



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

June 4, 2025

## Project Name

Hickok Homes 39<sup>th</sup> Street

## Docket # 5.1, 5.2, 5.3

## Request

CD-CPC-2025-00055  
*Area Plan Amendment*  
CD-CPC-2025-00054  
*Rezoning*  
CD-CPC-2025-00056  
*Development Plan*

## Applicant

Amy Grant  
Polsinelli PC

## Owner

Modern KC Investments LLC  
Merriam, KS

|                  |                 |
|------------------|-----------------|
| Location         | 3809 Roanoke Rd |
| Area             | About 0.6 Acres |
| Zoning           | B3-2, R-5       |
| Council District | 4 <sup>th</sup> |
| County           | Jackson         |
| School District  | Kansas City     |

## Surrounding Land Uses

**North:** Residential uses, zoned R-5  
**South:** Commercial uses, zoned B3-2, UR  
**East:** Civic, commercial uses, zoned B3-2  
**West:** Commercial uses, zoned B3-2

## KC Spirit Playbook Alignment

CD-CPC-2025-00056 – Medium Alignment

## Land Use Plan

The Midtown/Plaza Area Plan recommends Mixed Use Neighborhood and Residential Low Density for this location. The proposed plan does not fully align with this designation. See Criteria A, on page 5 for more information.

## Major Street Plan

West 39<sup>th</sup> Street is identified on the City's Major Street Plan as an Established Arterial.

## APPROVAL PROCESS



## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of an amendment to the Midtown/Plaza Area Plan from a future land use recommendation of Residential Low Density to Mixed Use Neighborhood, a rezoning from districts B3-2 and R-5 to B3-3, and a development plan for a multi-unit residential building with limited commercial space on about 0.6 acres generally located at 3809 Roanoke Rd.

## PROJECT TIMELINE

The application for the subject request was filed on 4/15/2025. No scheduling deviations from 2025 Cycle 6.1 have occurred.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Volker Neighborhood Association and Roanoke Protective Homes Association.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 5/22/2025. A summary of the meeting is attached to the staff report, see Attachment #3.

## EXISTING CONDITIONS

The site contains a parking lot on the north side of the property as well as a portion of parking used by the adjacent property on the east side of the site. Southwest portion of the site is undeveloped.

## CONTROLLING + RELATED CASES

None

## PROFESSIONAL STAFF RECOMMENDATION

|             |                          |
|-------------|--------------------------|
| Docket #5.1 | Approval                 |
| Docket #5.2 | Approval                 |
| Docket #5.3 | Approval with Conditions |

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**PLAN ANALYSIS**

*Commercial Lot and Building (88-120), Use- Specific (88-300), and Development Standards (88-400)*

*\*Indicates adjustment/deviation*

| <b>Standards</b>                                    | <b>Applicability</b> | <b>Meets</b>               | <b>More Information</b>         |
|-----------------------------------------------------|----------------------|----------------------------|---------------------------------|
| Lot and Building Standards (88-120)                 | Yes                  | No*                        | See requested deviations below. |
| Accessory or Use- Specific Standards (88-305 – 385) | No                   | N/A                        |                                 |
| Boulevard and Parkway Standards (88-323)            | No                   | N/A                        |                                 |
| Parkland Dedication (88-408)                        | Yes                  | Yes, subject to conditions |                                 |
| Tree Preservation and Protection (88-424)           | No                   | N/A                        |                                 |
| Parking and Loading Standards (88-420)              | Yes                  | Yes                        |                                 |
| Landscape and Screening Standards (88-425)          | Yes                  | Yes, subject to conditions | Payment in-lieu of 4 trees      |
| Outdoor Lighting Standards (88-430)                 | Yes                  | Yes                        |                                 |
| Sign Standards (88-445)                             | Yes                  | Yes, subject to conditions |                                 |
| Pedestrian Standards (88-450)                       | Yes                  | Yes                        |                                 |

**\*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<br>(29,200 sqft total) | 348 sqft<br>(25,404 sqft total) | 52 sqft<br>(3,796 sqft total) |

**SPECIFIC REVIEW CRITERIA****Zoning and Development Code Map Amendments, Rezoning (88-515-08)**

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

**A. Conformance with adopted plans and planning policies;**

Rezoning the site to B3-3 generally aligns with the Midtown/Plaza Area Plan; however, there is an Area Plan amendment for the northern portion of the property to change the future land use from Residential

Low Density to Mixed Use Neighborhood to match the rest of the site. See Criteria A on page 4 for additional analysis.

