

Resolution No. 250536

Area Plan Amendment

Ordinance No. 250537

Rezoning

Development Plan (Residential)

Hickok Homes 39th Street – 3809 Roanoke Rd

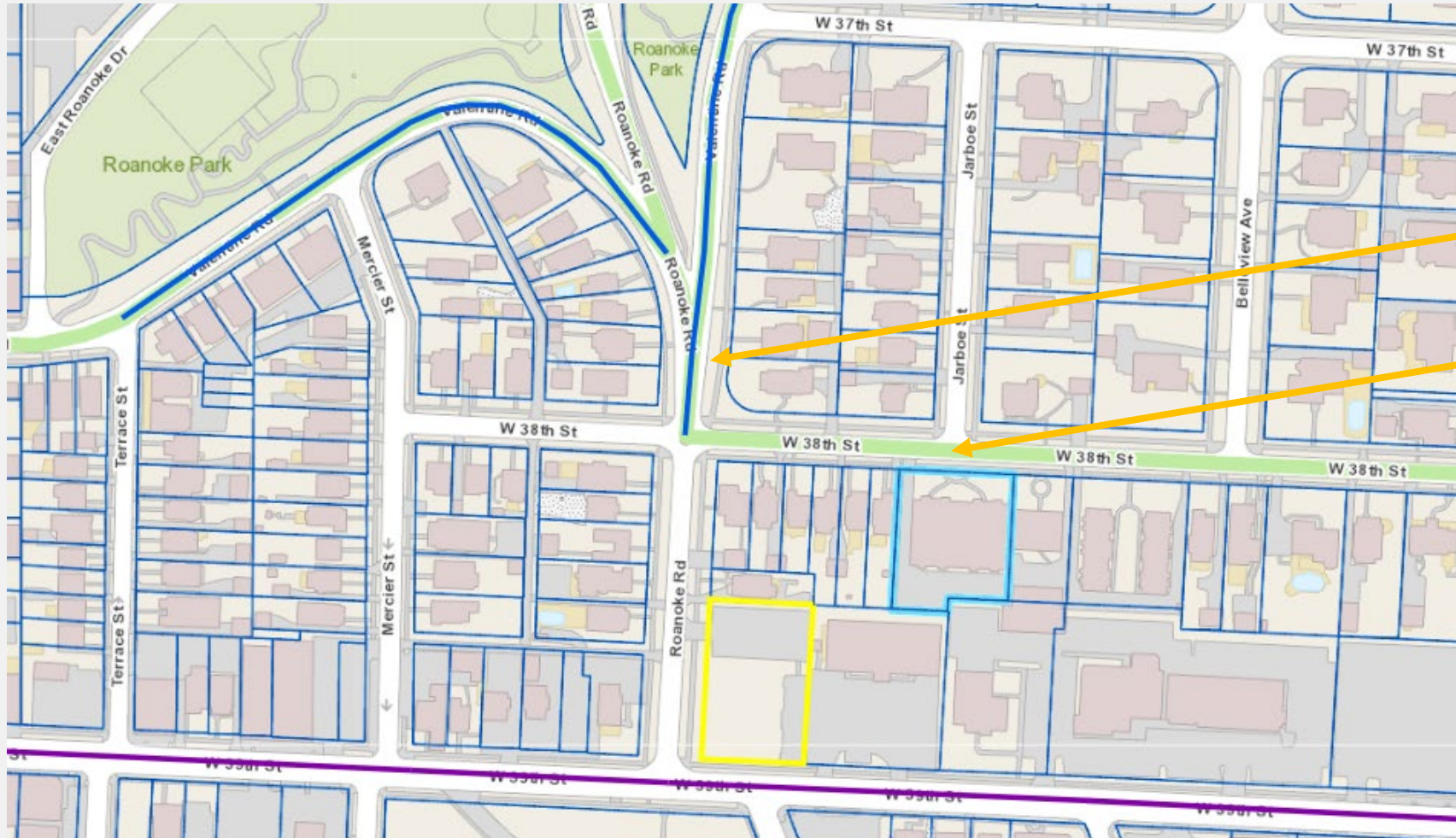
August 19, 2025

Prepared for

Neighborhood Planning and Development Committee





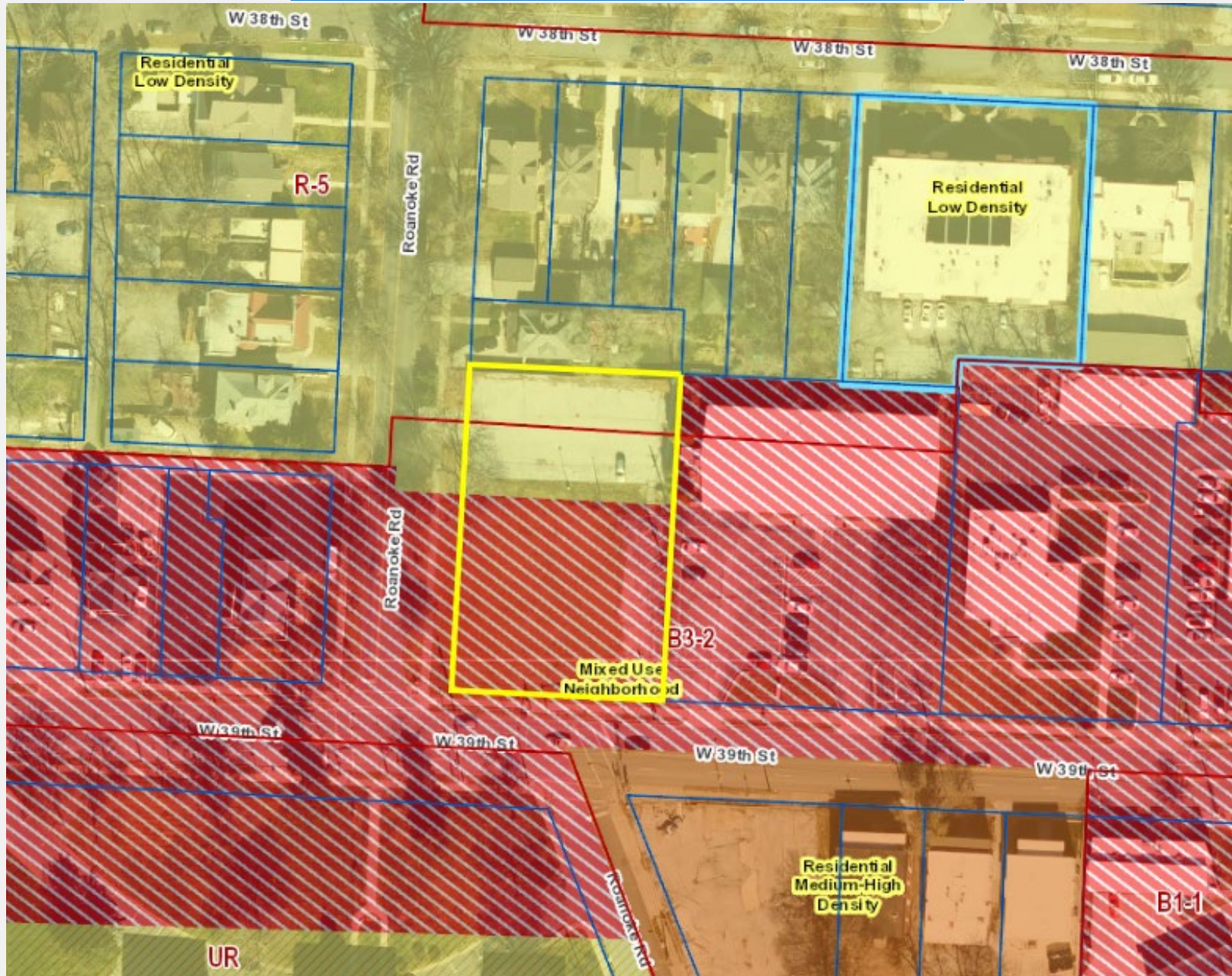


Boulevard

Parks Street

88-323-01-A APPLICABILITY

1. **Generally.** Boulevard and Parkway standards apply to all development **adjacent to and within 150 feet** of a boulevard or parkway classified as part of the Kansas City, Missouri Boulevard and Parkway system and identified on the Major Street Plan. The 150-foot distance is measured from



Midtown/Plaza Area Plan



MIXED USE NEIGHBORHOOD - Primarily intended to accommodate and promote neighborhood serving retail sales or service uses, as well as mixed-use development consisting of business uses on a building's lower floors and residential uses on upper floors. This type of vertical, mixed-use development that includes a variety of business and residential choices should enhance the pedestrian environment of the community. Encouraging residential development in mixed-use areas provides increased housing choice and promotes higher density housing. This land use classification generally corresponds with the "B1" zoning category within the zoning ordinance.

Request to rezone from R-5 and B3-2 to B3-3

Uses currently permitted
by-right in B3-2:

- Residential
- School/college/university
- Day care center (21+ people)
- Other public/civic uses
- Animal grooming, shelter, boarding, vet
- Drive-through facility
- Eating and drinking, tavern/nightclub
- Entertainment venue (up to 499 capacity)
- Grocery/liquor store, other retail sales (indoor and outdoor)
- Short-term lodging (hotel, STR)
- Office
- Parking lot
- Car wash
- Motor vehicle repair, limited
- Artisanal manufacturing



