

**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 39<sup>th</sup> Street – 3809 Roanoke Rd

June 4, 2025

*Prepared for*

City Plan commission

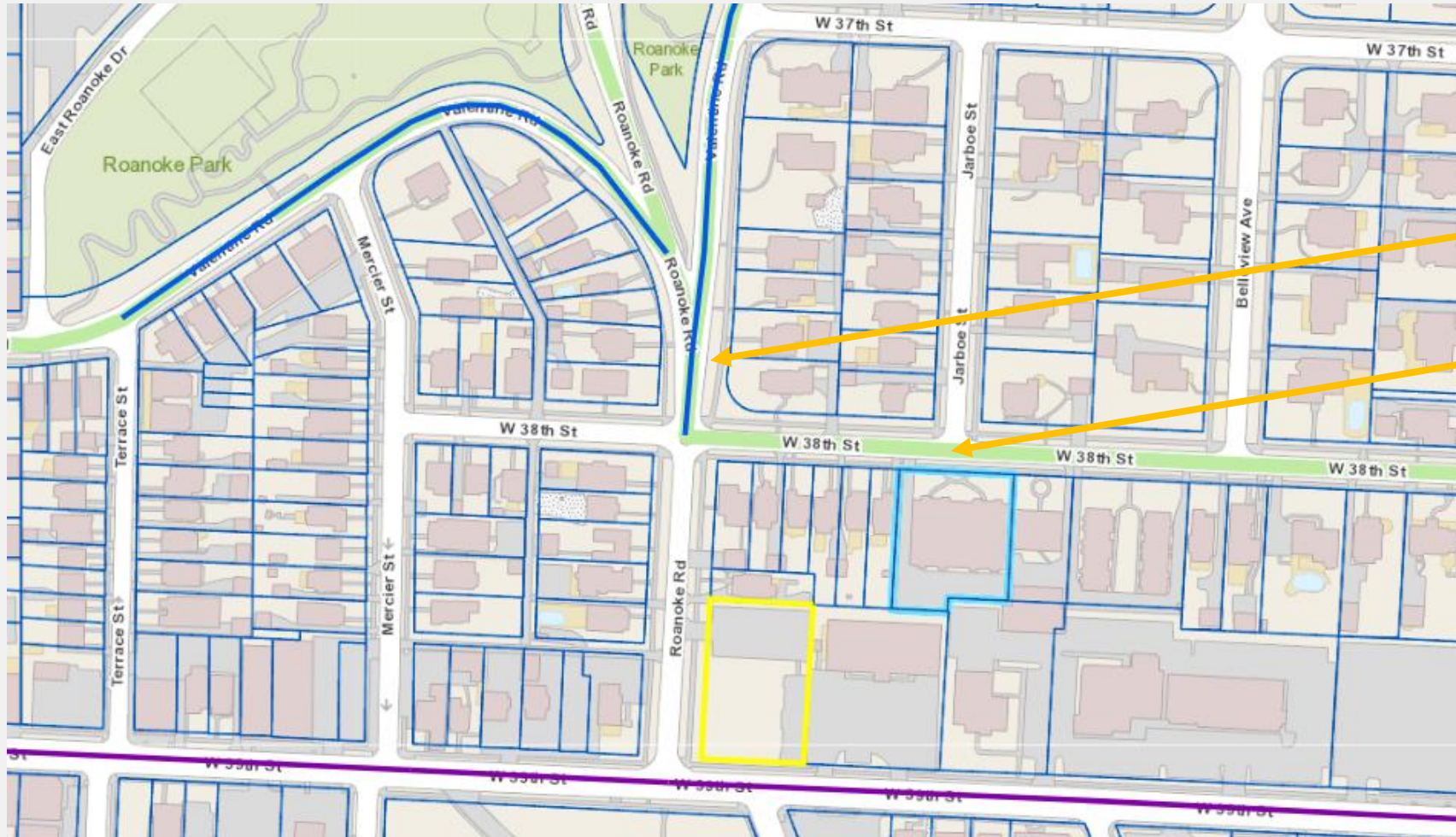












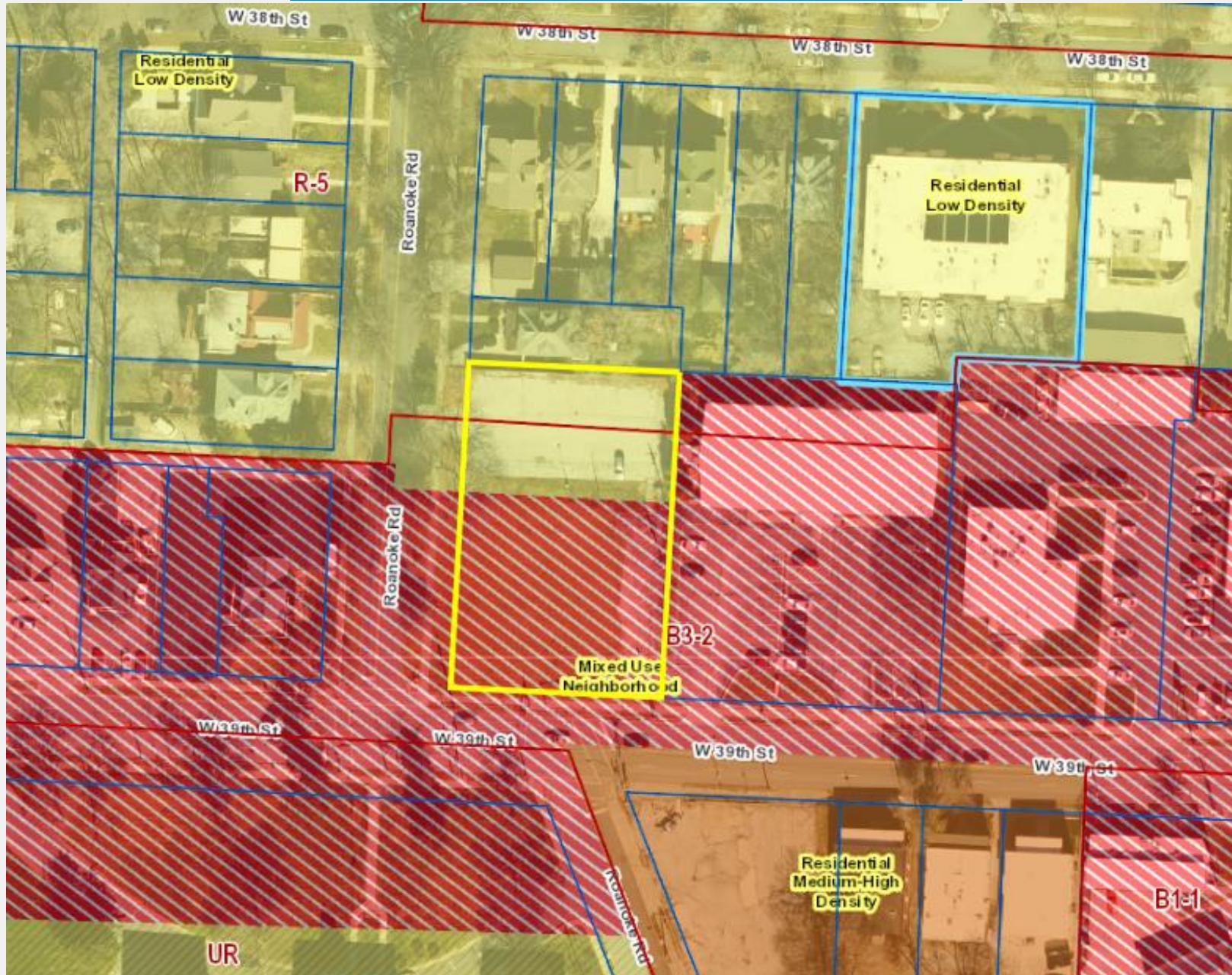
Boulevard

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