**B. Zoning and use of nearby property;**

The majority of properties along W 39<sup>th</sup> Street are commercial and zoned B3-2. Properties to the north are mostly residential and zoned R-5.

**C. Physical character of the area in which the subject property is located;**

The physical character of the area is developed with existing buildings and infrastructure. Buildings along W 39<sup>th</sup> Street are primarily commercial and multi-unit residential between one and three stories tall. Many of the buildings are largely constructed of brick. Areas north of the subject site are residential consisting of single-unit homes.

**D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;**

Existing public utilities are adequate to serve the site and proposed development. Pedestrian facilities onsite will be enhanced with the associated development plan.

**E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;**

There are a variety of uses permitted under the current B3-2 zoning; however, the portion of R-5 zoned area on the north side of the site is extremely limited. The split zoning of the property makes overall development on the site very difficult.

**F. Length of time the subject property has remained vacant as zoned;**

The site has some parking areas currently in use but has mostly remained vacant since the building on it was demolished in 2019.

**G. The extent to which approving the rezoning will detrimentally affect nearby properties; and**

The rezoning is not expected to detrimentally affect nearby properties as the majority of the site is already zoned B3 and allows commercial uses. Rezoning the north portion of the site from R-5 to B3-3 will allow commercial uses to be closer to the nearby properties; however, any proposed buildings will be subject to the R-5 setbacks when adjacent to an R-5 zoned property (88-120-04).

**H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.**

There is no expected gain to public health, safety, or welfare in the event this rezoning is denied. Although the majority of the site can be developed under the current zoning with the exception of the northern 35 feet; for financial feasibility, the current lot and building standards limit additional residential density. The site has been undeveloped for almost six years under the current zoning.

**Development Plans, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

**A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**

The proposed development does not comply with the lot and building standards (88-120-04) for a B3-3 district, specifically rear setback (abutting an R district), interior side setback, and lot area per unit. The applicant is seeking deviations to these standards in the amount listed under the table on page three. The plan otherwise complies with all applicable sections of the Zoning and Development Code. Due to site constraints, the applicant is unable to plant all the required landscaping and will pay a fee in lieu totaling \$1,480.

Long Range Planning reviewed and determined "This project advances long range plans by increasing housing diversity and density on a large infill lot along the popular 39th St. corridor. The placement against the 39th/Roanoke intersection helps improve walkability and creates a more connected feel along the corridor. The applicant has used high-quality material and demonstrated mindfulness for neighborhood concerns to the north. Landscape plans have been updated to include more sustainable plantings." -Luke Ranker

**B. The proposed use must be allowed in the district in which it is located;**

Residential uses and multi-unit buildings are permitted in the proposed B3-3 zoning district.

**C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;**

Vehicular ingress and egress to the proposed parking garage are adequate and will be located at the northwest corner of the site. One concern staff and the applicant discussed is the location of the trash compactor; when in use the trash truck will encroach into the pedestrian right-of-way. However, there are no Public Works standards or regulations in the Zoning and Development Code addressing this issue, so the trash facilities will remain as shown on the plan.

**D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**

The proposed development includes enhanced pedestrian areas along Roanoke Road and W 39<sup>th</sup> Street. Bicycle parking is shown on the plan in compliance with the Code.

**E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**

Existing utilities are adequate to serve the site, subject to conditions from Water Services.

**F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**

Design and architectural features of the proposed building are appropriate for the area and will utilize thin brick, wood-look plank, stucco, and concrete. The building will be taller than those closest to the north, east, and west, but more compact in massing compared to the Loretto building to the south.

**G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**

Proposed landscaping considers the site constraints of sidewalk areas available for planting. Due to these constraints, the developer will pay a fee in lieu of the trees they cannot fit onsite. There is a retaining wall that will have updated fencing on the northern property line to screen above-ground parking from adjacent residential properties.

**H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.**

Nearly the entire site will be covered by the building, which is appropriate for a commercial corridor. Most drive areas will be enclosed under the building and screened from view.