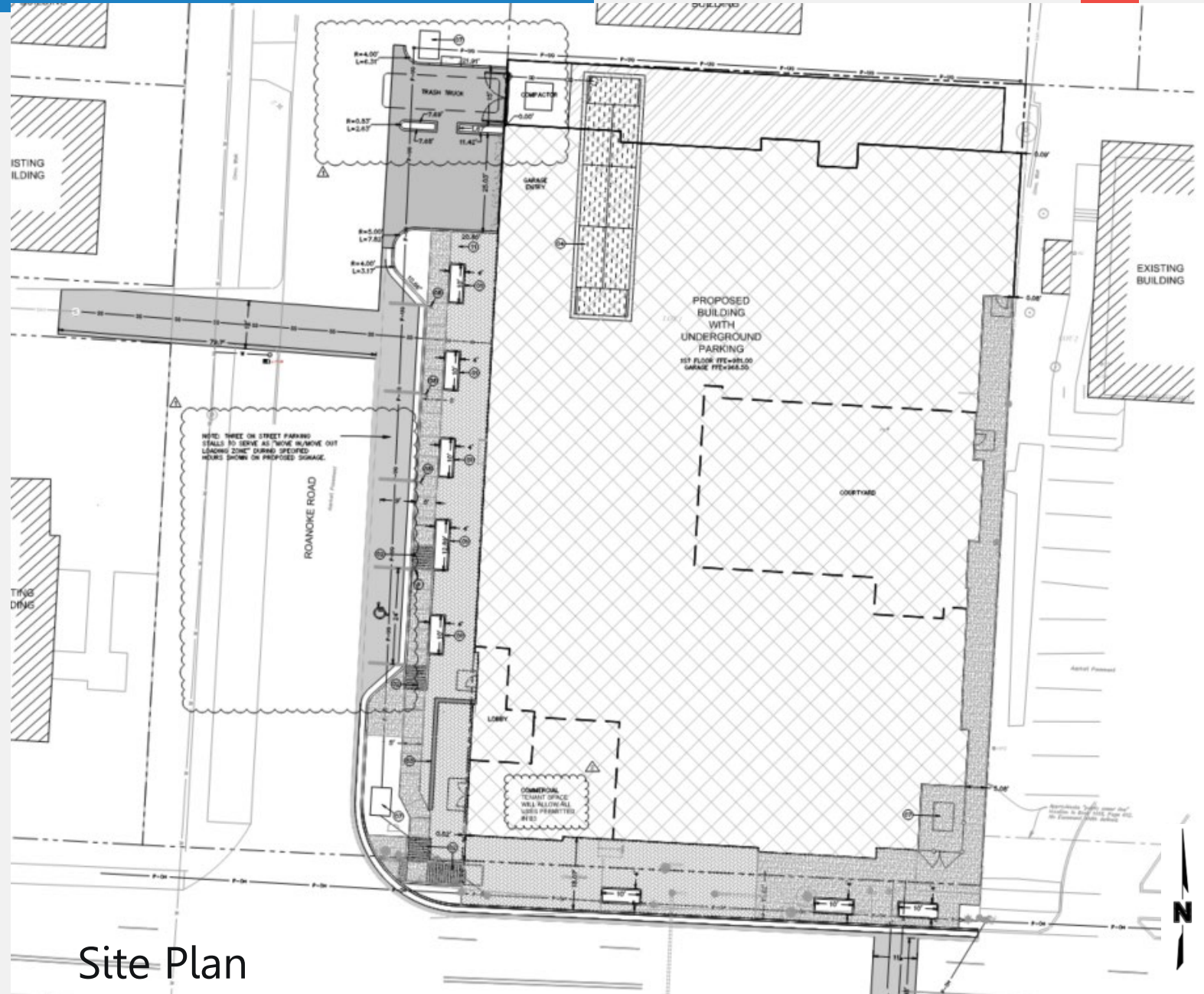
62,987 SqFt

4 Stories

73 Residential Units
(For Rent)

73 Parking Spaces

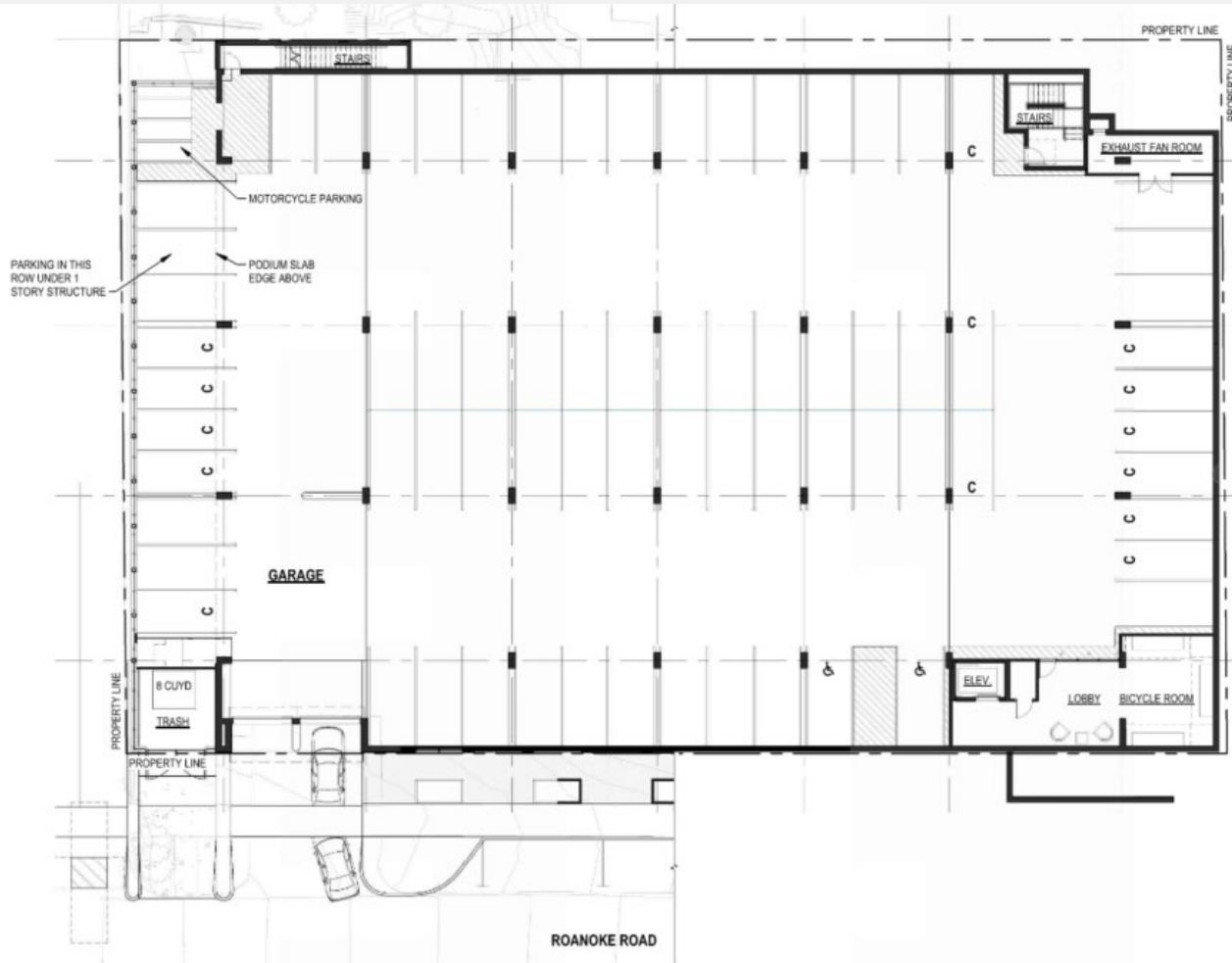
1,233 SqFt Commercial Space



Site Plan

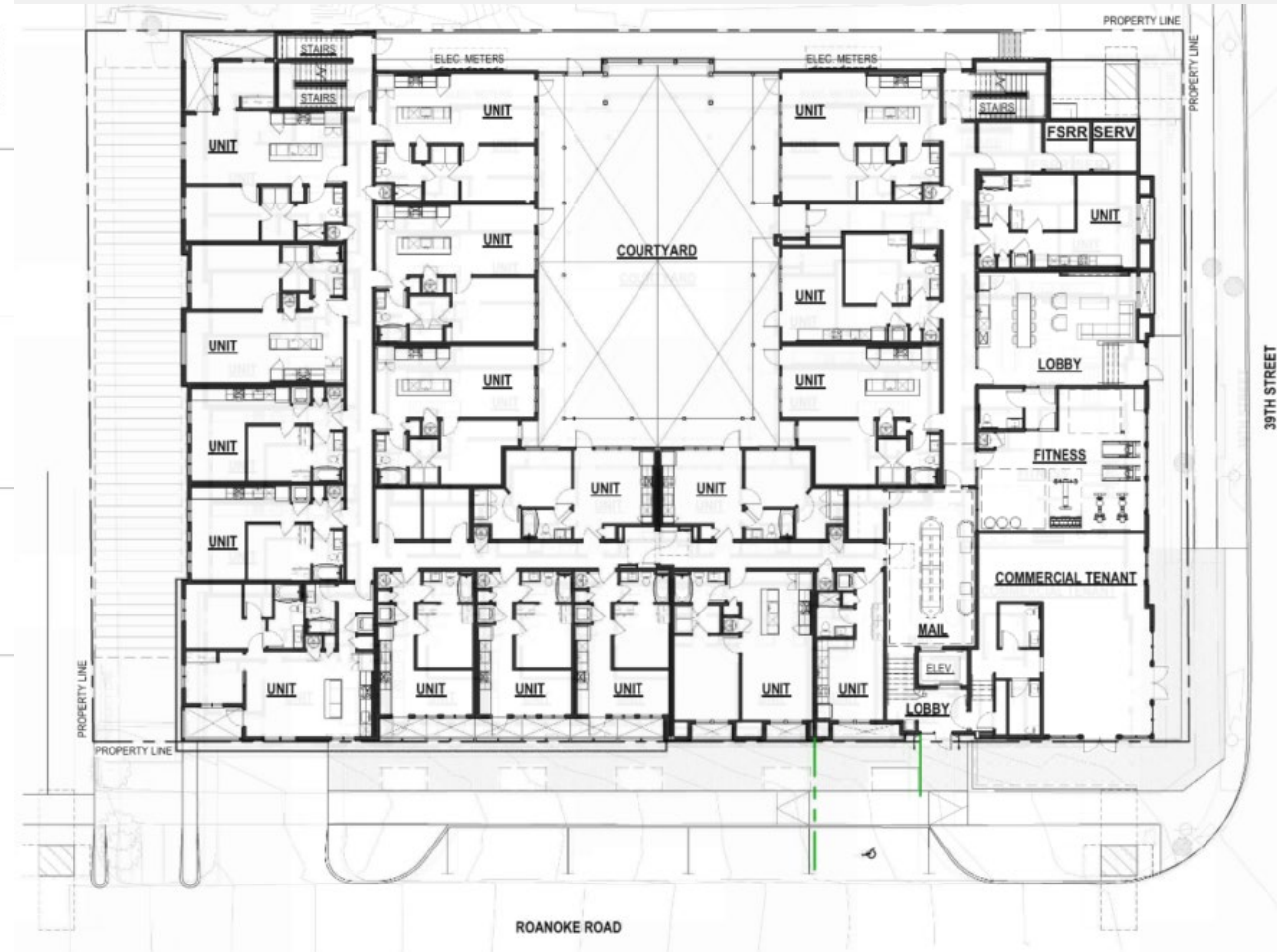
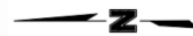
***Deviations Requested**

88-120-04 Lot and Building Standards	Required	Proposed	Deviation Requested
Rear Setback (Abutting R-5 District)	30 ft	0 ft	30 ft
Side Setback (Interior)	8 ft	0 ft	8 ft
Lot Area Per Unit	400 sqft (29,200 sqft total)	348 sqft (25,404 sqft total)	52 sqft (3,796 sqft total)



