Zoning Map Amendment (Rezoning)

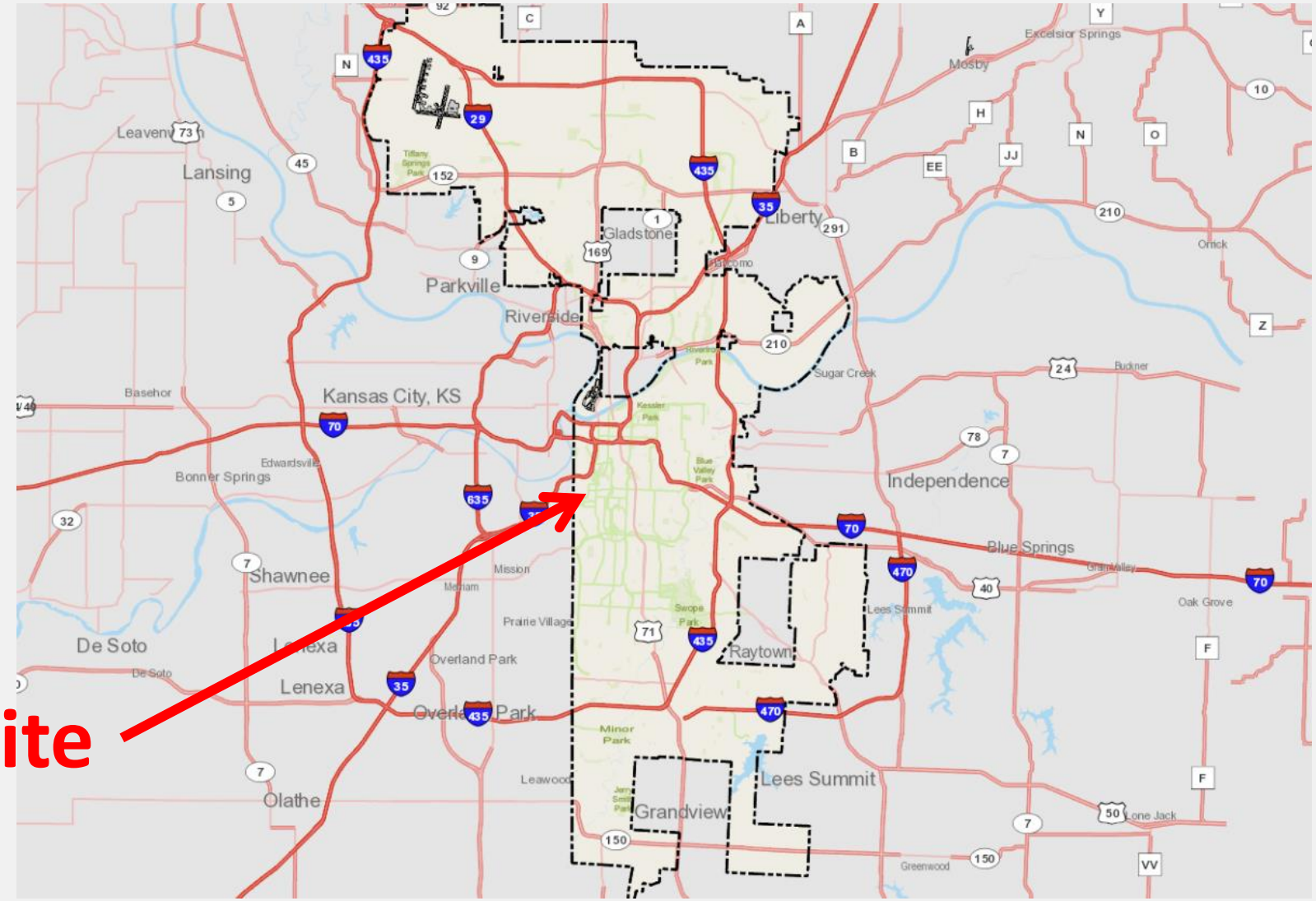
CD-CPC-2025-00113

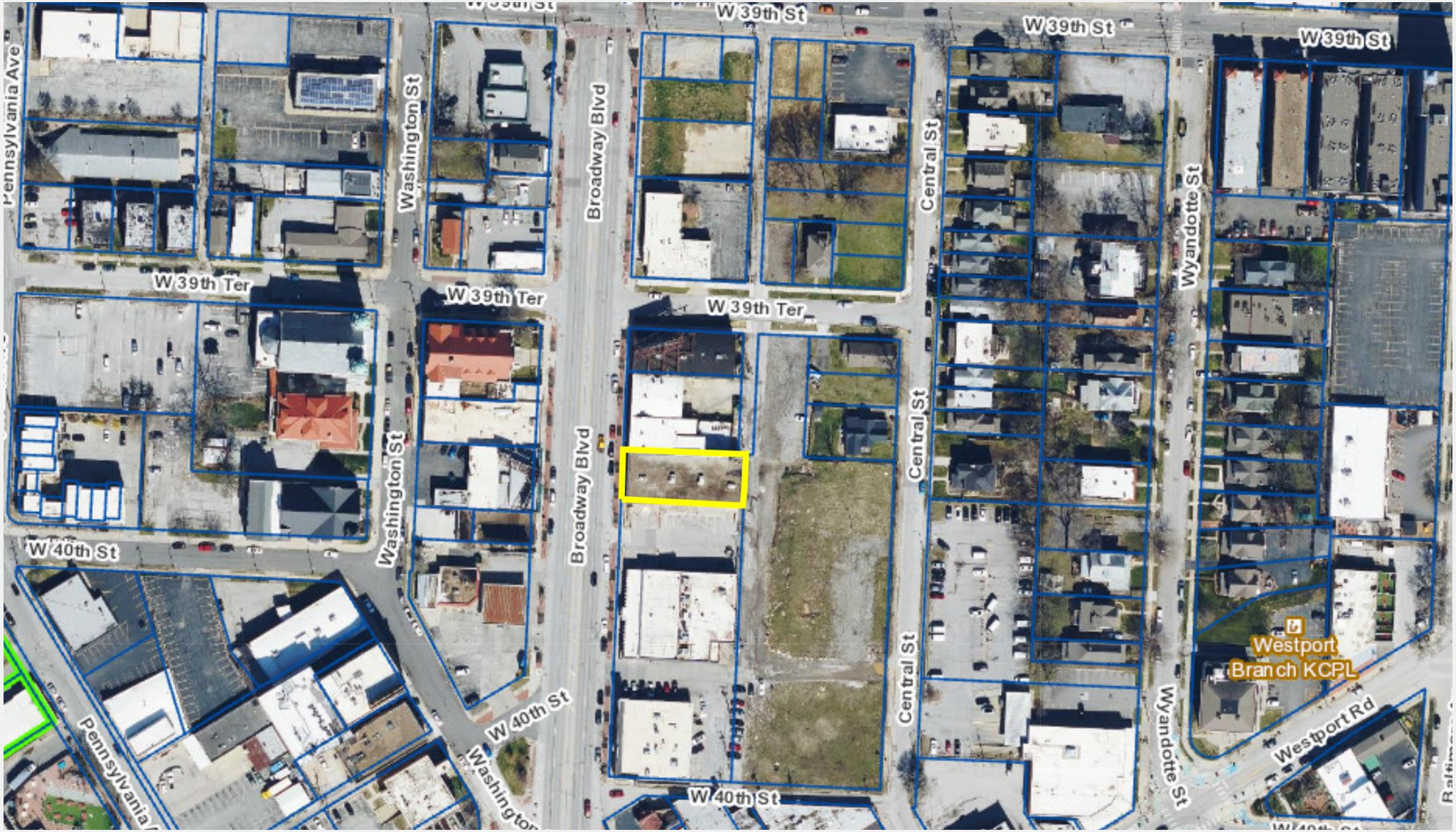
3947 Broadway Rezoning

September 3, 2025

City Plan Commission

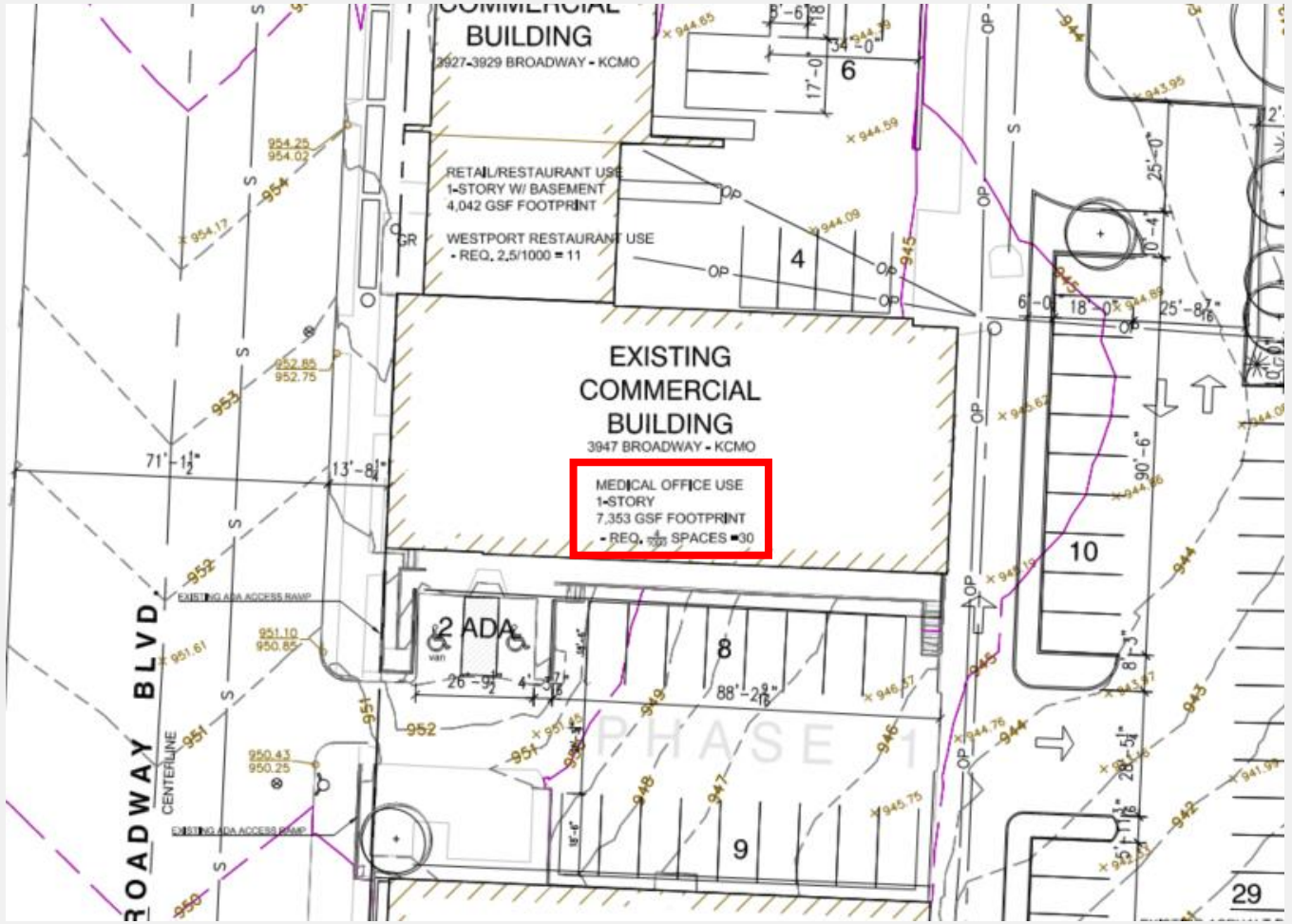
Location


Site
Kansas City, KS
Independence
Blue Springs
Lees Summit
Liberty
Gladstone
Parkville
Riverside
Lansing
Leavenworth
Basehor
Bonner Springs
Edwardsville
Shawnee
De Soto
Lenexa
Overland Park
Olathe
Prairie Village
Mission
Merriam
Raytown
Grandview
Leawood
Sugar Creek
Buckner
Oak Grove
Lone Jack
Greenwood
Excelsior Springs
Mosby
Orrick


W 39th St
W 39th St
W 39th St
Pennsylvania Ave
Washington St
Broadway Blvd
Central St
Wyandotte St
W 39th Ter
W 39th Ter
W 39th Ter
Washington St
Broadway Blvd
Central St
W 40th St
W 40th St
W 40th St
Pennsylvania
Washington
Central St
Wyandotte St
Westport
Branch KCPL
Westport Rd

History

- Controlling Plan: Case No. 14265-UR
- Calls out building to only be used for Medical Office



History

- Building is listed for sale
- Can only have one use established at the building

Key Notes

- Rezoning to base zoning district
- Match zoning districts to surrounding areas
  - Except UR
- Uses allowed within B3, subject to SUP

View looking north on Broadway Boulevard

View looking south Broadway Boulevard

Staff Recommendation

Approval without conditions