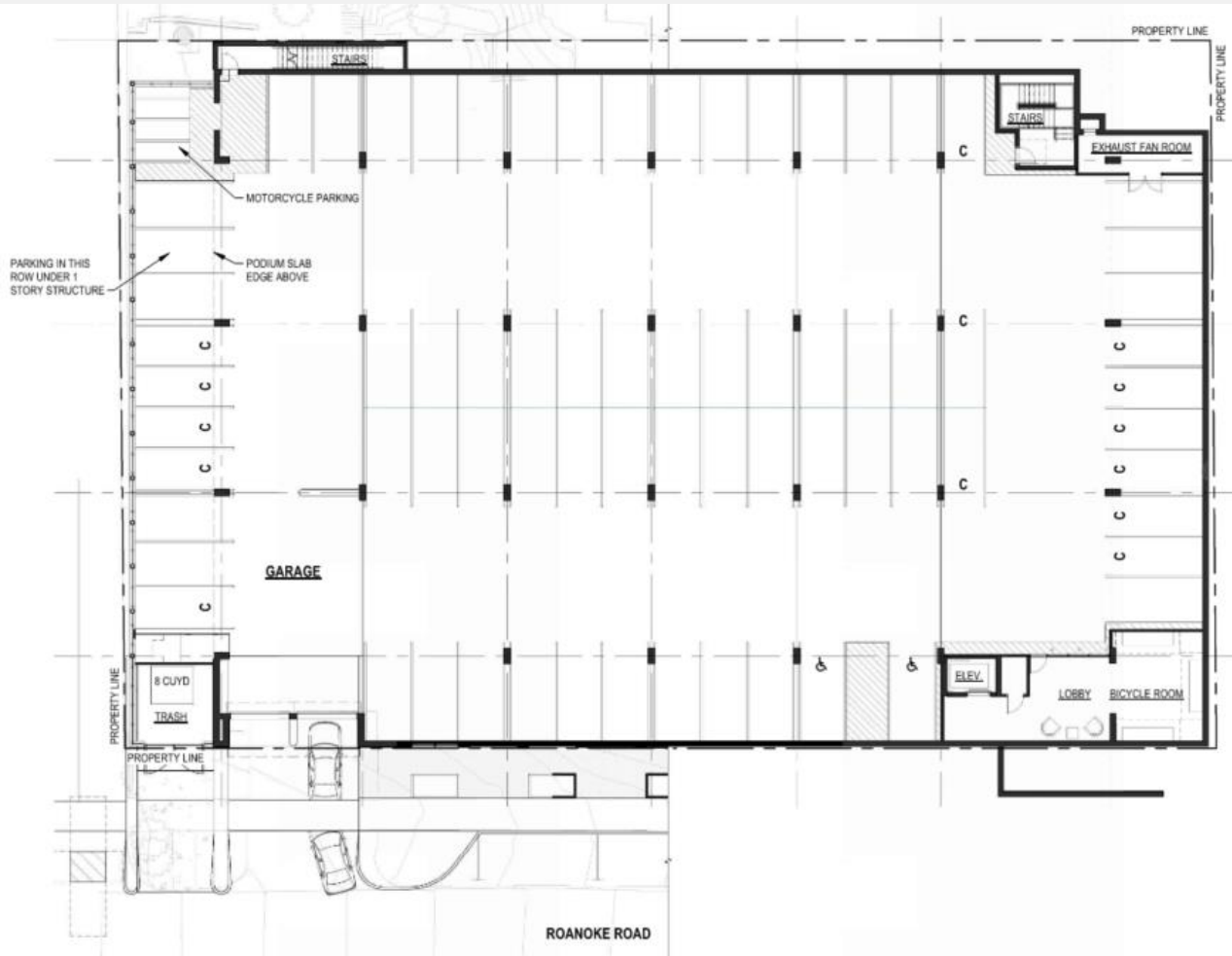


# Site Plan



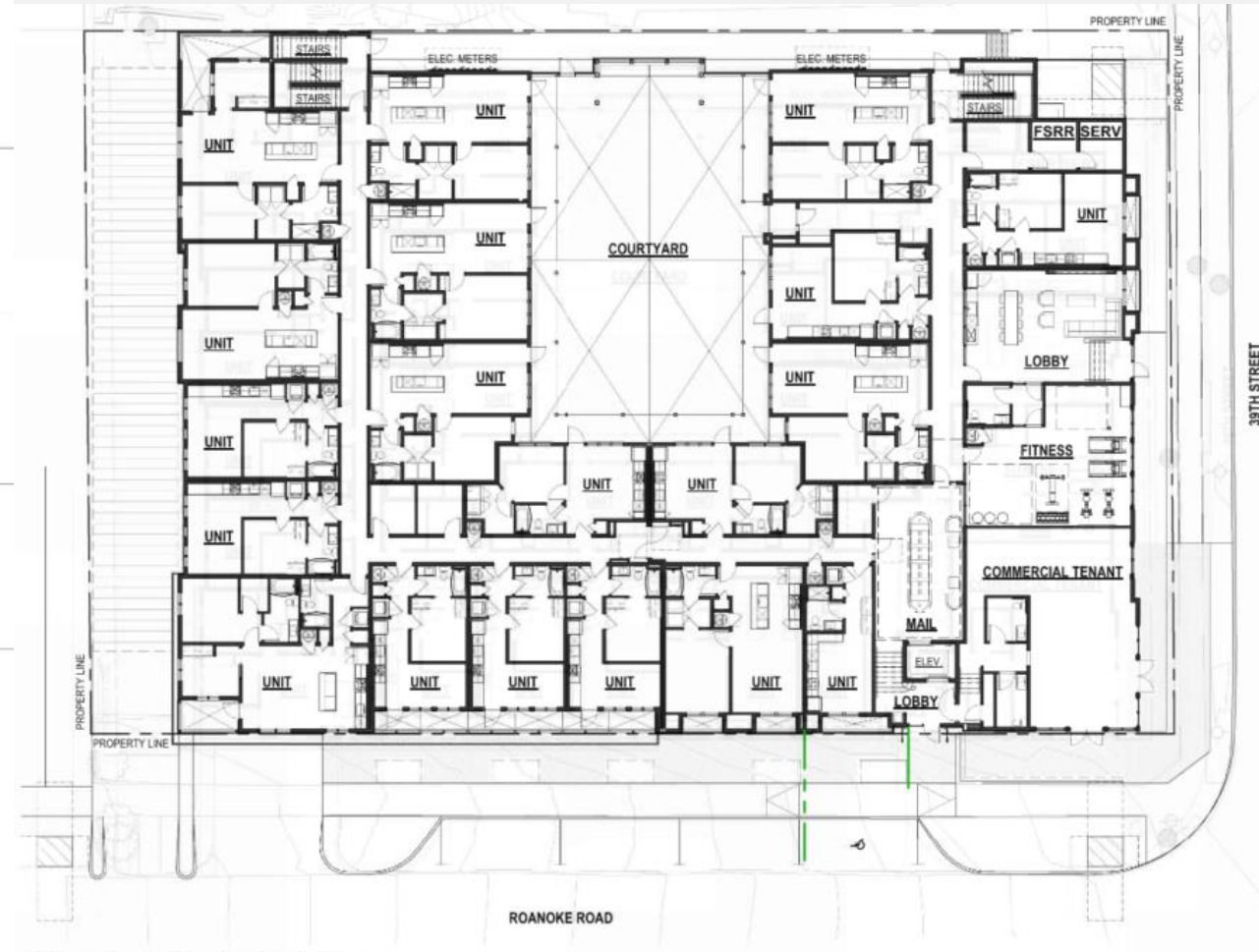
**\*Deviations Requested**

<b>88-120-04 Lot and Building Standards</b>	<b>Required</b>	<b>Proposed</b>	<b>Deviation Requested</b>
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**