GARAGE PLAN

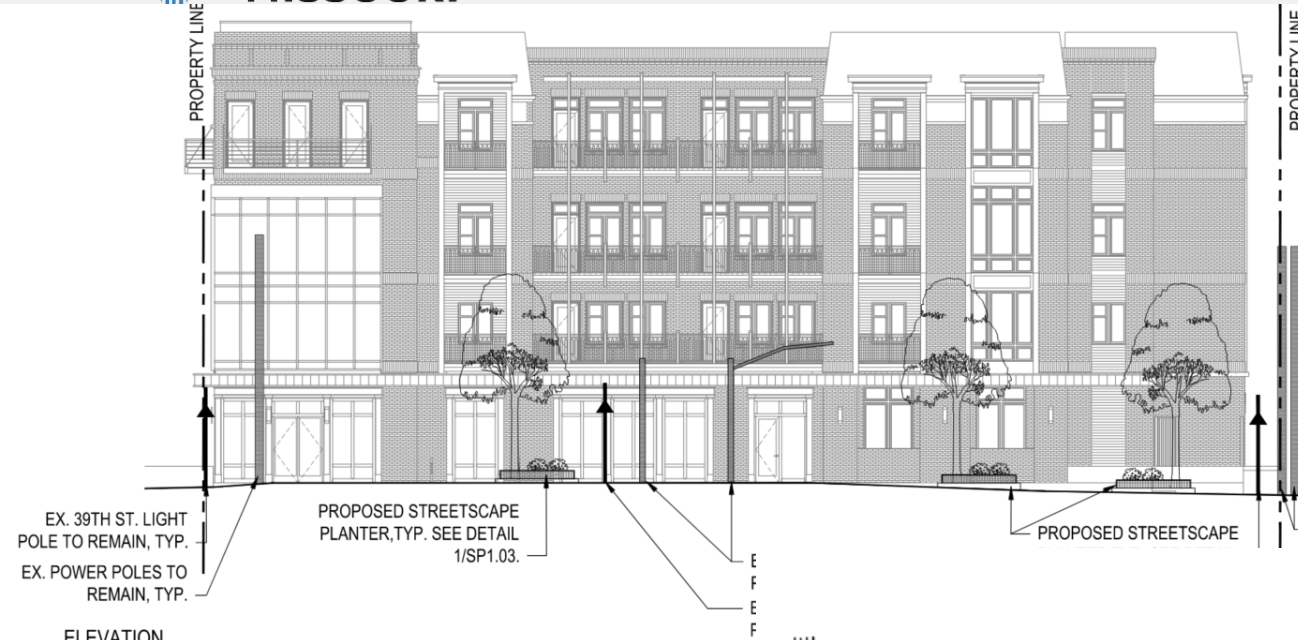
1/16" = 1'-0"



1ST FLOOR BUILDING PLAN

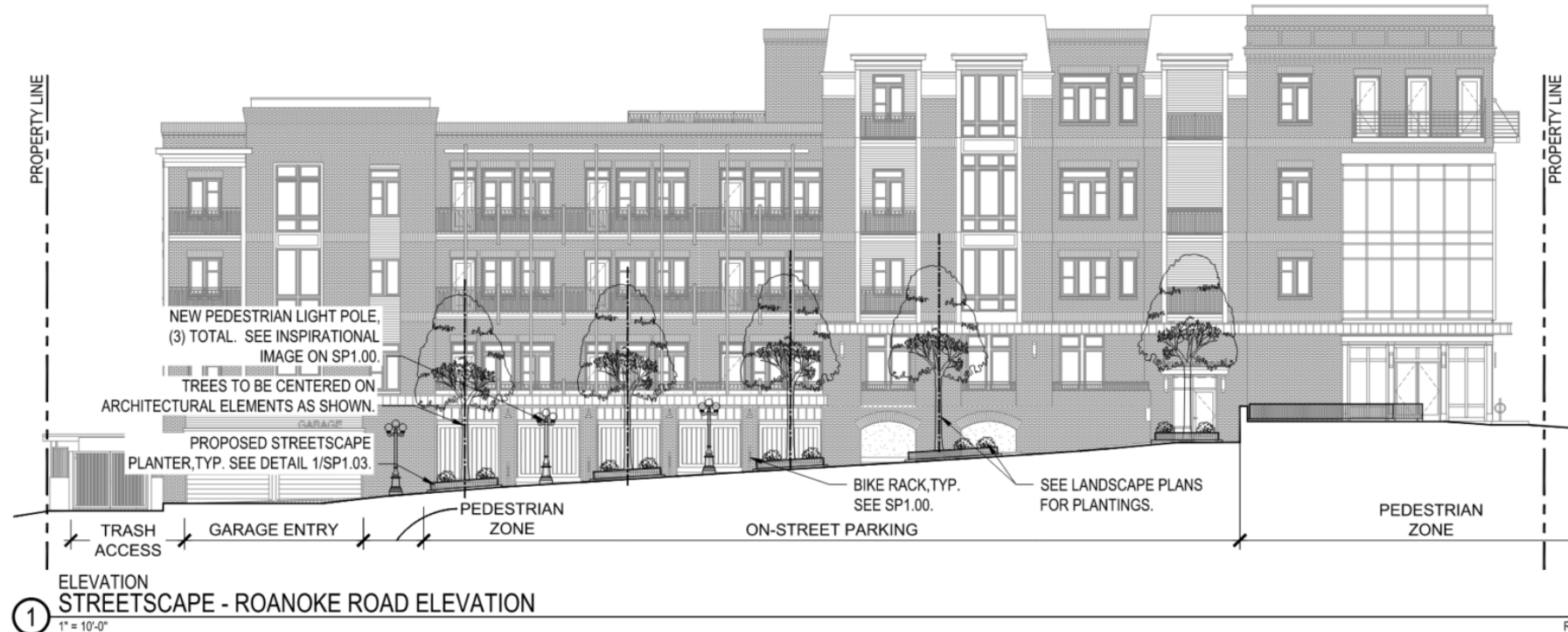
1/16" = 1'-0"





