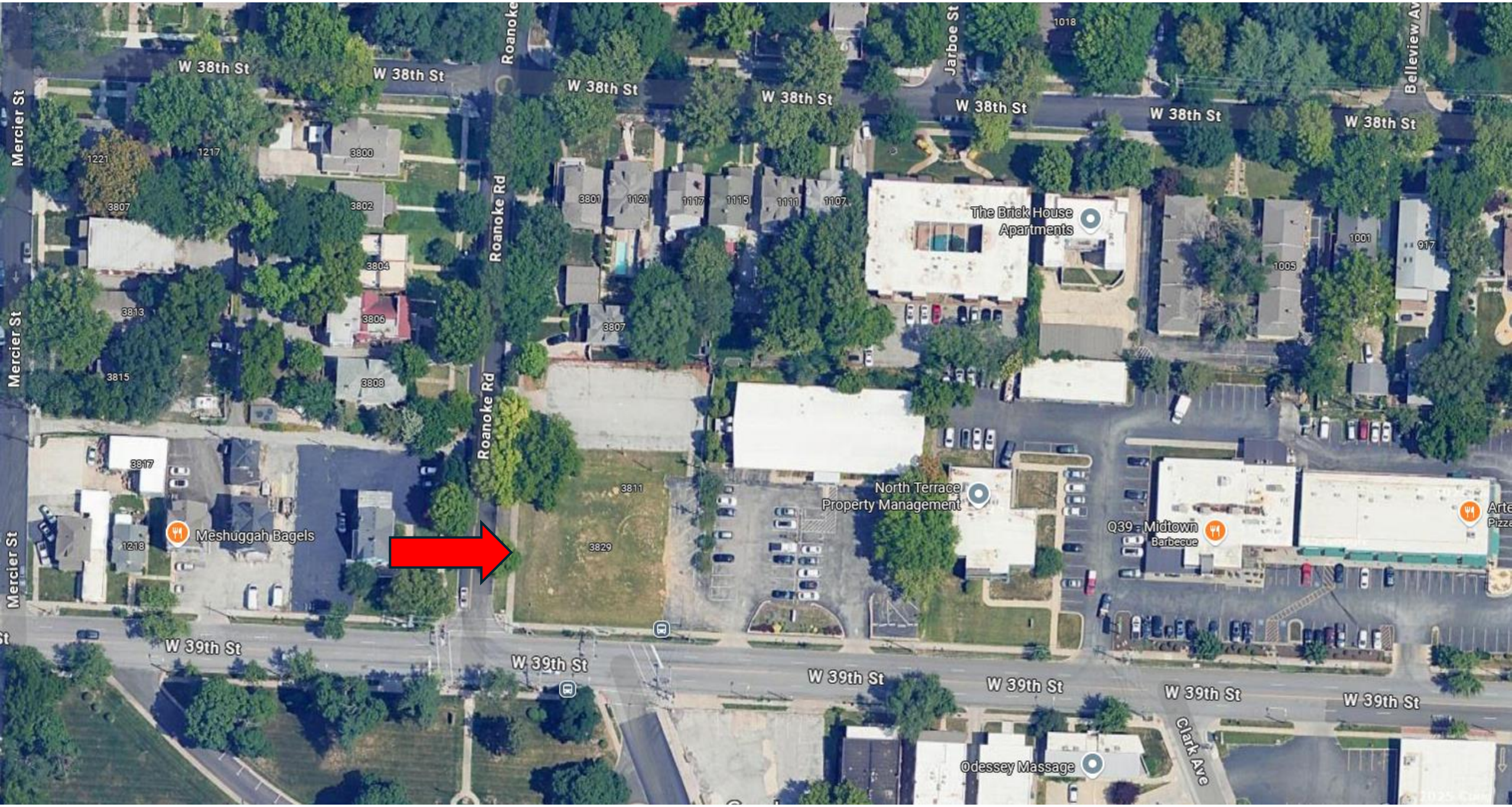
