

Docket Item #5.1, 5.2, 5.3

CD-CPC-2025-00055

Area Plan Amendment

CD-CPC-2025-00054

Rezoning

CD-CPC-2025-00056

Development Plan (Residential)

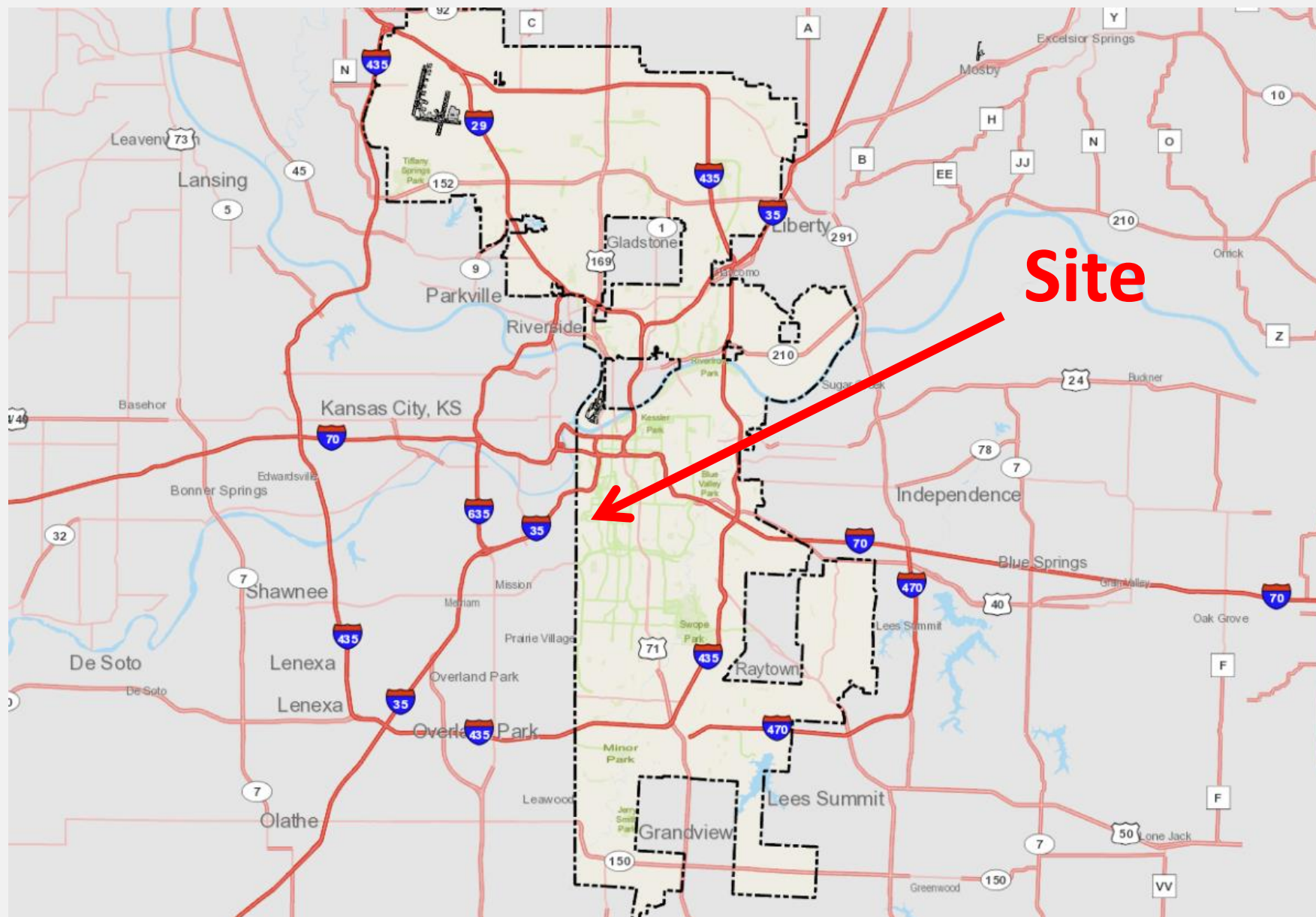
Hickok Homes 39th Street – 3809 Roanoke Rd