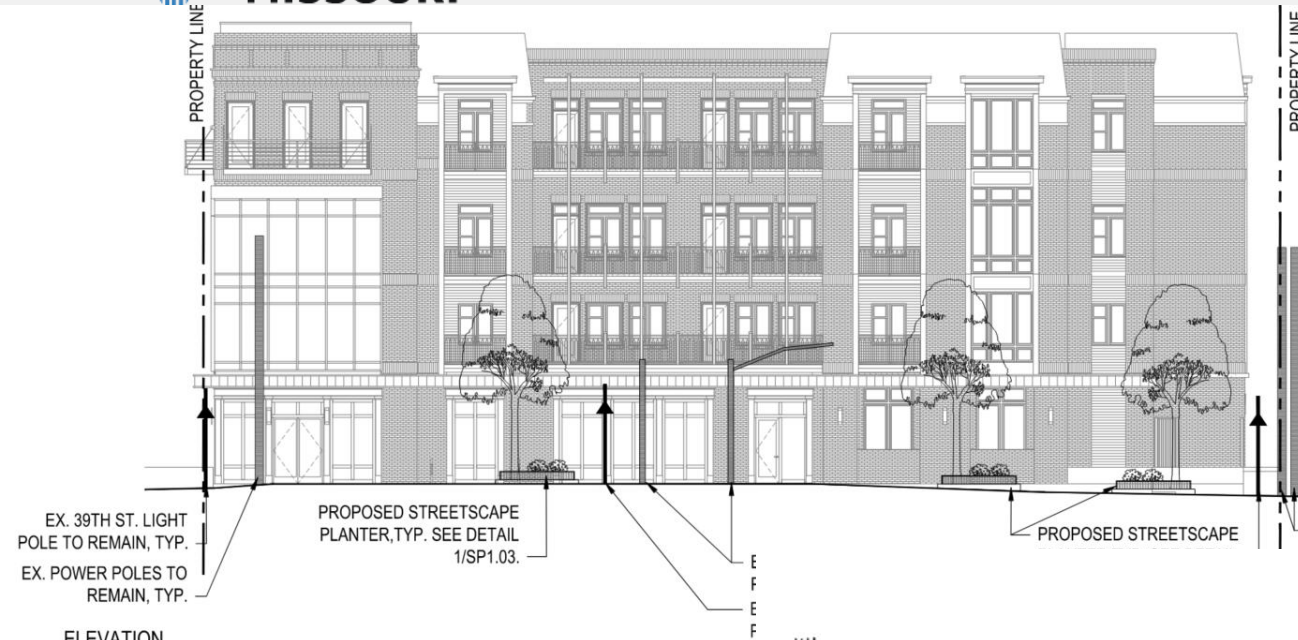
1/16" = 1'-0"



**1ST FLOOR BUILDING PLAN**

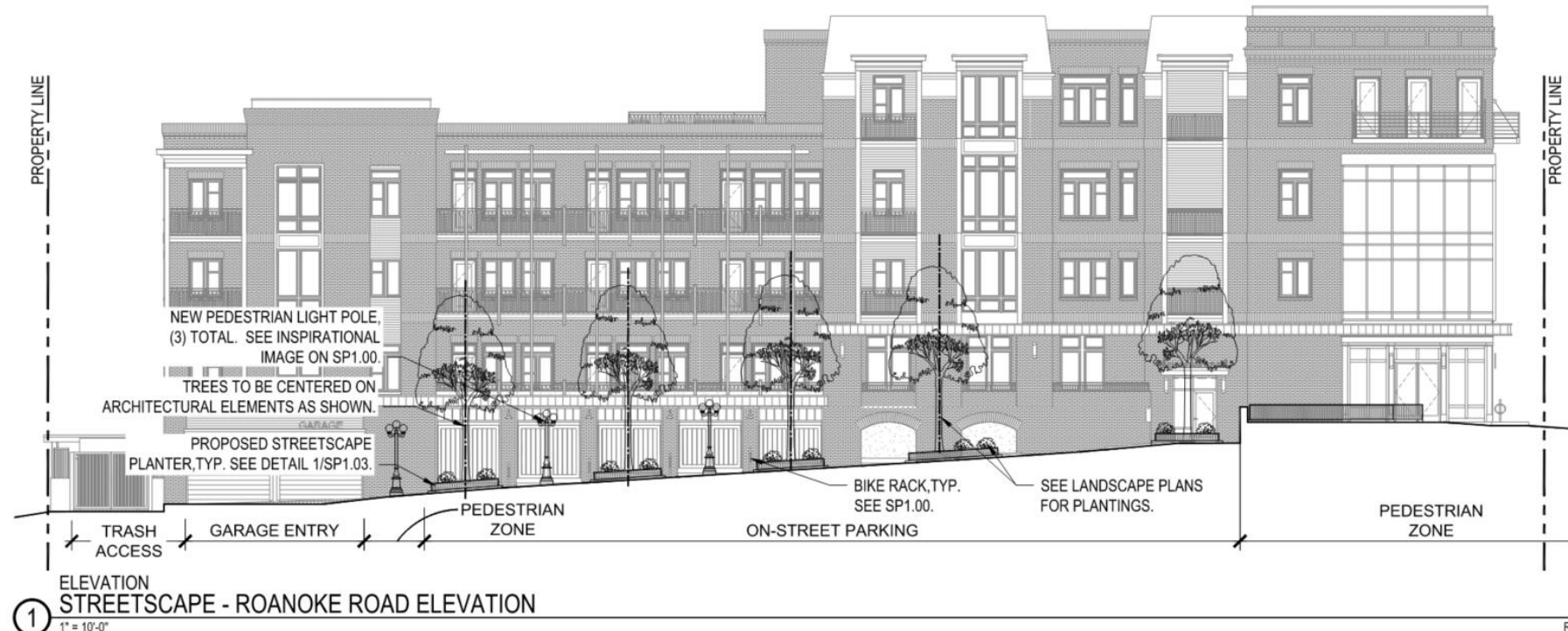
1/16" = 1'-0"