ELEVATION
STREETSCAPE - 39TH STREET ELEVATION

1" = 10'-0"



ELEVATION
STREETSCAPE - ROANOKE ROAD ELEVATION

1" = 10'-0"

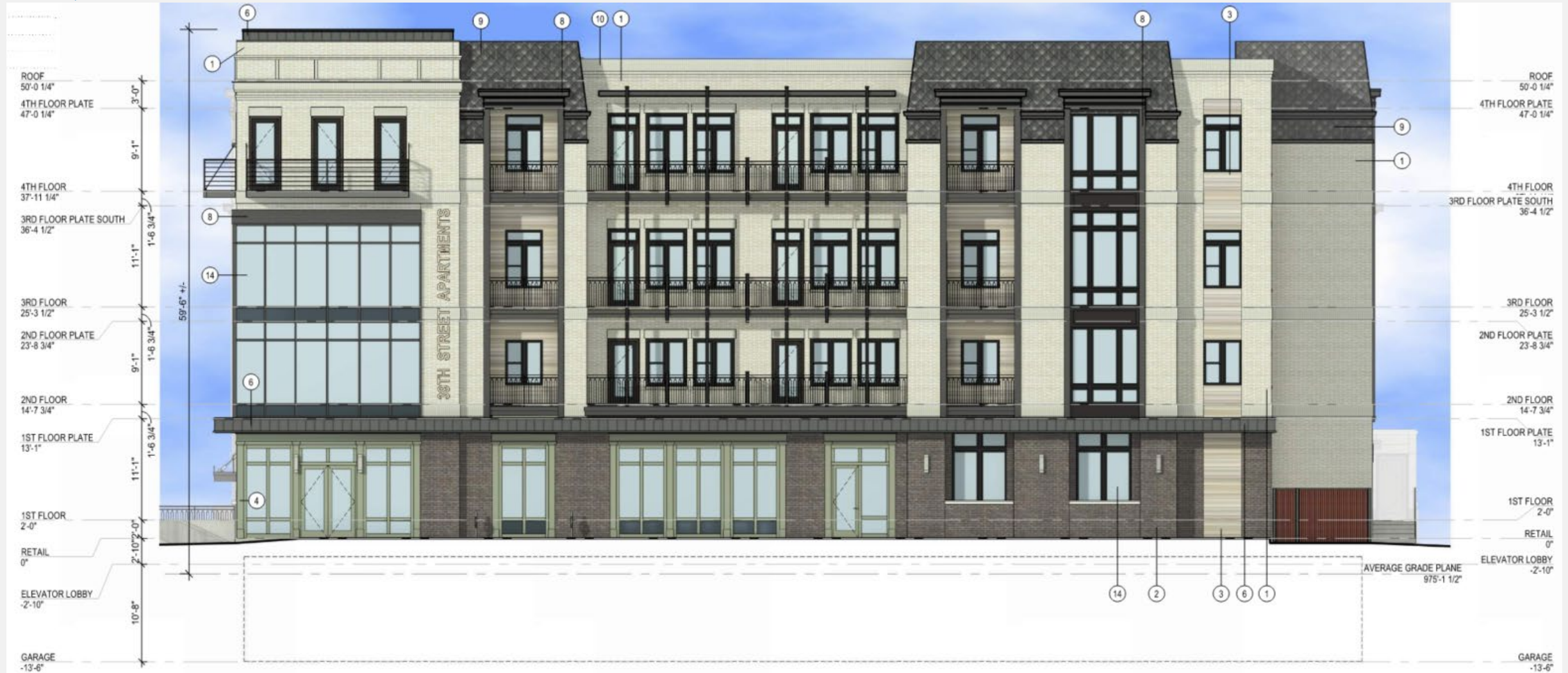




WEST ELEVATION (ROANOKE RD)

1/8" = 1'-0"

Building Elevations – Max Height Under Current B3-2 Zoning - 45 ft



SOUTH ELEVATION (39TH ST)

1/8" = 1'-0"

Building Elevations



NORTH ELEVATION

Building Elevations

Lot and Building Standards Currently Permitted in B3-2

Min. lot area per unit: 750sqft

Max. floor area ratio (FAR): 2.2

Min. front setback: none

Max. rear setback (abutting R district: 30ft

Side setback: none/8 ft (abutting R district

Max height: 45ft

Lot and Building Standards Currently Permitted in Proposed B3-3

Min. lot area per unit: 400sqft

Max. floor area ratio (FAR): 3.0

Min. front setback: none

Max. rear setback (abutting R district: 30ft

Side setback: none/8 ft (abutting R district

Max height: 55ft



Looking northwest on W 39th St (subject site on right). (June 2024)



Looking towards the site from W 39th St. (June 2024)



Looking towards the site from Roanoke Rd. (June 2021)