June 4, 2025

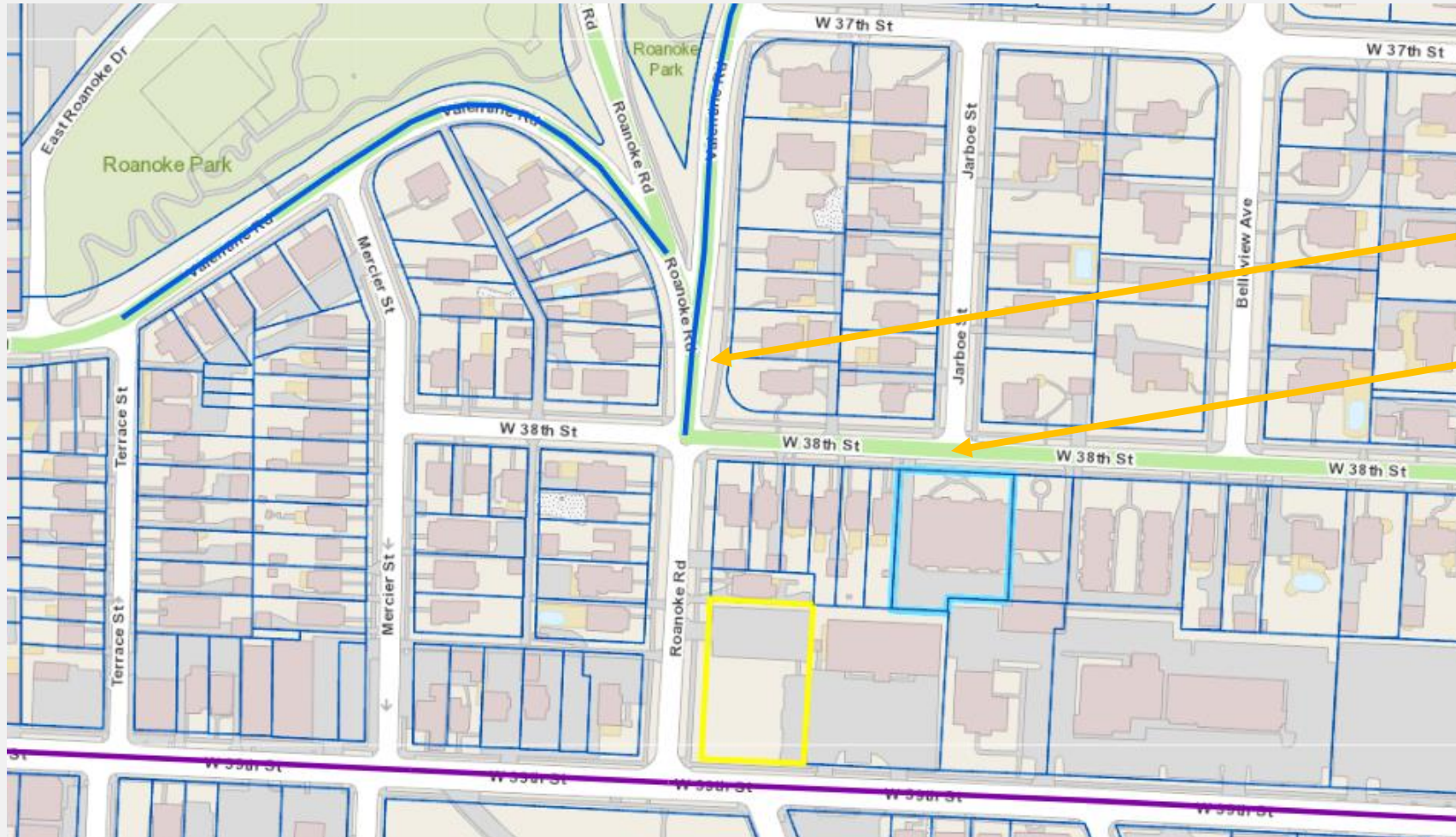
Prepared for

City Plan commission







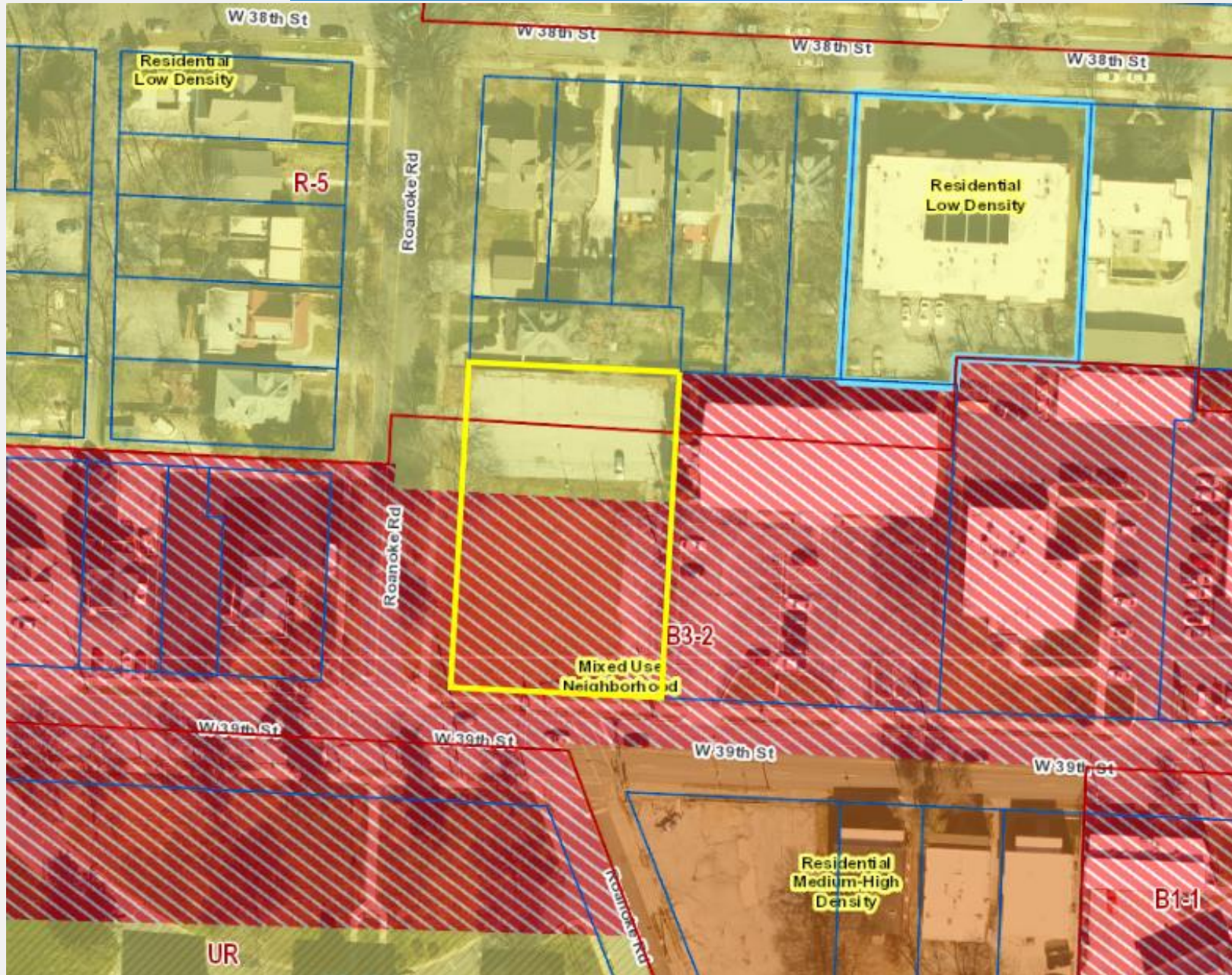