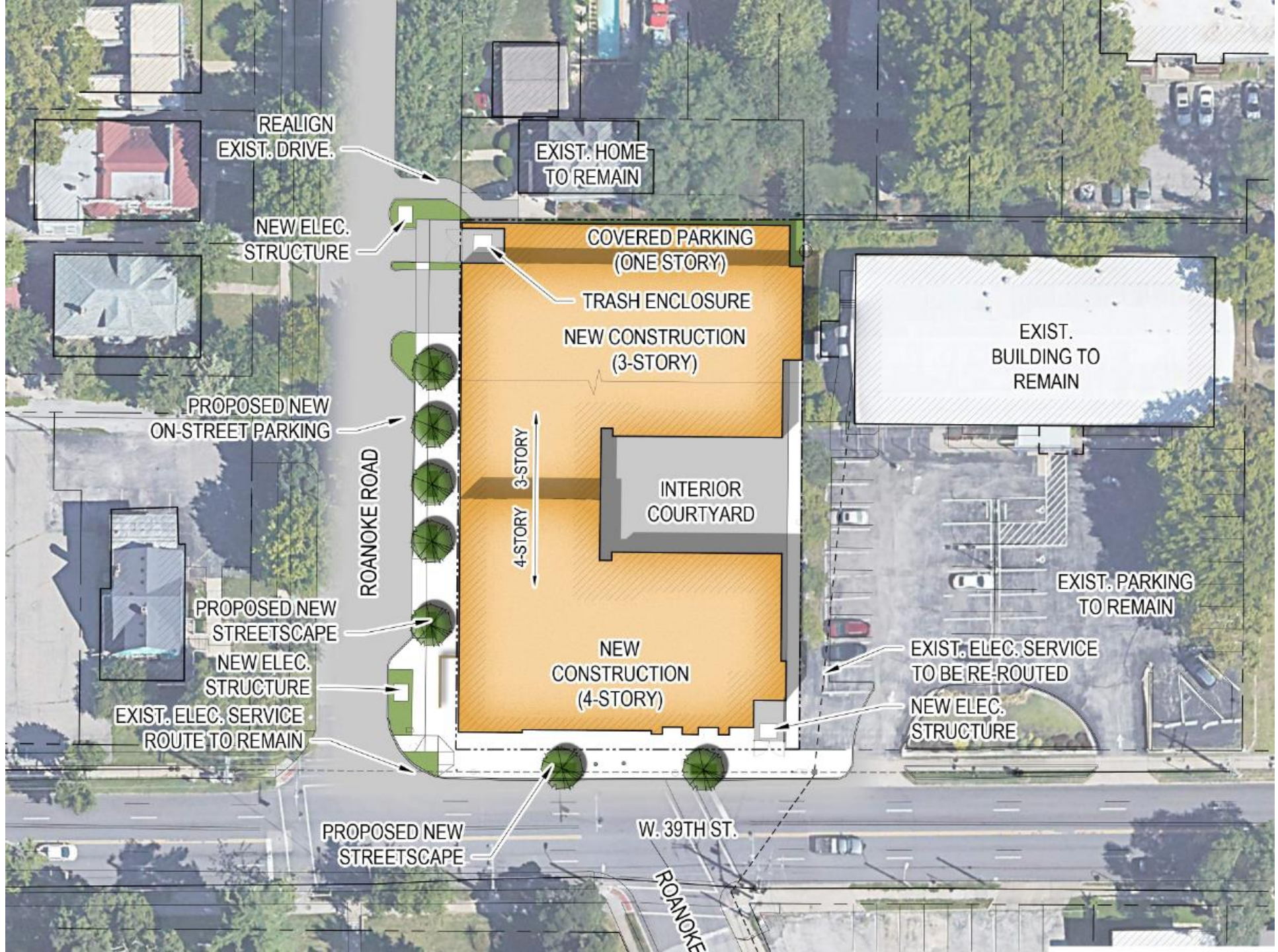
