



May 30, 2025

City Plan Commission
City of Kansas City Missouri
414 E. 12th Street, 15th Floor
Kansas City, MO 64106
Via Electronic Mail To: publicengagement@kcmo.org
Via Electronic Mail To: genevieve.kohn@kcmo.org

RE: 3825 Roanoke [CD-CPC-2025-00054, 55, and 56]

The Roanoke and Volker Neighborhood Associations are writing to express opposition to the rezoning for the proposed project at the Northeast corner of West 39th St. and Roanoke Rd. Per the Midtown-Plaza Area Plan, approved by the Kansas City city council on October 22, 2015, this project violates many recommendations set forth, including:

Massing/height and scale of a building: New construction should roughly equal the height of existing buildings and relate to the scale of adjacent buildings in size and proportion. The proposed project would dwarf existing buildings along the corridor. Future development should respect appropriate, established land uses and prevent encroachment. The placement of the proposal encroaches on neighboring parcels and the streetscape.

Building Placement: Corner sites should serve as gateways or focal points. Both require detailing due to their high visibility from two or more streets and long distances. New construction should consider the scale of adjacent buildings to determine placement that would continue a strong street edge. Evaluate adjacent sites, trees and vegetation, and open spaces for how they function as the walls and floor of public outdoor spaces. Support these spaces through building placement. As a prominent corner connecting to the historic Roanoke neighborhood and parkway, a project of this scale is inappropriate for this location.

Further, any future development to be endorsed by the Roanoke and Volker Neighborhood Associations would respect "the character of 39th Street, with its smaller scale unique buildings, narrow streets, on-street parking, and walkability that all contribute to making it a special place within the City," as stated in the Midtown-Plaza Area Plan. Per the City Plan Commission website, change in zoning of any property would need to be justified by public necessity, convenience, or the general welfare, and it is the firm opinion of the Roanoke and Volker Neighborhood Associations that this high density, luxury project does not check any one of those boxes.

This proposed project's massing, scale, and target market does not fulfill any of these recommendations, and would create an unnecessary burden on local infrastructure and property owners, and diminish the expressed character and charm of the corridor. The Midtown-Plaza Area Plan was adopted after extensive public input and engagement to assist with guiding development decisions knowing that the

community's vision and priorities are accounted for; therefore it is important to not deviate from this vision, since it is the best overall reflection of both public sentiment and future development. The current zoning of B-2-3 / R-5 includes density and setback restrictions that allow appropriate levels of safety, privacy, utilities/sewage, traffic and parking control measures, sunlight, and overall quality of life of adjacent neighbors, all of which would be stripped with this project.

In addition to being historic districts, Roanoke and Volker are extremely proud communities, both at the neighborhood level, as well as at the broader city level. The development that the city has seen over the past couple decades has been nothing short of remarkable, and it has broadly been done with thought, care, and intention when historic preservation intersects with an opportunity for re-development. To be clear, the community completely supports greater density and residential development of this proposed site and on West 39th Street to further allow Roanoke, Volker, and the surrounding neighborhoods to thrive. However this planned development is outside the recommended density, scale, and character of 39th Street. It would be negligent of the current stewards of these 100+ year old homes to not do everything possible to ensure that the neighborhood's character remains intact for future generations, and for this reason, the Roanoke and Volker Neighborhood Associations oppose the rezoning of this parcel of land for the proposed Hickok Homes project.

Sincerely yours,

The Roanoke and Volker Neighborhood Associations

Attachment: Roanoke Residents in Support of This Letter

Jason Dalen and Kathleen Boyle Dalen 3666 Bellevue Ave
Laura Glenda Goodman 3657 Bellevue Ave
Liz Tobin 3719 Valentine Rd
Kelly and Kristina Thompson 915 Valentine Rd
Sarah Legg and Jonathan Evans 909 W 38th St
Olo Szyllayko and Mary Ellen Vincent 1105 W 37th St
Hadley Arnett and Michael Dickert 1117 W 38th St
Dorothy and Larry Arnett 1121 W 38th St
Joel Awaken 1001 W 38th St
Ryan Faggioni 901 W 38th St
Katya Isaac 1000 Valentine Rd
Frankie Messer 1102 Valentine Rd
Rhonda and Scott Burnett 3719 Jarboe St
Curt Watkins 902 Valentine Rd
Jimmy and Bonnie Maloney 1111 W 38th St
Pat and Lauren Amey 3724 Bellevue Ave
Amy Winger and Josh Sitzer 3720 Jarboe St
Don Saxton 3703 Jarboe St
Lucy and David Terry 3601 Bellevue Ave
Matthew and Lindsay Severns 3658 Madison Ave
Diane and Gordon Gee 3717 Bellevue Ave
Joan and Jerry Riffel 3701 Valentine Rd
Ken Coit 3707 Valentine Rd
Greg and Sonia Pasley 913 W 38th St
Betsy and Eddie Delahunt, 3727 Madison Ave
Joel Rathbone 3747 Valentine Rd
Elaine and Gary Kabrick 1018 W 38th St
Dana Regan 3725 Jarboe St