Boulevard

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



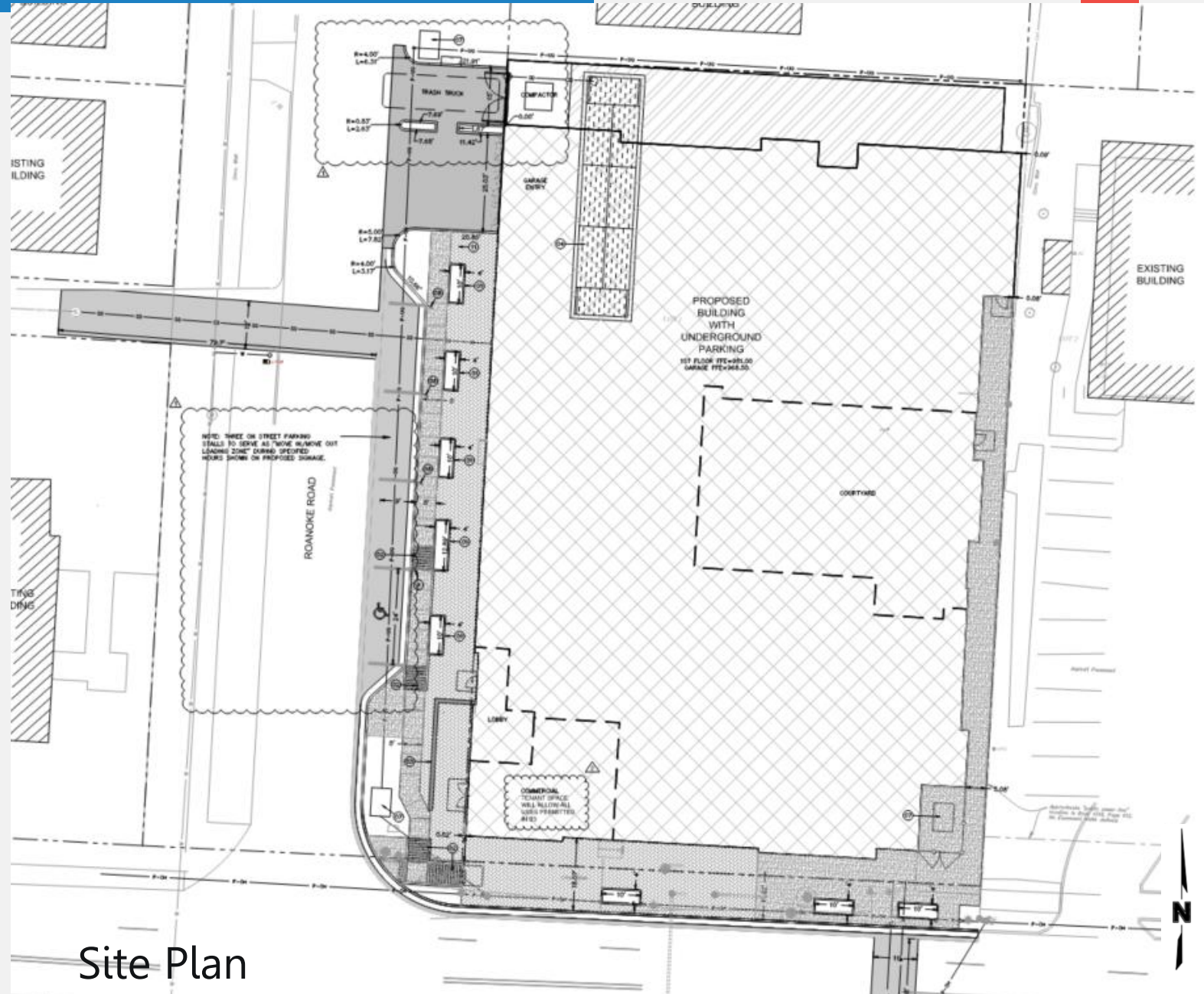
62,987 SqFt