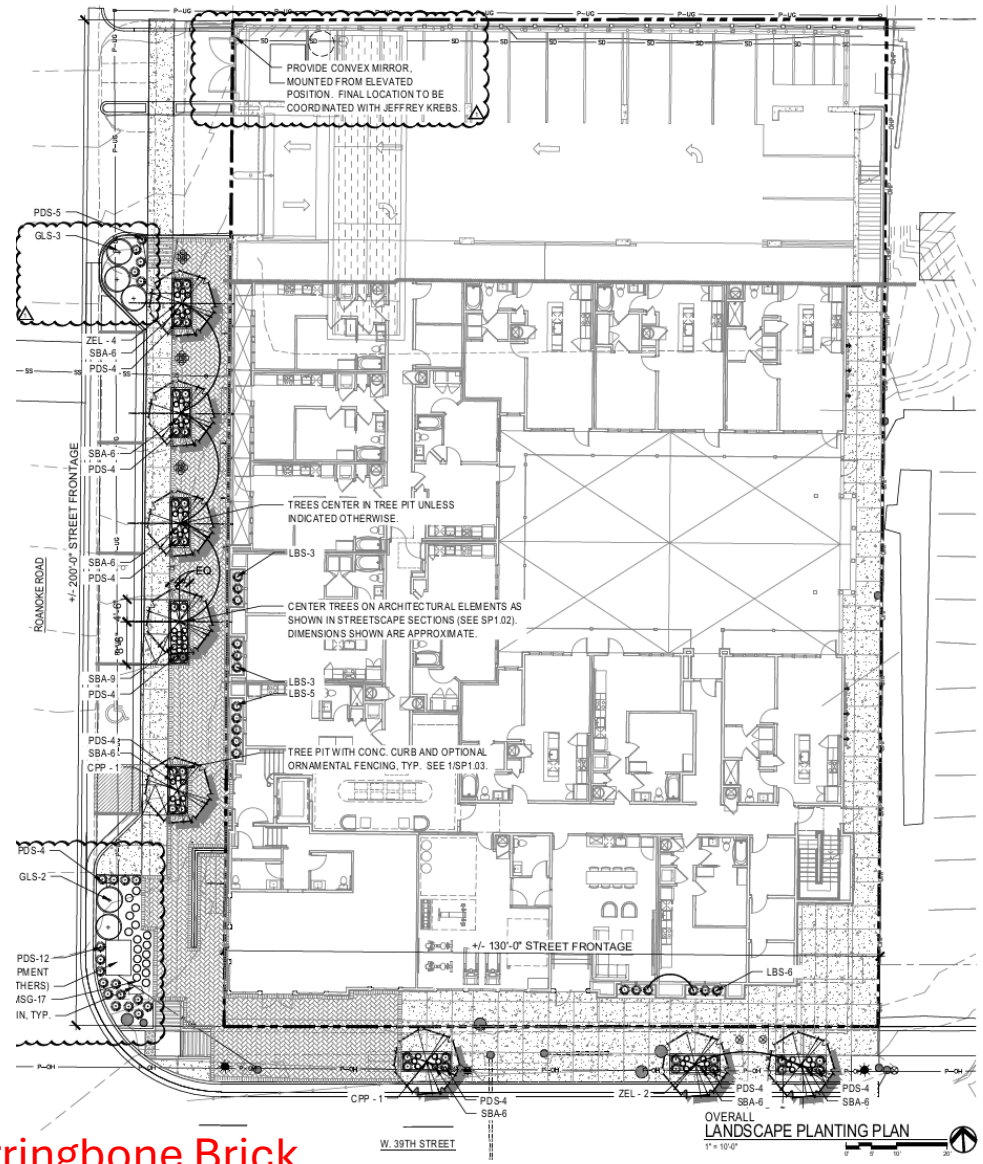
39th & Roanoke

