

CD-CPC-2026-00054

Franklin Mitsubishi Rezoning

June 3, 2026

Docket #8

Request

Rezoning without Plan

Applicant

John Mullen
Block Real Estate Services, LLC.

Owner

Jeremy Franklin
F & C Investment LLC

Site Information

Location 6300 E 87th St
Area 4.356 Acres
Zoning B3-2
Council District 5th
County Jackson
School District Kansas City

Surrounding Land Uses

North: Residential, R-7.5
South: Undeveloped, UR
East: Commercial, B2-2
West: Highway/Commercial, B2-2/B1-1

KC Spirit Playbook Alignment

Case number High/medium/low

Land Use Plan

The Blue Ridge Area Plan recommends Commercial for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

Major Street Plan

E 87th Street is identified as Suburban Commercial in this location.

Approval Process



Overview

The applicant seeks approval of a rezoning from UR to B3-2 of three contiguous parcels, formerly the Franklin Mitsubishi Car Dealership.

Existing Conditions

The site is currently and has been the Franklin Mitsubishi Car Dealership, with one main dealership building on the center parcel of the rezoning area, and parking lot area on either side of 6300 E 87th St. The two parcels on either side are developed with surface parking areas.

Neighborhood(s)

This site is located within the Blue Ridge Area Quality of Life Initiative Neighborhood Association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on May 18, 2026. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases

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.

Project Timeline

The application was filed on April 22, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #8 Approval

VICINITY MAP



PLAN REVIEW

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, rezoning 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.

Rezoning, 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 rezoning conforms with adopted plans and planning policies.

“The applicant wishes to combine and rezone three lots to sell. The lots are currently zoned UR, being encompassed in the Cerner/Oracle UR district. B3-2 is the requested zoning designation. This zoning is consistent with the Commercial FLU category and is an appropriate designation for the site. There would be no need for an area plan amendment. This is not spot zoning.” - Lauren Young, 5th District Community Planning Division.

B. Zoning and use of nearby property.

The surrounding properties to the north are zoned R-7.5 and are single-family residential in use. The land to the west of the subject site is right-of-way for I-435. Zoning across the interstate is B2-2 zoning and B1-1, the closest land use to the west is a hotel in the B2-2 zoning. To the south is undeveloped land which is part of the original UR district that included the subject properties. To the east of the rezoning site is a Gas Station zoned B2-2.

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

The physical character of the area in which the subject property is located is mostly Residential Medium Density to the north, with homes that are setback from the rear property lines, creating a natural buffer from the rezoning area. There are no real defining characteristics of the commercial uses surrounding the subject site other than the gas station and the dealership that currently exists on the subject site as the other commercial properties are undeveloped.

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

There are existing public water and sewer facilities serving the subject site; any changes to the public infrastructure will be reviewed with future permits.

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

Under the current UR zoning, only Motor Vehicle sales is permitted at this site. Rezoning is necessary to allow for other commercial uses. Rezoning to B3-2 does not allow the same Motor Vehicle Sales use as a matter of right, any future tenants will be required to receive approval of a Special Use Permit should they wish to operate a similar use.

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

To staff's knowledge, there has not been a vacancy period in the property's recent history since 2006.

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

Rezoning the property to a B3-2 zoning is not expected to detrimentally affect the nearby properties. With the current site having been a car dealership for at least 20 years, the neighborhood would not see any real changes if a new car dealership should come in under the new B3-2 zoning with an SUP. However, if there were to be any other new types of businesses permitted in a B3-2 zoning it is possible that different hours of operation and business characteristics could have an impact on the surrounding neighborhood.

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.

There is not expected to be any gain to the public health, safety, or welfare if this rezoning is denied. The result of a denial would be that the property remains within the UR zoning which limits the use of the property to a car dealership, making the property more difficult for the current owner to sell.

ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL as stated in the conditions report.