4 Stories

73 Residential Units
(For Rent)

73 Parking Spaces

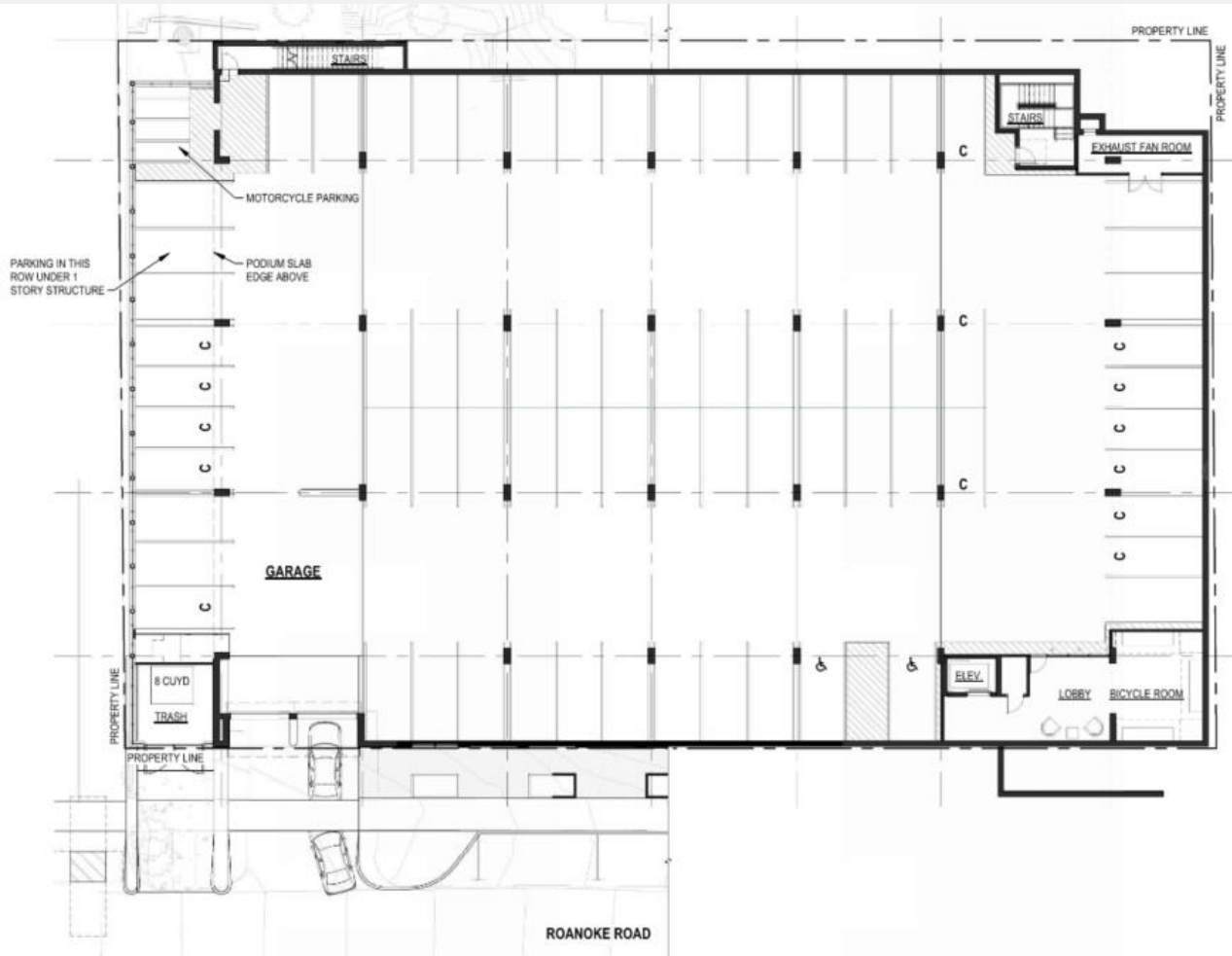
1,233 SqFt Commercial Space



