign. Approved November 7, 2006.

Case No. 6720-URD-14, Ord. No. 071241 - rezoning of a 467.28 acre area to URD. Approved December 13, 2006.

### Service Level Impacts

No service level impacts expected.

### Staff Recommendation

City Planning and Development

Select One:  Sponsored  
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One:  Recommend  
 Do Not Recommend  
 Not Applicable

Staff recommended approval  
City Plan Commission recommended approval

## Other Impacts

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

Click or tap here to enter text.

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 a zoning ordinance authorizing the rezoning of a property for its continued operation.

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 a zoning ordinance authorizing the rezoning of a property for its continued operation.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)