**I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

The site is mostly grass with one tree to be removed for the proposed development.

#### **ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. **Public Testimony Received**
5. *KC Spirit Alignment (optional)*

#### **PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **approval** of the Area Plan amendment and rezoning, and **approval with conditions** of the development plan as stated in the conditions report.

Respectfully Submitted,



Genevieve Kohn-Smith, AICP  
Lead Planner



## Plan Conditions

Report Date: May 29, 2025

Case Number: CD-CPC-2025-00056

Project: Hickok Homes 39th Street

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*Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / [genevieve.kohn-smith@kcmo.org](mailto:genevieve.kohn-smith@kcmo.org) with questions.*

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
5. The developer shall pay a fee in-lieu of providing 4 trees (8 caliper inches) in the amount of \$1,480 to the Tree Fund prior to certificate of occupancy.

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / [michael.schroeder@kcmo.org](mailto:michael.schroeder@kcmo.org) with questions.*

6. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
7. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
8. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2). Fire hydrant distribution shall follow IFC-2018 Table C102.1
9. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
10. Shall provide fire lane signage on fire access drives.

*Condition(s) by KCPD. Contact Jeffrey Krebs at (816)234-5530 / [Jeffrey.Krebs@kcmo.org](mailto:Jeffrey.Krebs@kcmo.org) with questions.*

11. Consider adding reinforcement to the exterior doors of the property for safety - Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.
12. Consider all units in the multi-family development to have 180-degree eye viewers, such as peep holes which will allow a person to view outside their apartment prior to opening the door.

*Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / [richard.sanchez@kcmo.org](mailto:richard.sanchez@kcmo.org) with questions.*

13. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.

*Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / [Terry.A.Thomas@kcmo.org](mailto:Terry.A.Thomas@kcmo.org) with questions.*

*Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

14. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
15. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
16. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
17. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
18. The developer shall grant a city approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
19. The developer shall enter into a covenant agreement for the maintenance of any decorative paving and landscaping located within the Public Right-of-Way as required by the Land Development Division of the Public Works Department, prior to the issuance of any certificate of occupancy or recording the plat.

*Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.*

20. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact - Patrick Lewis (816) 513-0423  
North of River contact - David Gilyard (816) 513-4772
21. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.  
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>

*Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.*

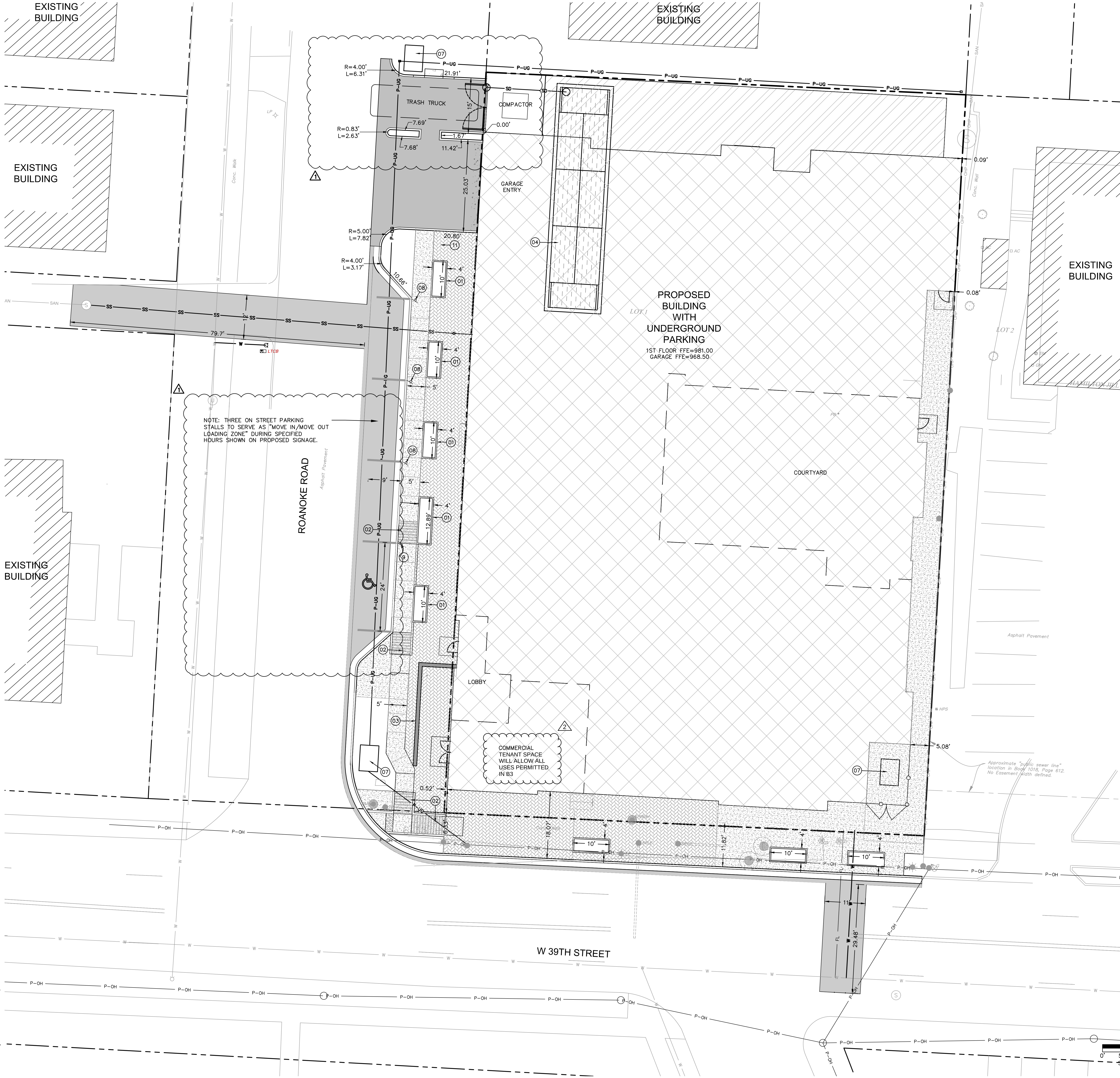
22. The developer shall hire a Missouri PE to design and submit a water main extension plan set for installation of an additional public fire hydrant. The plans shall follow KC Water Rules and Regulations and provide public fire hydrants along the perimeter public streets at 300' max. spacing. The plans shall be approved and under contract (permitted) prior to building permit issuance.

*Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.*

23. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by KC Water prior to issuance of any certificate of occupancy.
24. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

*Condition(s) by Water Services Department. Contact Philip Taylor at / [philip.taylor@kcmo.org](mailto:philip.taylor@kcmo.org) with questions.*

25. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
26. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to issuance of a building permit.
27. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area as required by KC Water, prior to issuance of building permit.
28. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.



LEGAL DESCRIPTION:

ALL THAT PART OF LOT 1 AND 2, HAMILTON HILL, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOW:  
BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ROANOKE ROAD AND THE NORTH RIGHT-OF-WAY LINE OF 39TH STREET AS NOW ESTABLISHES; THENCE S N 31°4'04" E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 200.24 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 207.75 FEET OF LOTS 1 AND 2; THENCE S 87° 18'38" E ALONG SAID NORTH LINE, A DISTANCE OF 129.73 FEET; THENCE S 31°4'03" W, A DISTANCE OF 200.36 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF ROANOKE ROAD; THENCE N 87°15'13" W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 129.76 FEET TO THE POINT OF BEGINNING.

ALSO BEING SHOWN AS TRACT 2, ON THE MINOR SUBDIVISION LOT SPLIT OF PART OF LOT 1, LOT 2, AND LOT 3, HAMILTON HILL, A SUBDIVISION OF LAND IN KANSAS CITY, JACKSON COUNTY, MISSOURI, RECORDED JULY 24, 2022, AS DOCUMENT NO. 2022E0069738, IN BOOK 54, PAGE 64.