Site Plan

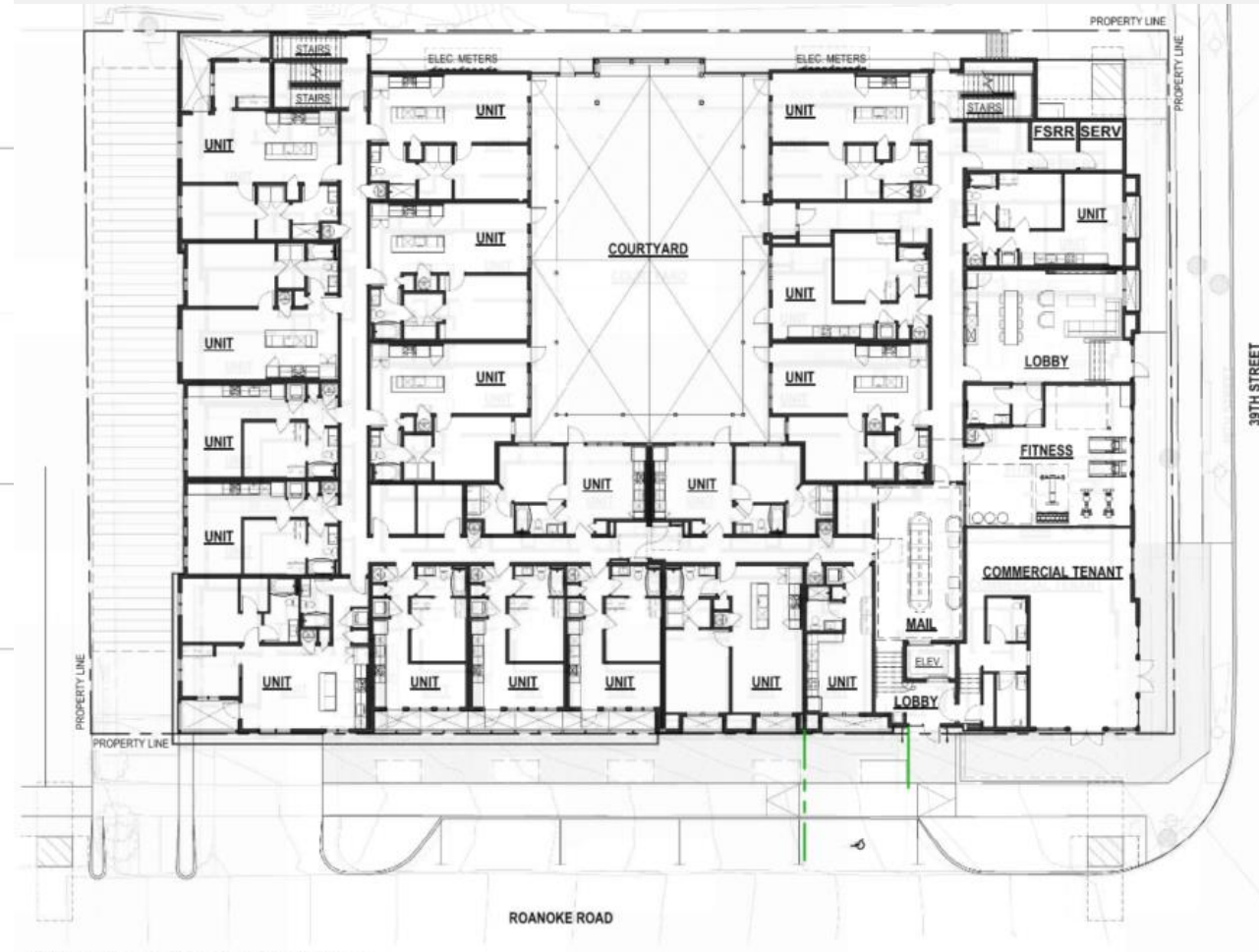
***Deviations Requested**

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)