Antonia and Mary Medellin 3728 Jarboe St
Judith L Bradley 3707 Madison Ave
David and Kendra Oakes 810 W. 38th St
Kathy and Steve Farkas 811 W 38th St
Mark and Tosha Lathrom 1015 Valentine Rd
Rick and Leah Moore 3714 Bellevue Ave
Barb Bohon 1008 W 37th St
Melissa Simon 1010 W 37th St
Brandon and Jenny Boulware 3710 Jarboe St
Carrie McDonald and Michael Fabrizio 3622 Bellevue Ave
Stuart Carden and Neysa Page-Lieberman 1115 W 38th St
Randell Moore 3663 Madison Ave
Steve and Holly Ropp 3671 Bellevue Ave
Susan and Greg Allen 3732 Bellevue Ave
William G. Calkins, Jr. and Katherine J. Delk-Calkins 3709 Bellview Ave
Paul and Connie Kamps 1120 W 38th St
Tim and Julie Steele 3621 Bellevue Ave
Thomas D Wyatt and Paul J Hamernik 810 W 38th St
Carla and Andy Dodge 1005 Valentine Rd
John and Vanessa Jesik 3681 Madison Ave
Nathan Benjamin & Margaret Perkins-McGuinness 3715 Bellevue Ave
Katie and Jake Kriefall 3731 Madison Ave
James and Morgan Langworthy 3714 Jarboe St.
Brett Barnes and Amy Pucker 3701 Madison Ave
Michael Forrest and Amber Westbrook 902 W 38th St

Attachment: Volker Residents in Support of This Letter

Rebecca Regan 3720 Valentine Rd
Travis and Amanda Butler 3936 Mercier St
Mercier Partners 3800 Roanoke Rd
Emma Hall 3800 Mercier St
Diane Capps 3535 Genessee St
Keena Tarrant 964 W 42nd St
George Niewrzel 4227 Bell St
Logen Jennings 807 W 40th St
Mariah Dohle 959 W 42nd St
Jordan Dempsey 959 W 42nd St
Elizabeth Paradise and Scott Wilson 3927 Bell
Cyndy Daniel 1111 W 39th St #305
Esther Estevez 3920 Wyoming St
John Pearse 4100 Roanoke Rd
Marlin Deen 3527 Genessee St
Aurelia Rangle 3542 Genessee St
David Haggard 3518 Terrace St
Sonia Spotts 3518 Terrace St
Lindsay Strickler and Grant Buxbaum 1606 W 39th St #3E
Mikal Shapiro 1127-1131 W 41st St
Sam Nutt 4014 Genessee St
Melody Rowell and Bobby Dixon 1108 W 41st St
Elise Romero 3737 Genessee St
Kathleen Brock 3560 Wyoming St
Terry Schroepfer 1621 W 41st St
Anna Stevens and Carson Bennett 3807 Genessee St

Jessica and James Ratcliff 3810 Terrace St
Aubree Groff and Devin Mart 3950 Mercier St
Karen D Chastain 3552 Genessee St
Kimberly Williamson 3533 Genessee St
Anita and Richard Duran 3556 Genessee St
Julie Tinoco 3400 Genessee St
Maggie and Corey Harrison 3940 Terrace St
Andrew Kuehler 1714 W 41st St
Laura Leeper 813 W 39th Terr
Glenn Stewart 1111 W 39th St
Scott Stone 1309 W 41st St
Cathie Chesen 3326 Karnes Blvd
Sharon Pendleton 4743 Jarboe St
Erin Donnelly and Sean Ernesti 3615 Genessee St
James Attebery 814 W 39th Terrace
Mary Kunkle and Patrick Henry 3528 Wyoming St

Attachment: Valentine Residents in Support of This Letter

David and Lauren Snodgrass 3628 Pennsylvania Ave
Mary Jo Draper 3625 Pennsylvania Ave