August 19, 2025

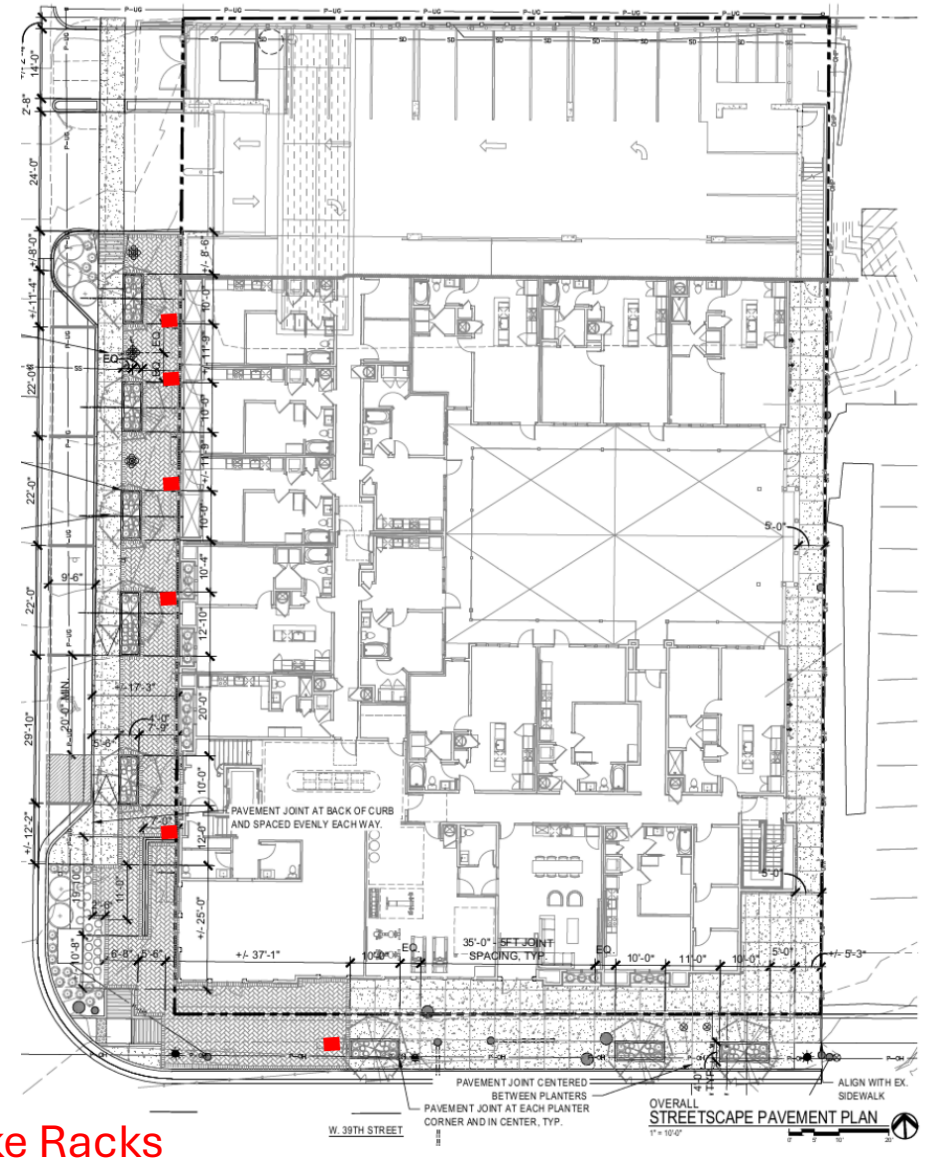
NPD Committee


W 38th St
Roanoke
Jarboe St
Belleview Av
Mercier St
Roanoke Rd
1018
1221
1217
3800
3807
3802
3801
1121
1117
1115
1111
1107
The Brick House Apartments
1001
917
1005
3804
3813
3806
3807
3815
3808
3817
3811
North Terrace Property Management
Meshuggah Bagels
1218
3829
Q39 - Midtown Barbecue
W 39th St
Clark Ave
Odessey Massage