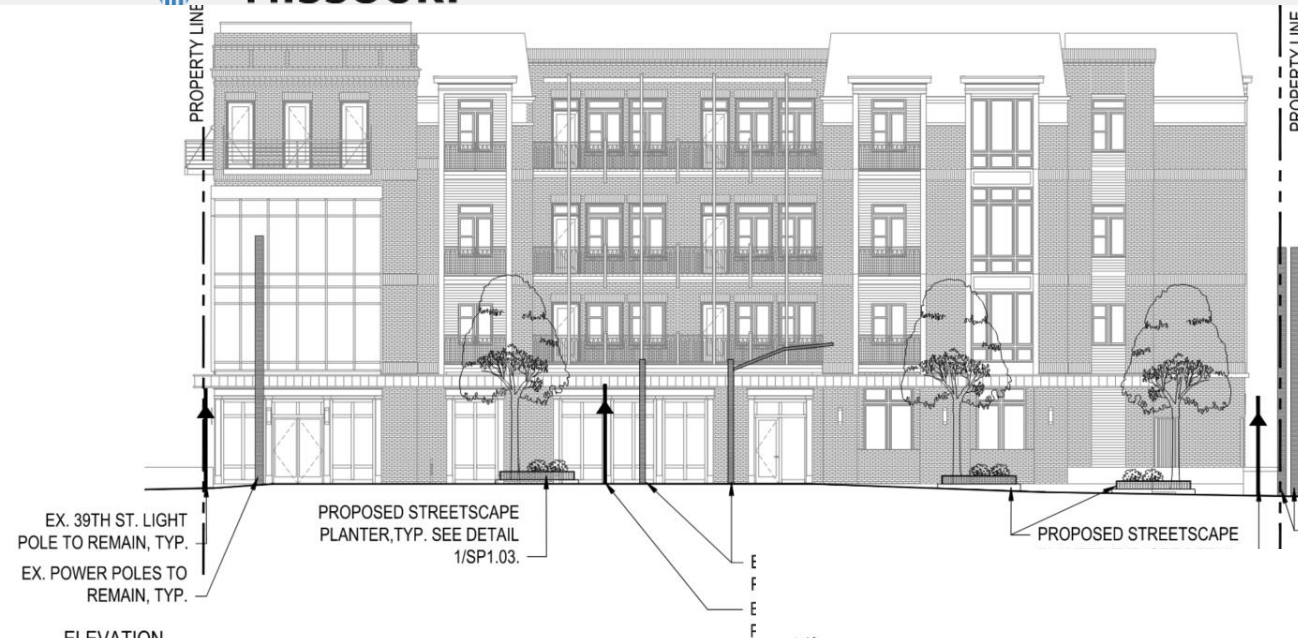
GARAGE PLAN

1/16" = 1'-0"