CPC Meeting: June 4, 2025

- Case discussed for 2.5 hours
- Public testimony for 1 hour
 - Main concerns:
 - Traffic
 - Parking
 - Building massing, setbacks, height
 - Unit count
 - Zoning
 - Area Plan amendment

Protest Petition Submitted and Received by City Clerk



KC Spirit Playbook(2023) – Goal Supporting Criteria

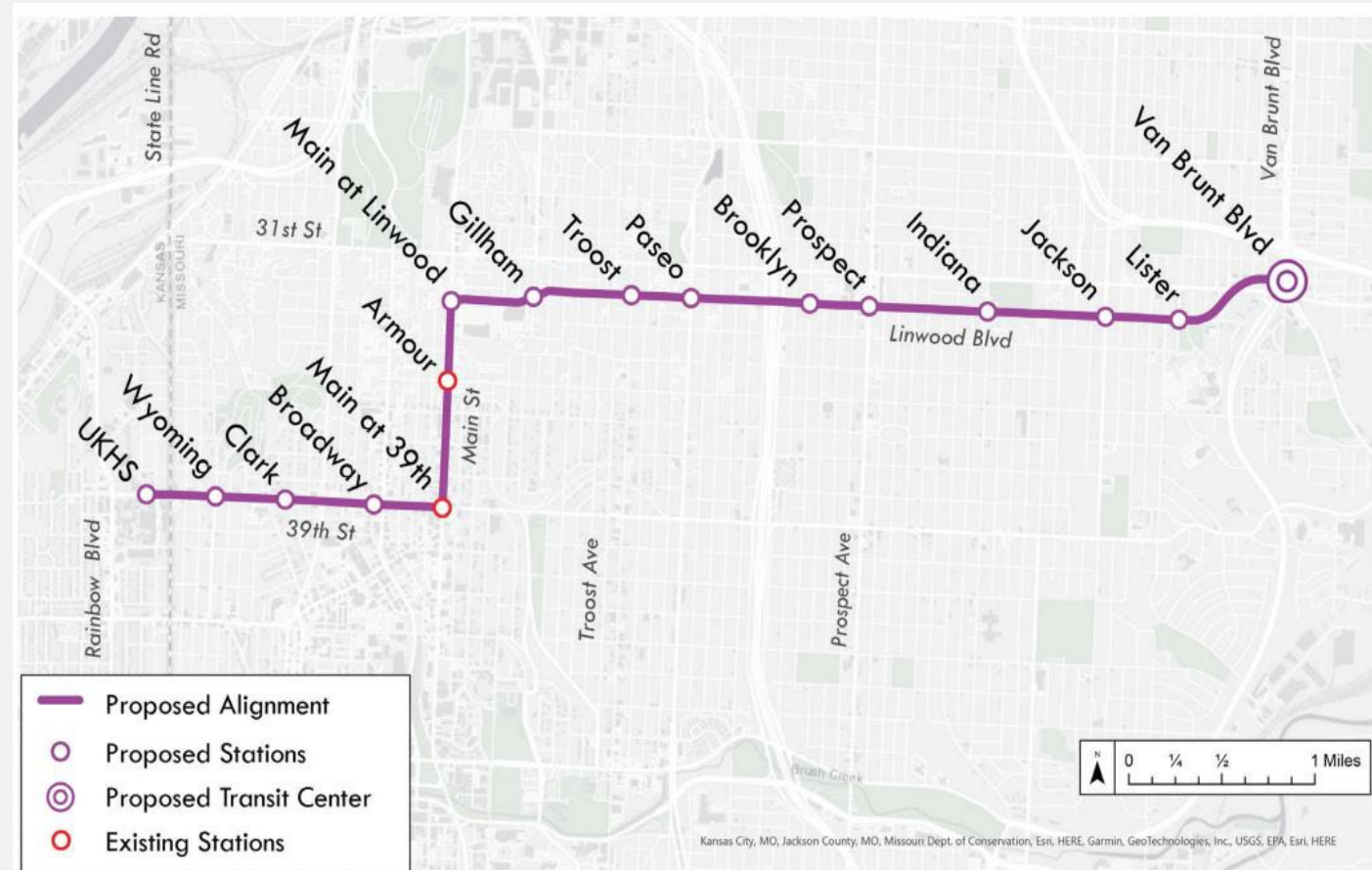
- Diversity and Opportunity
 - Providing a diverse array of affordable housing near job centers
- Strong and Accessible Neighborhoods
 - Providing greater housing density in areas served by transit and connected to job centers
- Connected Communities
 - Promoting pedestrian scale blocks and streetscapes
- Sustainable and Equitable Growth
 - Prioritizing infill or contiguous development that utilizes existing infrastructure and services over “leapfrog” developments

Midtown/Plaza Area Plan(2016)