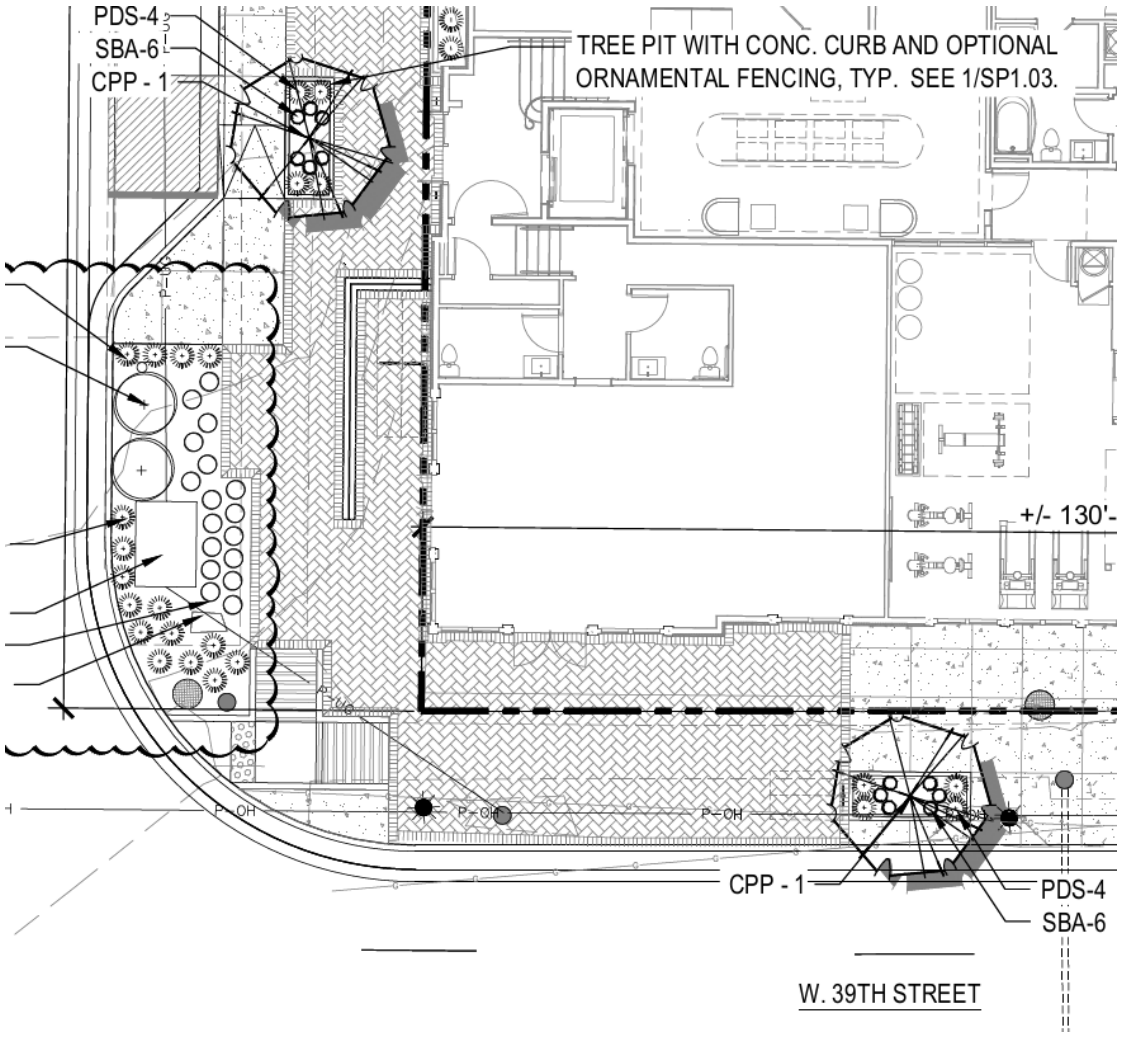

REALIGN
EXIST. DRIVE.
EXIST. HOME
TO REMAIN
NEW ELEC.
STRUCTURE
COVERED PARKING
(ONE STORY)
TRASH ENCLOSURE
NEW CONSTRUCTION
(3-STORY)
EXIST.
BUILDING TO
REMAIN
PROPOSED NEW
ON-STREET PARKING
ROANOKE ROAD
3-STORY
4-STORY
INTERIOR
COURTYARD
EXIST. PARKING
TO REMAIN
PROPOSED NEW
STREETSCAPE
NEW ELEC.
STRUCTURE
NEW
CONSTRUCTION
(4-STORY)
EXIST. ELEC. SERVICE
TO BE RE-ROUTED
NEW ELEC.
STRUCTURE
EXIST. ELEC. SERVICE
ROUTE TO REMAIN
PROPOSED NEW
STREETSCAPE
W. 39TH ST.
ROANOKE