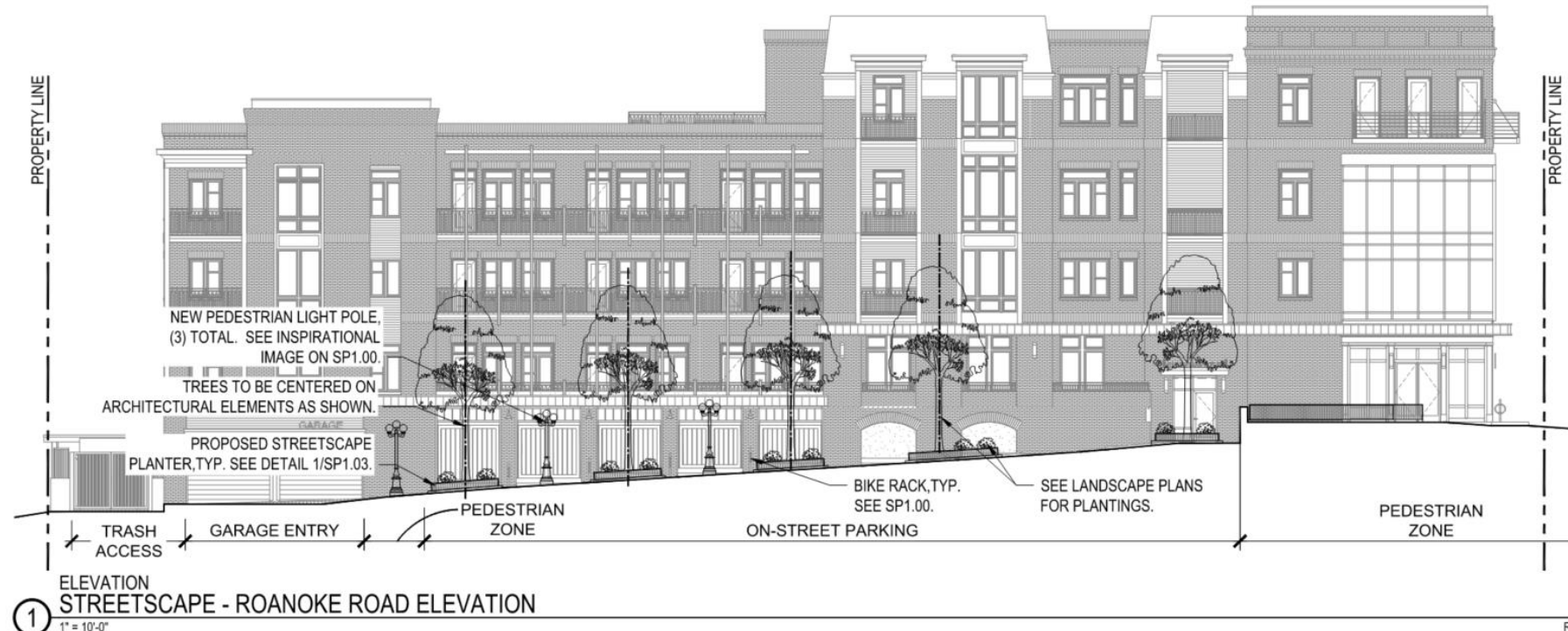
1ST FLOOR BUILDING PLAN

1/16" = 1'-0"



ELEVATION
STREETSCAPE - 39TH STREET ELEVATION

1" = 10'-0"



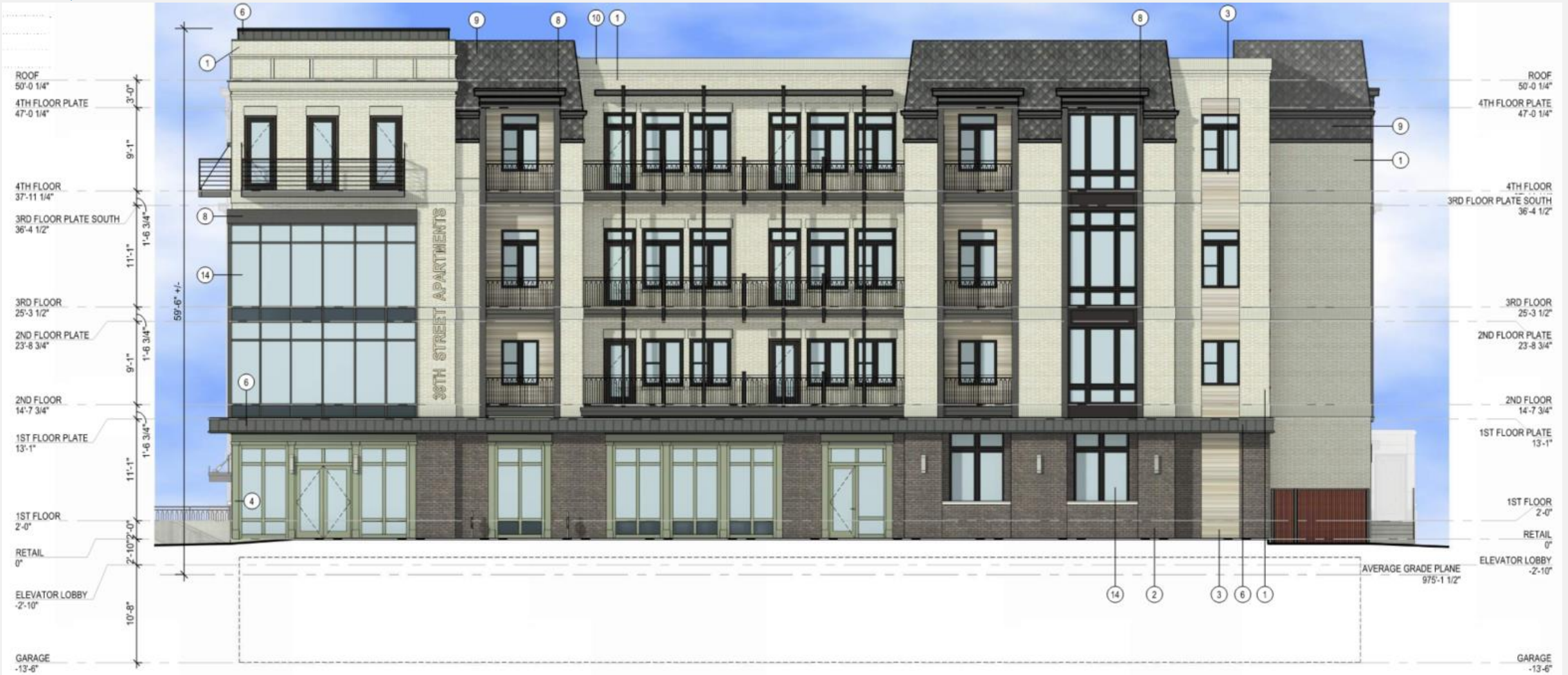
ELEVATION
STREETSCAPE - ROANOKE ROAD ELEVATION

1" = 10'-0"