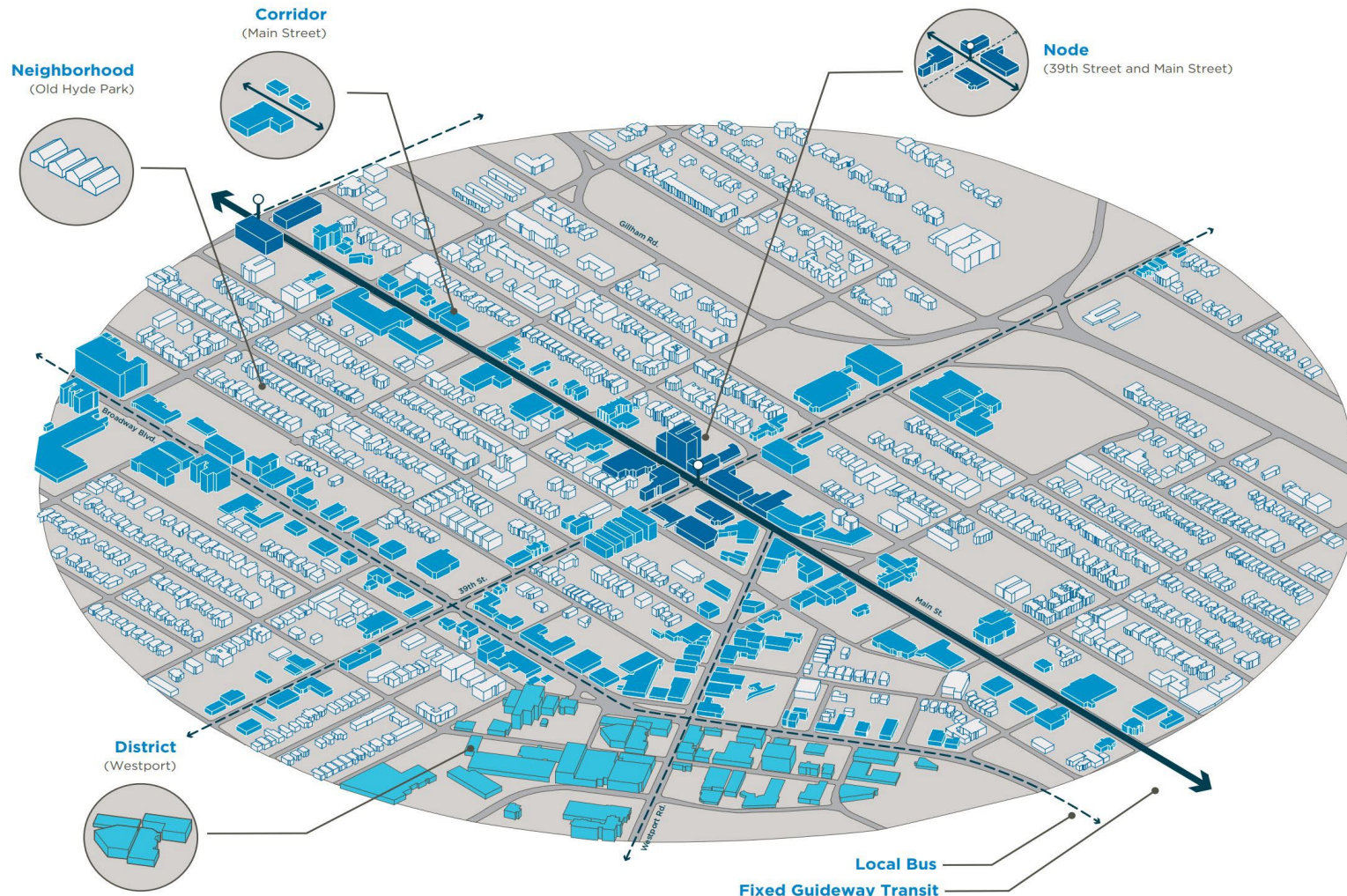
- Reinforce and embrace and urban development form (23)
 - Vertically mixed-use developments that incorporate residential uses and purely multi-family developments would provide a more diverse and active environment.
 - Any mixed use development between nodes should contain multi-family residential and may contain neighborhood oriented commercial uses.
 - Blocks should have a higher lot coverage and higher scale and intensity than suburban environments.
- Development Form
 - Corridors are typically major roadways that connect districts, nodes, and neighborhoods featuring a greater density of commercial and/or residential uses. (31)
 - Cluster high density housing in nodes and along corridors as consistent with the Recommended Land Use Map and Development Form Map. (130)

Transit considerations

- TOD in Area Plan
 - Apply the concepts of transit-oriented development (TOD) along the primary transit corridors and near *future* transit stations. (23)
 - TOD: higher density blend of residential/commercial along corridors and at intersections.
 - Lower emphasis on parking, more emphasis on walkability
- East-West Transit Study (2024)
 - Streetcar recommended along 39th St.
 - Proposed stops nearby at Wyoming & Clark streets.



Transit-Oriented Development Policy(2017)



39th and Main Streets in Kansas City shows how each Development Form is a unique component of a complex city.

- Zoning for Density
 - Update base zoning districts in TOD areas to accommodate dense, mixed-use development at a scale and intensity appropriate to each TOD location.
 - *Rezoning efforts can be also be undertaken in coordination with new development in TOD areas. (42)*
- Housing Variety
 - Provide a variety of housing options at higher densities that make it easier for most people to live in housing in a TOD area, regardless of their housing needs or price ranges.

Common Questions from CPC

- Is the Midtown/Plaza plan being amended?
 - Only the future land use is being changed. The lot is split between Mixed-use Neighborhood and Residential Low. Lots should not have split future land use designations.
- Is this consistent with the Midtown/Plaza plan?
 - Yes. Midtown/Plaza calls for denser, mixed-use development along corridors, like 39th St.
- Does this override other recommendations in the area plan?
 - No, the plan calls for maintaining the urban fabric along corridors. No portion of the broader plan is being changed.

City Plan Commission (4-1) & Staff Recommendation

Case No. CD-CPC-2025-00055

Approve

Case No. CD-CPC-2025-00054

Approve

Case No. CD-CPC-2025-00056

Approval with Conditions