CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00113

3947 Broadway Rezoning

September 3, 2025

Docket #4

Request
Rezoning

Applicant
Nathan Prather
OPES Property Management

Owner
Joseph Saitta
Saitta Investment

Site Information

Location	3947 Broadway Blvd
Area	0.2 Acres
Zoning	UR
Council District	4th
County	Jackson
School District	Kansas City

Surrounding Land Uses
North: Commercial, UR
South: Commercial, UR
East: Undeveloped, UR
West: Commercial, B3-2

KC Spirit Playbook Alignment
CD-CPC-2025-00113: Medium

Land Use Plan
The Midtown/Plaza Area Plan recommends Mixed Use Community for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

Major Street Plan
Broadway Boulevard is identified as a Boulevard in this location.

Approval Process

Overview
The applicant is seeking approval of a rezoning from District UR (Urban Redevelopment) to B3-2 (Commercial) on about 0.2 acres generally located 200 feet south of the intersection of West 39th Terrace and Broadway Boulevard to allow for a larger variety of permitted uses at this site.

Existing Conditions
The subject site is currently completely covered by an existing commercial structure.

Neighborhood(s)
This site is located within the boundaries of the Heart of Westport Neighborhood Association, Old Westport Neighborhood Association and Midtown KC Now Community Organization.

Required Public Engagement
Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on August 20, 2025. A meeting summary is attached; see Attachment #2.

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

Project Timeline
The application was filed on July 16, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation
Docket #4 Approval

VICINITY MAP

PLAN REVIEW

The applicant is requesting to rezone approximately 0.2 acres from District UR (Urban Redevelopment) to District B3-2 (Community Business). The rezoning request does not require an accompanying development plan. Approval of the rezoning would allow the applicant to expand the uses allowed on site to those allowed in the B3-2 Zoning District. The current UR Plan only allows this property to be used as a medical office. This proposed rezoning would allow for flexibility of future property owners, removing the restrictions of the current UR plan.

SPECIFIC REVIEW CRITERIA

Rezonings, Zoning and Development Code Map Amendments (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 Midtown/Plaza Area Plan recommends future land use of Mixed Use Community at this location, which corresponds with the B3-2 zoning district. No area plan amendment is required for this rezoning proposal.

"This rezoning without a plan removes the property from a UR (Urban Redevelopment) Zoning District that covers most of the block and converts it to the B3-2 base Zoning District. Without a plan, it is difficult to assess impacts, but as an existing building, there will likely be

minimal changes. No future land use amendment is required as this corridor is predominantly B3 with a Community Mixed-Use Future Land Use. Future plans should preserve the existing building and be mindful of its context at the edge of Westport. " – Luke Ranker, 4th District Planner, Community Planning Division

B. Zoning and use of nearby property.

The properties to the north, east and south are all under same UR (Urban Redevelopment) Plan (14265-UR). The properties within the UR were approved for the specific uses on each lot, including retail, restaurant, office, single family and multi-family residential. Properties to the west are all zoned B3-2 and consist of retail, institutional and gasoline and fuel sales uses.

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

Adjacent properties consist of retail and eating and drinking establishments with the exception of a church and a gasoline and fuels sales establishment.

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

There is existing public infrastructure serving the site. Utilities and infrastructure will brought to current city standard if future development is proposed.

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

The current UR Plan restricts the site to only one use, a medical office, the building now remains vacant. The proposed rezoning will change the zoning to B3-2 which will allow for a variety of uses, such as retail, eating and drinking establishments and other uses commonly found in the surrounding area. The building is currently being listed as a commercial storefront. The property is well suited for uses within the B3 Zoning District, as it will match the uses and character of the surrounding properties.

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

The property has been vacant since 2023, when the previous tenant, Davita Dialysis, left the site.

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

The rezoning will not detrimentally affect nearby properties. Instead of a vacant storefront, a commercial use can occupy the building and have a positive affect on the nearby properties. Such as increasing pedestrian activity and bringing people to the area.

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 the application will not provide any gain to the public health, safety and welfare as the property would most likely remain vacant. If the property owner could fill the space with a medical office tenant, then the rezoning would not be required. The current zoning imposes

a hardship on the property owner with only one use being allowed at the site as the UR Plan is today.