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



SOUTH ELEVATION (39TH ST)

1/8" = 1'-0"



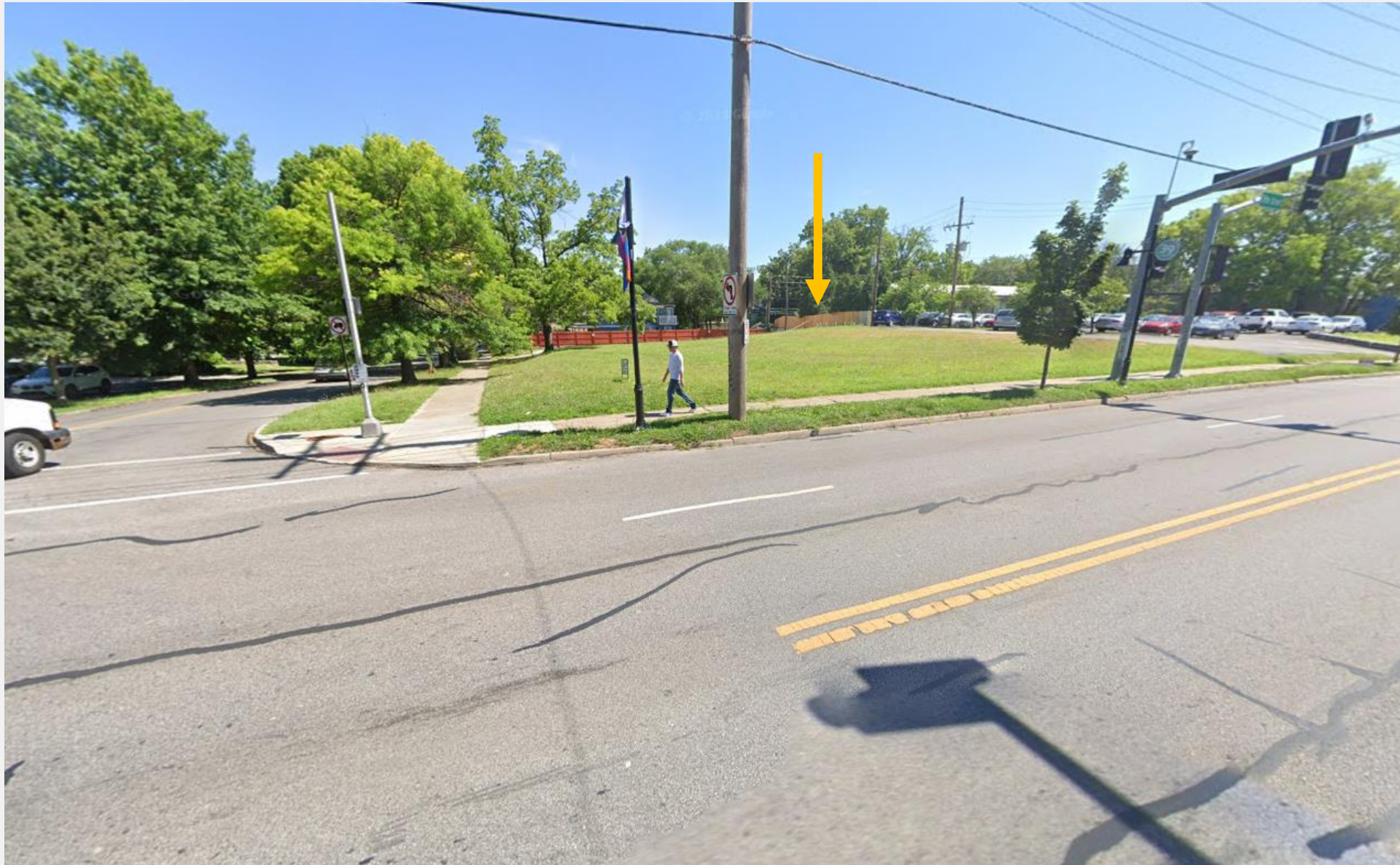


NORTH ELEVATION

Building Elevations



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)

Staff Recommendation

Case No. CD-CPC-2025-00055

Approve

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Approval with Conditions