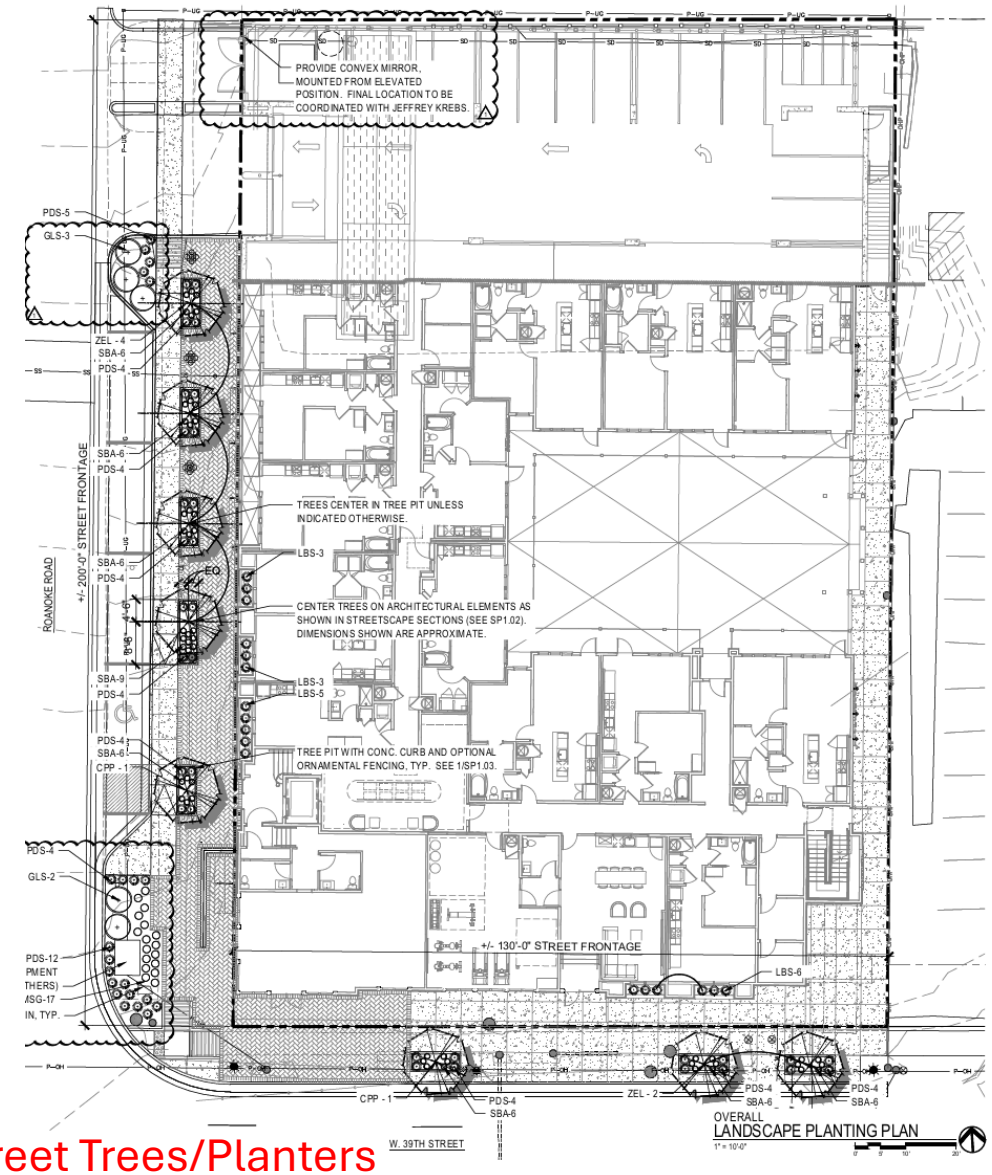
Herringbone Brick



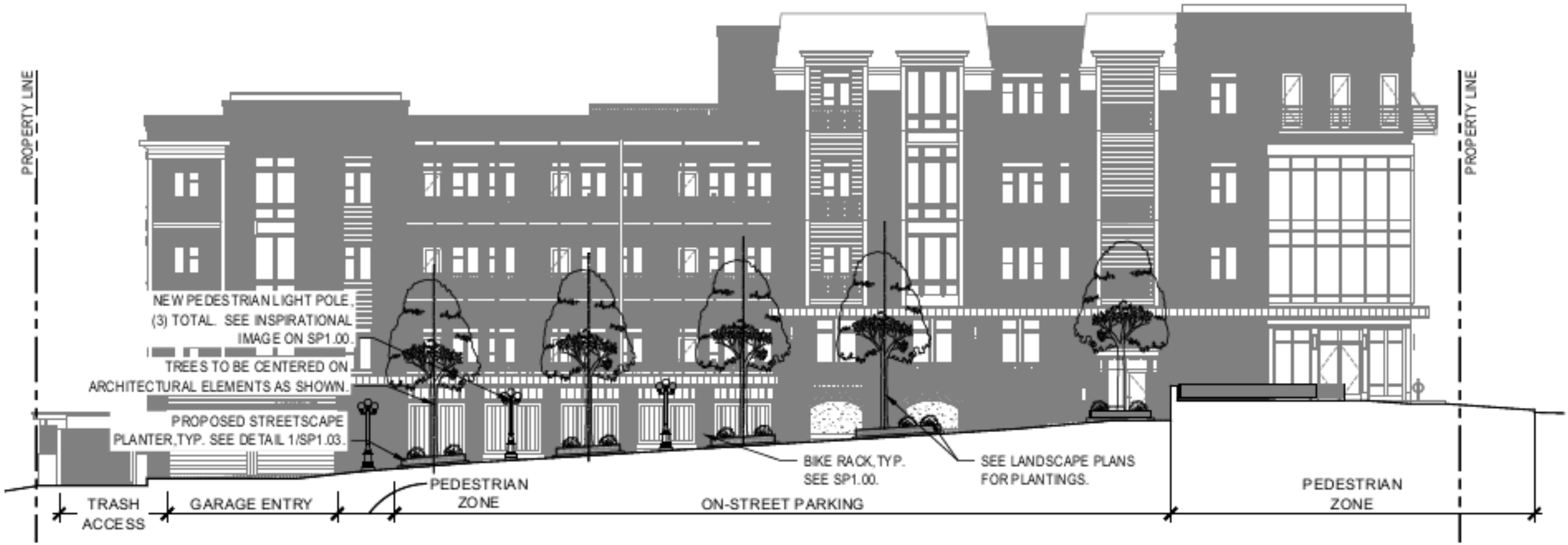
Bike Racks



Landscape Corner Feature



Street Trees/Planters



ELEVATION

1 STREETSCAPE - ROANOKE ROAD ELEVATION

1" = 10'-0"

RE: SP1.00 & 1.01

1st Plan - 2022

- 5-Story / 66 feet avg. height
- 94 Units
- Outdoor Space oriented towards Roanoke

NSPJ ARCHITECTS

39th St. & Roanoke Rd

Hickok Homes Kansas City, MO

2nd Plan - 2023

- Stories (5→4)
- Units: 94 → 81
- Flipped building
- Pulled back building from property lines
  - 17’ (north)
  - 3’ (39th Street)
- House under contract

Logo
NSPJ

3rd Plan – March 2025

- Stories (5→4) to 3-Story on north ½ and 4-story on 39th Street
- Units: 92 → 81 → 73
- Pulled back building from property lines
  - Still 17 feet (north)
  - 3 →5 feet (39th Street)
- Purchased House

4th Plan – May 2025

- Stories (5→4) to 3-Story on north ½ and 4-story on 39th Street
- Units: 92 → 81 → 73
- Pulled back building from property lines
  - Still 17 feet (north)
  - 3 →5 feet (39th Street)
- Removed Balconies from north façade
- Offered to plant evergreen in yard of purchased home.

North Elevation (with baconies)

North Elevation (without balconies)

NORTH ELEVATION

1/8" = 1'-0"

5th Plan

nspj ARCHITECTS

NORTH ELEVATION - PITCHED ROOF

HICKOK HOMES | 39TH ST. & ROANOKE RD. - KANSAS CITY, MO.