ATTACHMENTS

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

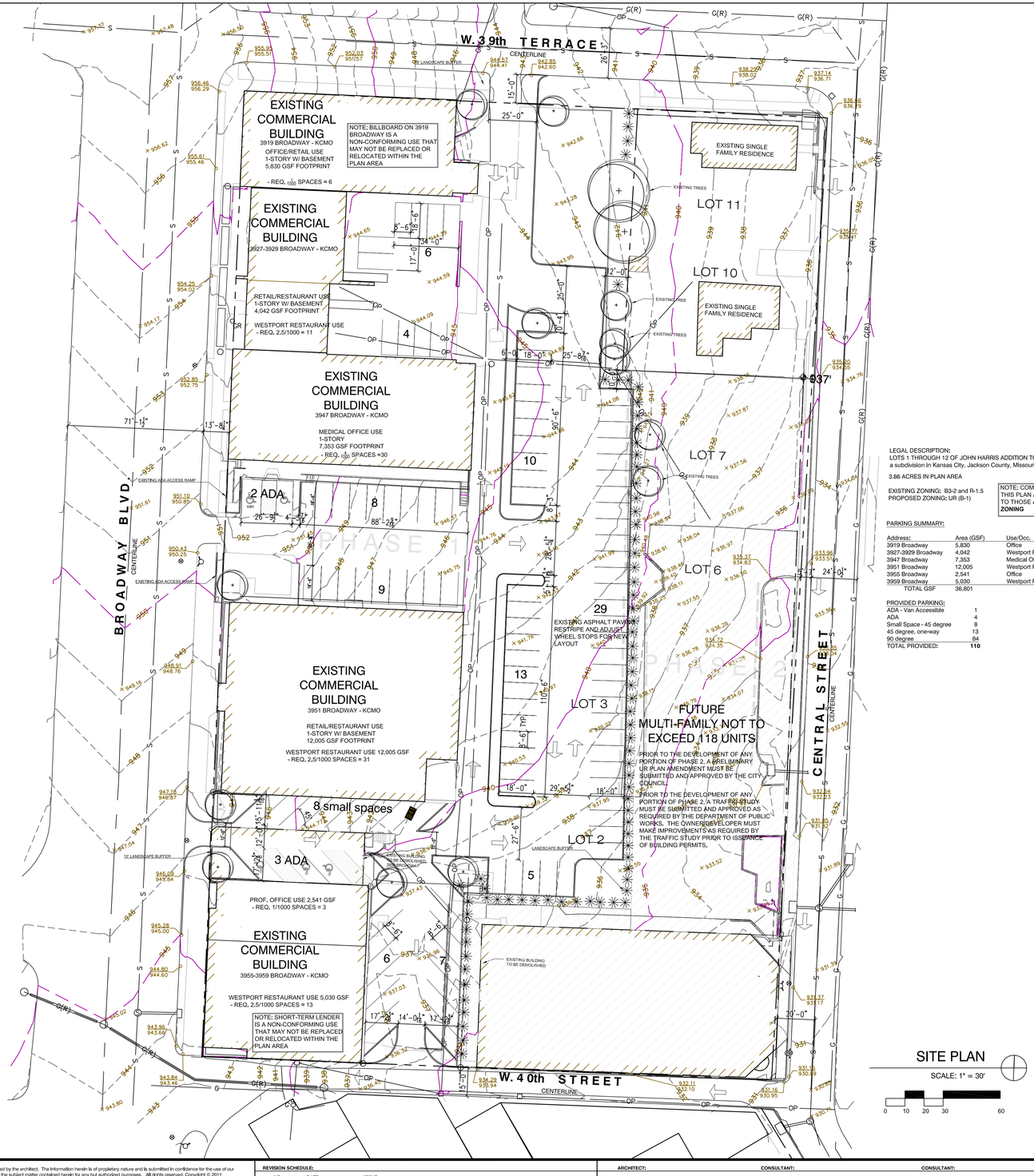
PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL.