ELEVATION  
STREETSCAPE - 39TH STREET ELEVATION

1" = 10'-0"



ELEVATION  
STREETSCAPE - ROANOKE ROAD ELEVATION

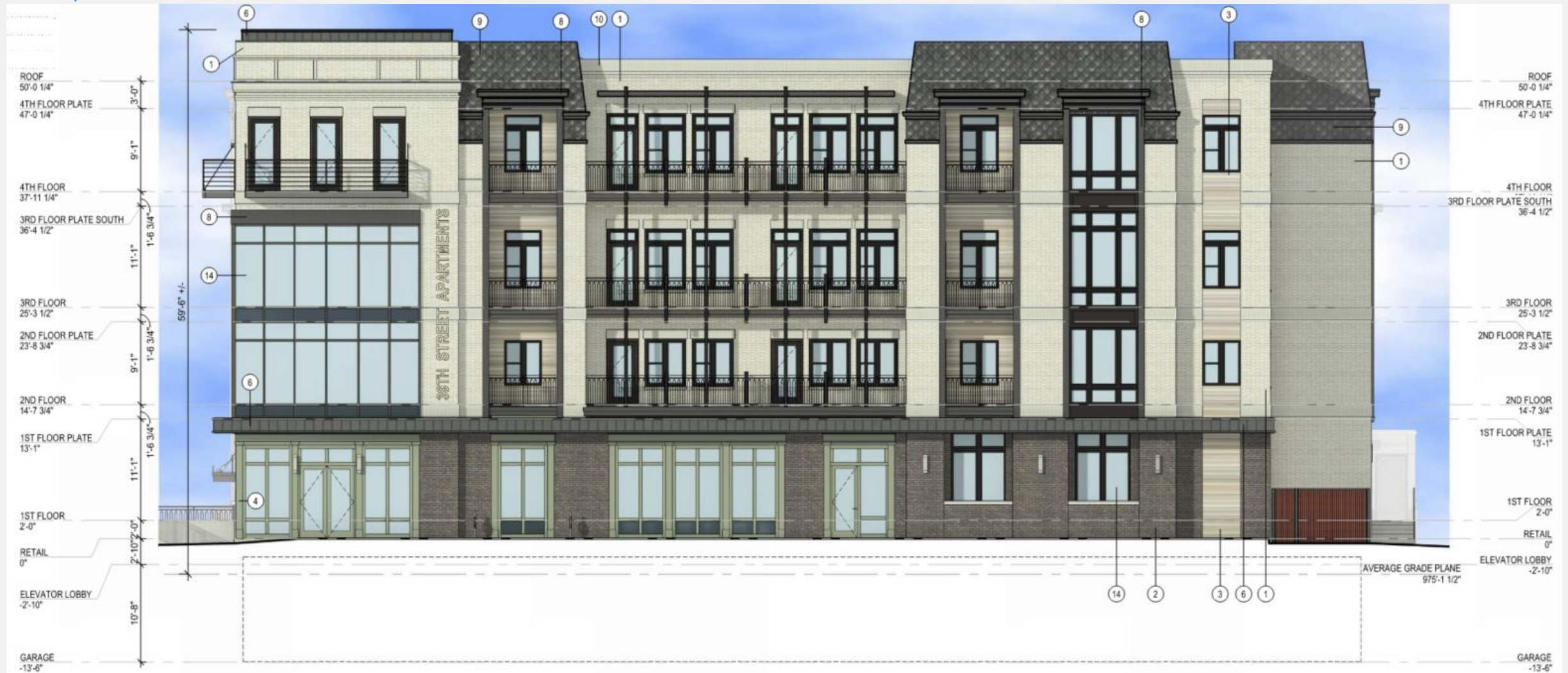
1" = 10'-0"