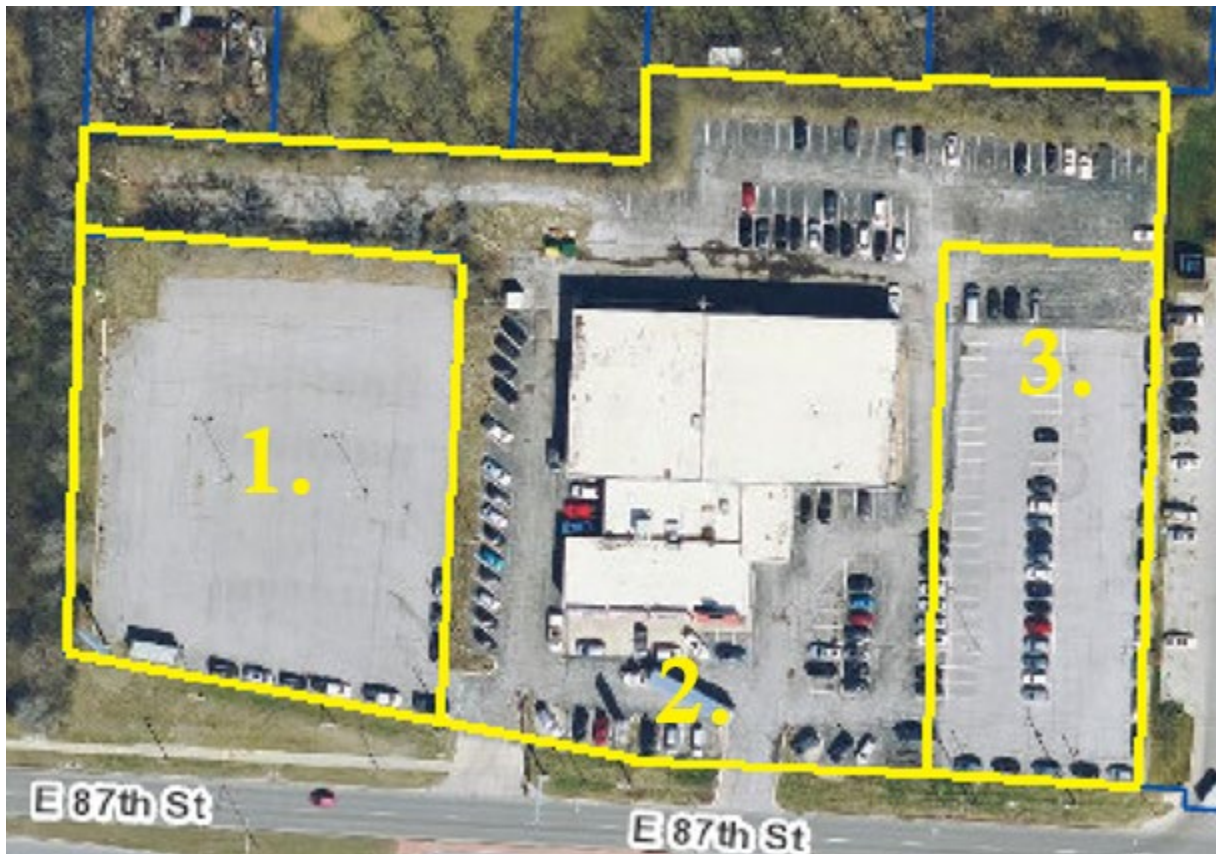
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Legal Description of Subject Property (Jackson County APN

1. 87TH STREET GARDENS LOT 2
2. 87TH STREET GARDENS REPLAT OF LOT 1 LOT 1A
3. 87TH STREET GARDENS REPLAT OF LOT 1 LOT 1B



Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

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,

Meeting Sign-In Sheet

Project Name and Address

Rezoning of 6300 E 87th Street

Name	Address	Phone	Email
Joel Loreaine Franklin	Loreaine Franklin	816 5727253	LOREAINEFRAANKLIN@GMAIL.COM
Barbara Jenkins		(816) 333-7484	
Walter Jenkins		913 486 7146	MrJenK@MSN.COM
James Merr		816-457-1100	r3000058@yahoo.com



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2026-00054

Meeting Date: 5/18/2026

Meeting Location: Mid Continent Public Library - 9253 Blue Ridge Blvd
Kansas City, MO

Meeting Time (include start and end time): 6:00 PM - 6:50 PM

Additional Comments (optional): Attendees asked about potential effects rezoning could have on their property. Asked about rezoning process. Discussed the history of the area and why the current UR code went into effect.

General Checklist

This is the Playbook Checklist for development case reviews completed by district planners for non-controlling cases.

Case Overview

District Planner

D5: Lauren Young

Date of Review

5/4/2026

Location

6300 E 87th St

Case Number

CD-CPC-2026-00054

Case Type

Rezoning without a Development Plan

Is there a companion case?

No

Area Plan

Blue Ridge Area Plan

Future Land Use

Commercial

Project Analysis

Land Use Impact Analysis

The applicant wishes to combine and rezone three lots to sell. The lots are currently zoned UR, being encompassed in the Cerner/Oracle UR district mistakenly. B3-2 is the requested zoning designation. This zoning is consistent with the Commercial FLU category and is an appropriate designation for the site. There would be no need for an area plan amendment. This is not spot zoning.

Mobility Impact Analysis

This is an administrative change and will not impact the mobility measures in place currently.

Sustainability Impact Analysis

This is an administrative change and will not impact the environmental measures in place currently.

Housing Impact Analysis

This is an administrative change and will not impact the housing measures in place currently. Even with a new B3 businesses coming in later there is already a buffer between the building and the houses to the north.

Public Realm Impact Analysis

This is an administrative change and will not impact the public realm measures in place currently.

Overall Alignment with Area Plan

Medium

Staff Comments

Council does have concern about possible nuisance uses replacing the dealership once it is sold. This might be reason to prohibit certain uses that typically fall under the B3-2 zoning category.

Recommended Conditions/Corrections

need to discuss with DMD planner

CHECKLIST SUMMARY TEMPLATE

Area Plan Alignment: **Medium**

KC Spirit Playbook Alignment: **not applicable**

Complete table below using the following abbreviated Goal Supporting Criteria. Do not include N/A responses from the Checklist. Notes section to include concise bullet points of what criteria is met or is not met by the project.

- CC- Connected City
- DO - Diversity & Opportunity
- HAC- History, Arts & Culture
- HE - Healthy Environment
- PAA - People of All Ages
- POS - Parks & Open Spaces
- SAN - Strong & Accessible Neighborhoods
- SC - Smart City
- SEG - Sustainable & Equitable Growth
- WDC - Well Designed City

Evaluation	Goal	Notes

Alignment Comments:

2-4 sentences providing justification for the alignment.

The proposed rezoning generally aligns with the Blue Ridge Area Plan as the purpose is to return the site to a base zoning district. The Future Land Use map assigns this property a Commercial designation which aligns with the requested base zoning of B3-2. This is an administrative change and will not impact on the neighboring sites.