SCALE: 1/8" = 1'-0" 721122 7.16.2025

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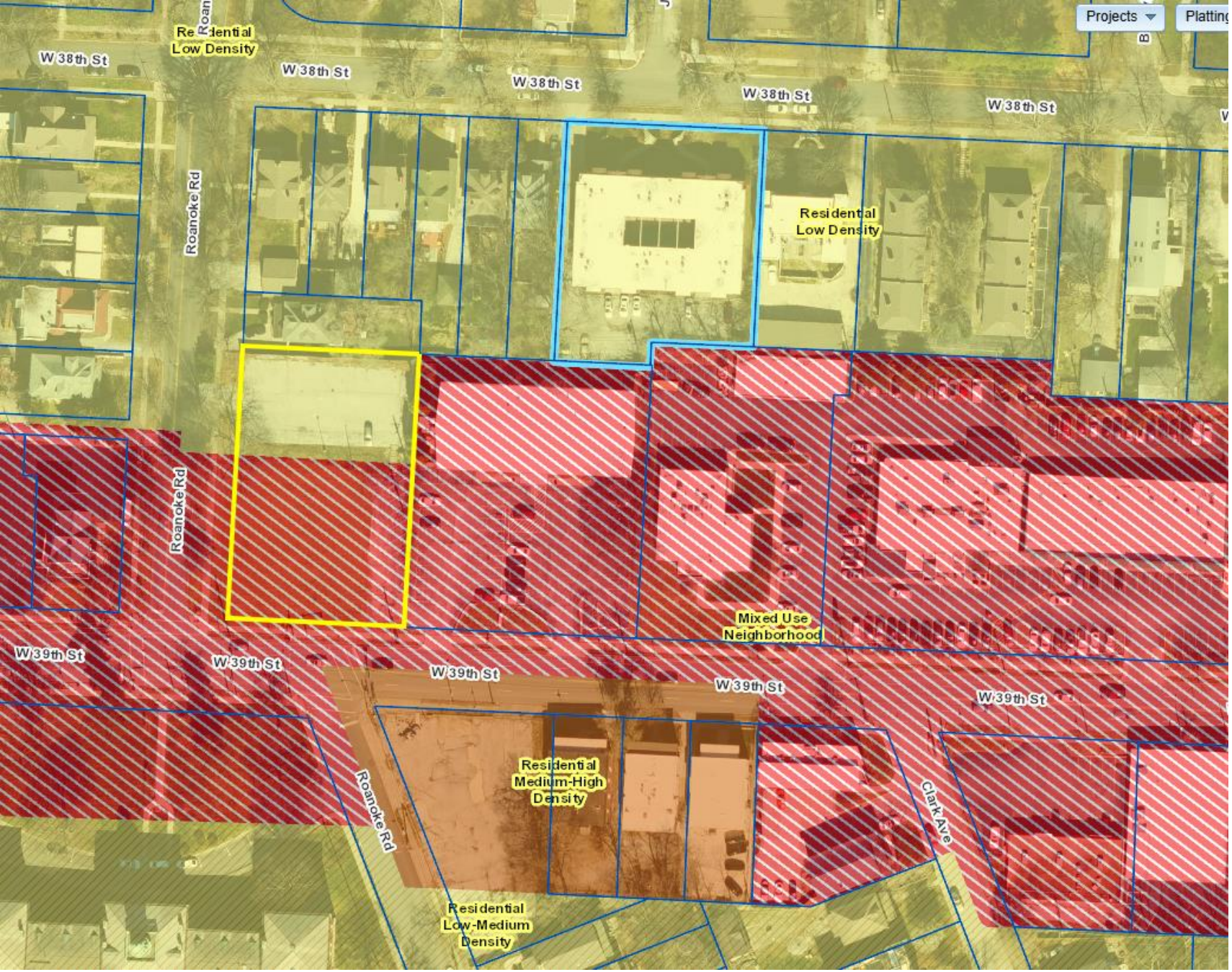
1117 W. 38th Street

1115 W. 38th Street

END



- Future Land Use Plan