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



SOUTH ELEVATION (39TH ST)

1/8" = 1'-0"







NORTH ELEVATION

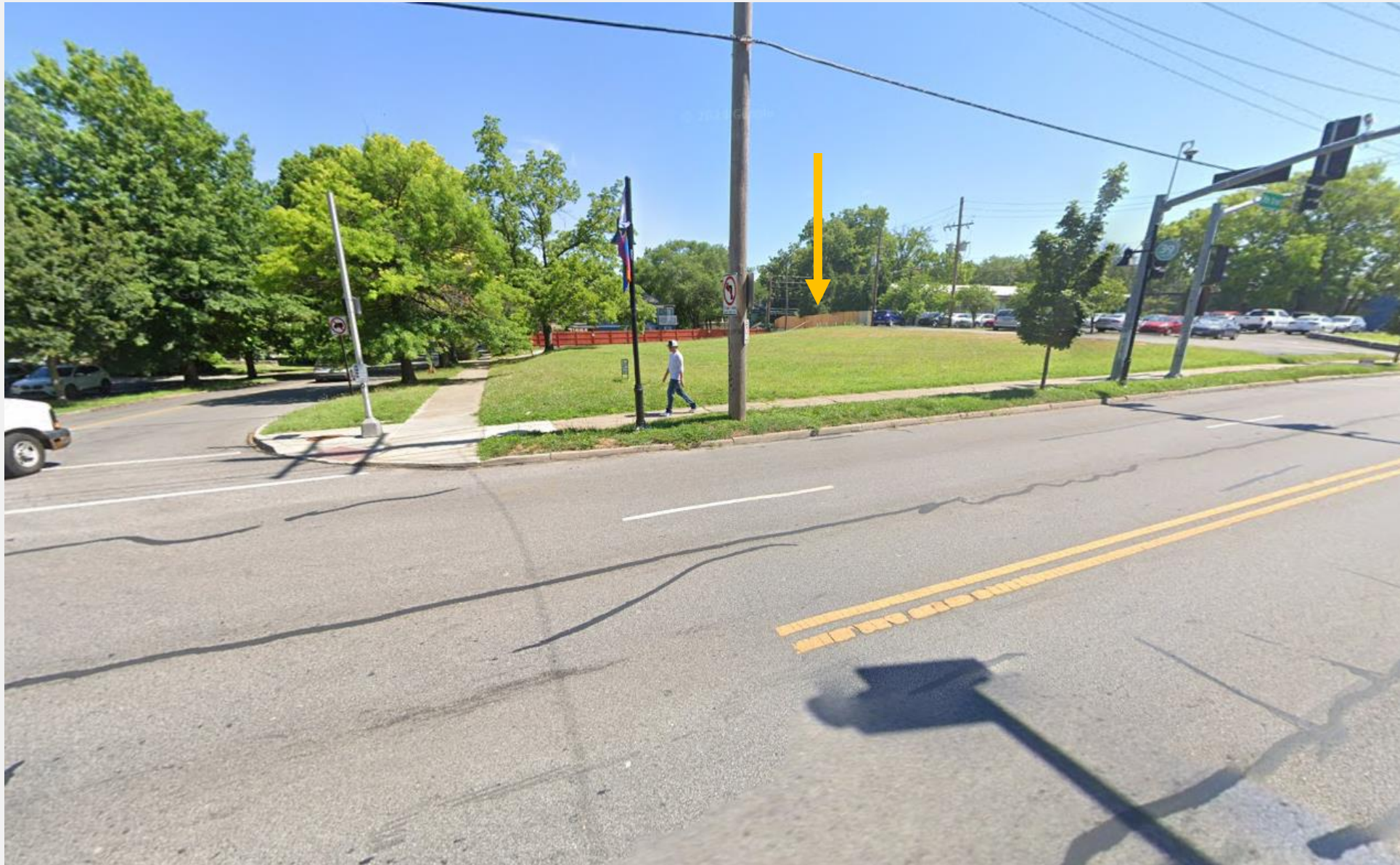
## Building Elevations





Looking northwest on W 39<sup>th</sup> St (subject site on right). (June 2024)





Looking towards the site from W 39<sup>th</sup> 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