Respectfully submitted,

Justin Smith

Planner



LEGAL DESCRIPTION:
LOTS 1 THROUGH 12 OF JOHN HARRIS ADDITION TO WESTPORT
a subdivision in Kansas City, Jackson County, Missouri

3.86 ACRES IN PLAN AREA

EXISTING ZONING: B3-2 and R-1.5
PROPOSED ZONING: UR (B-1)

NOTE: COMMERCIAL USES OF THIS PLAN AREA ARE LIMITED TO THOSE ALLOWED BY **B1 ZONING**

PARKING SUMMARY:

Address:	Area (GSF)	Use/Occ.	Spaces/1000	Tot. Req.
3919 Broadway	5,830	Office	1 /1000	6
3927-3929 Broadway	4,042	Westport Restaurant	2.5 /1000	11
3947 Broadway	7,353	Medical Office	4 /1000	30
3951 Broadway	12,005	Westport Restaurant	2.5 /1000	31
3955 Broadway	2,541	Office	1 /1000	3
3959 Broadway	5,030	Westport Restaurant	2.5 /1000	13
TOTAL GSF	36,801		TOTAL PARKING REQUIRED	**94**

PROVIDED PARKING:	
ADA - Van Accessible	1
ADA	4
Small Space - 45 degree	8
45 degree, one-way	13
90 degree	84
TOTAL PROVIDED:	**110**

SITE PLAN
SCALE: 1" = 30'
0 10 20 30 60

KEYNOTES:

Hufft Projects
P: 816-531-0200 / F: 816-531-0201
www.hufft.com

Drawn By: Author
Project Number: 125

UC1 DEVELOPMENT, 40th & Central, Kansas City, MO, 64111

UR PLAN AREA | FEBRUARY 17, 2012

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure, existing site conditions, existing construction elements, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of Hufft Projects LLC and receipt or possesion of this information confers no right in or license to disclose to others the subject matter contained herein for any but authorized purposes. All rights reserved. Copyright © 2011

REVISION SCHEDULE:

NO.	DATE	ISSUE

ARCHITECT:
Hufft Projects
321 West 40th Street
Kansas City, MO 64111
P: 816-531-0200
F: 816-531-0201

www.hufft.com
Hufft Projects, LLC
Missouri State Certificate of Authority #

CONSULTANT: -
CONSULTANT: -
CONSULTANT: -

NOT FOR CONSTRUCTION DO NOT COPY/ DISTRIBUTE

Architect's
License Number:

SITE PLAN

A101

Public Meeting Notice

Please join: JOE SAITTA, SAITTA INVESTMENTS, LLC and NATE PRATHER (REAL ESTATE AGENT)

for a meeting about: REZONING FROM UR TO B3

case number: CD-CPC-2025-00113

proposed for the following address: 3947 BROADWAY BLVD KANSAS CITY, MO 64111

Meeting Date: 8/20/2025

Meeting Time: 5:30pm

Meeting Location: Virtual

You're invited to a Zoom meeting.

When: Aug 20, 2025, 05:30 PM Central Time (US and Canada)

Please register in advance for this meeting:

https://us06web.zoom.us/meeting/register/GjLUh1iRSTG00D2xpZoKKQ

After registering, you will receive a confirmation email containing information about joining the meeting.

Project Description: Rezoning to allow for retail uses at the proposed address.

If you have any questions, please contact:

Name: Nate Prather – Real Estate Agent for Owner Joe Saitta and Saitta Investments, LLC

Phone: 816-217-8023

Email: ntprather@opescre.com

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,

Nate Prather on behalf of Joe Saitta and Saitta Investments, LLC

Meeting Sign-In Sheet

Project Name and Address

Rezoning Request for 3947 Broadway Blvd Kansas City, MO 64111

Case Number: CD-CPC-2025-00113 / Rezoning from UR to B3

Name	Address	Phone	Email
Nathan Prather	8735 NE 101st St. KC MO 64157	(816) 217-8023	ntprather@opescre.com
Joe Saitta	3947 Broadway KC MO 64111	(816) 304-4600	mmjms@aol.com
Yumna Elmansi	3912 Broadway KC MO 64111	(816) 209-8581	Y_elmansi@yahoo.com
Steve Platt	300 Westport Rd. KC MO 64111	(816) 769-6456	Westport.platt@gmail.com
Mustafa Shabayek	3919 Broadway Blvd KC MO 64111	(816) 753-1010	mshabayek@msn.com

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00113

Meeting Date: 8/20/25

Meeting Location: Zoom

Meeting Time (include start and end time): 5:30

Additional Comments (optional):

Midtown/Plaza Area Plan Alignment: Medium

This rezoning without a plan removes the property from a UR district that covers most of the block and converts it to the B3-2 base zoning. Without a plan, it is difficult to assess impacts, but as an existing building, there will likely be minimal changes. No future land use amendment is required as this corridor is predominantly B3 with a Community Mixed-Use FLU. Future plans should preserve the existing building and be mindful of its context at the edge of Westport.