



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250537

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Rezoning an area of about 0.6 acres generally located at 3809 Roanoke Road from District B3-2 and R-5 to District B3-3 and approving a development plan to allow for a multi-unit residential building with limited commercial space. (CD-CPC-2025-00054 & CD-CPC-2025-00056).

Discussion

The proposed development is a multi-unit residential building with 1,233 square feet of ground floor commercial tenant space. The building will contain 73 dwelling units and amenity spaces. The lobby and commercial space will be located at the southwest corner of the building fronting on the corner of W 39th Street and Roanoke Road.

There will be 73 parking spaces partially underground and at-grade on the north side of the site. Access to the parking area will be at the northwest corner of the proposed building. All parking areas will be screened as part of the building architecture. Four on-street parking spaces will be created on Roanoke Road and used for tenant loading areas. Streetscape improvements will be made along W 39th Street and Roanoke Road enhancing the pedestrian environment with planters and specialty paving.

There is 10 feet of grade change across the site from south to north. The building height varies between 53 to 50 feet at the corner of W 39th Street and Roanoke Road and will step down with the slope towards the residential neighborhood to approximately 47 feet. The north facade will step back having no units with balconies to reduce imposition on the nearby residences. South, west, and east elevations will have units with balconies. Proposed building materials include thin brick, wood-look plank, stucco, and concrete.

There are site constraints limiting the amount of landscaping, but proposed species include Flowering Plum, Arborvitae, Zelkova, Sumac, Bluestem, etc.

There was a significant amount of public testimony at the City Plan Commission hearing in opposition to the project related to concerns about traffic, parking, building scale/massing, and building placement/setbacks. All letters of testimony are attached to the case in CompassKC.

The City Plan Commission discussed the resident's concerns and voted (3-2) to recommend approval with conditions.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is a zoning ordinance authorizing physical development on a subject property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing physical development on a subject property
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Public improvements to sidewalk in the public ROW will be made by the developer and maintained in the future as a City asset.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes physical development of the subject property, which may generate revenue

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)

This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?

Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

- ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development of new growth.
- ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
- ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
- ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
- ☐

Prior Legislation

None

Service Level Impacts

Minimal density increase along the 39th St corridor.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance complies with public engagement as required by 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance authorizes the construction of 73 residential units to increase density along the 39th St transit corridor.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 73

Number of Affordable Units 0

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Not applicable for private development authorized by this ordinance.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

[Click or tap here to enter text.](#)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)