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK & PATIO
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- SPECIALTY PAVING
- SANITARY SERVICE LINE
- WATER SERVICE LINE
- UNDERGROUND POWER SERVICE LINE
- PROPOSED FIRE PROTECTION LINE
- COMMUNICATIONS SERVICE LINE
- LANDSCAPE/ROOF DRAIN

KEY NOTE LEGEND:

- 01 PLANTER RE: ARCH
- 02 ADA ACCESSIBLE RAMP. RE: DETAILS
- 03 CAST-IN-PLACE RETAINING WALL. RE: DETAILS
- 04 UNDERGROUND DETENTION (PARKING GARAGE LEVEL)
- 05 EXISTING FIRE HYDRANT
- 06 PROPOSED ABOVE GROUND EVERGY EQUIPMENT TRANSFORMER AND ENCLOSURE
- 07 PROPOSED TRANSFORMER (COORDINATE WITH EVERGY)
- 08 LOADING ZONE SIGNAGE (TYP.)
- 09 ADA ACCESSIBLE SIGN

DEVELOPMENT SUMMARY:

- A. EXISTING ZONING: BR3-2 & R-5  
PROPOSED ZONING: BR3-3
- B. TOTAL LAND AREA: 0.6 ACRES (26,140 SF)
- C. LAND AREA AND ACRES FOR EXISTING AND PROPOSED STREET RIGHT OF WAY: 0.00 AC
- D. NET LAND AREA: 0.6 ACRES (26,140 SF)
- E. PROPOSED LAND USE: SINGLE PURPOSE RESIDENTIAL BUILDING (MULTI-UNIT)
- F. BUILDING STORIES: 4/3 OVER PARKING GARAGE  
BUILDING HEIGHT: 49.33' (NORTH END) 46.41' (SOUTH END)
- G. UNIT MIX:  
STUDIO = 34  
1 BED = 27  
1 BED + DEN = 6  
2 BED = 6  
TOTAL UNITS = 73  
GARAGE LOBBY = 918 SF  
TOTAL: 918 SF

- 1ST FLOOR  
AMENITIES = 2,198 SF  
COMMERCIAL TENANT = 1,233 SF  
RESIDENTIAL = 14,449 SF  
TOTAL: 17,880 SF
- 2ND FLOOR  
RESIDENTIAL = 17,570 SF
- 3RD FLOOR  
RESIDENTIAL = 17,570 SF
- 4TH FLOOR  
RESIDENTIAL = 9,049 SF  
GRAND TOTAL: 62,987 SF

- H. FLOOR AREA RATIO MAXIMUM: 3.0  
FLOOR AREA RATIO PROPOSED: 2.41  
LOT AREA PER UNIT:  
REQUIRED = 400 SF MIN.  
PROPOSED = 348 SF (DEVIATION REQUIRED)
- I. PARKING REQUIRED: 1 STALL PER UNIT = 73  
PARKING PROVIDED: = 73 (GARAGE)

- J. BICYCLE PARKING  
REQUIRED SHORT TERM: = 10% OF VEHICLE STALLS = 8 SPACES  
REQUIRED LONG TERM: = 1 PER DWELLING UNIT = 25 SPACES  
PROVIDED SHORT TERM: = 10 SPACES (GARAGE LEVEL)  
PROVIDED LONG TERM: = 30 SPACES (GARAGE LEVEL)

NOTE - 88-408 PARKLAND DEDICATION

REQUIRED:  
73 UNITS X 2 = 146  
146 X 0.006 = 0.876 ACRES OF PARKLAND REQUIRED

PROVIDED:  
MONEY IN LIEU OF DEDICATION

| BUILDING DATA                  | REQUIRED | PROPOSED | DEVIATION REQUESTED | APPROVED |
|--------------------------------|----------|----------|---------------------|----------|
| REAR SETBACK                   | 30'      | 0        | 30' DEVIATION       |          |
| FRONT SETBACK                  | NONE     | 0        | 0' DEVIATION        |          |
| SIDE SETBACK                   | NONE     | 0        | 0' DEVIATION        |          |
| SIDE SETBACK (ABUTTING STREET) | NONE     | 0        | 0' DEVIATION        |          |

A NEW MULTI-FAMILY DEVELOPMENT:

HICKOK HOMES 39TH STREET

WEST 39TH STREET & ROANOKE ROAD  
KANSAS CITY, MISSOURI

DRAWING RELEASE LOG  
14.12.25 REZONING SUBMITTAL  
05.08.25 COMMENT RESPONSES

REVISIONS  
1 08.08.25 COMMENT RESPONSES  
2 05.08.25 COMMENT RESPONSES

JOB NO. 721122  
DATE 04.14.25  
DRAWN BY RLK / TMP  
REZONING SUBMITTAL

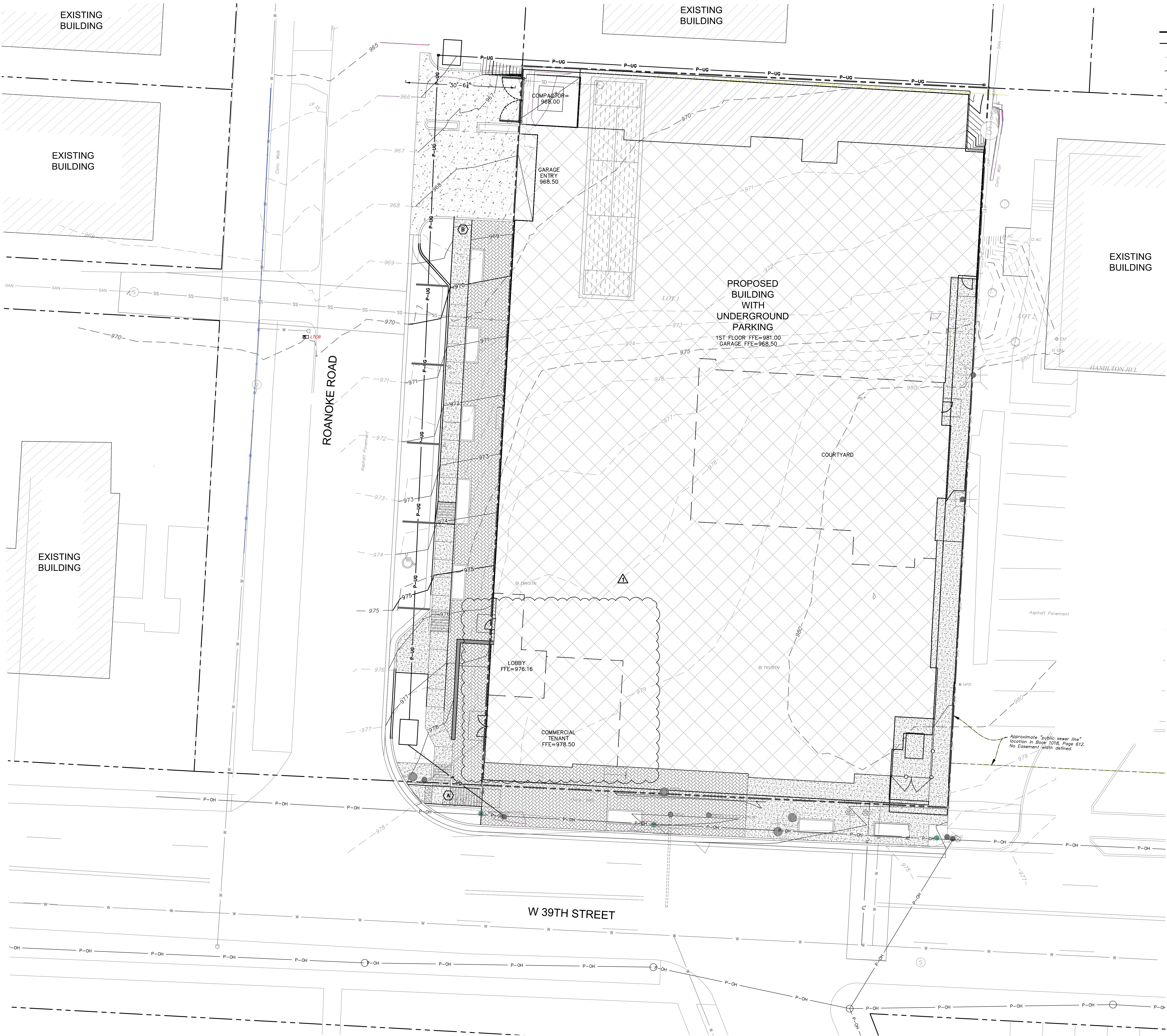
SHEET NAME  
SITE DIMENSION PLAN

SHEET NO.

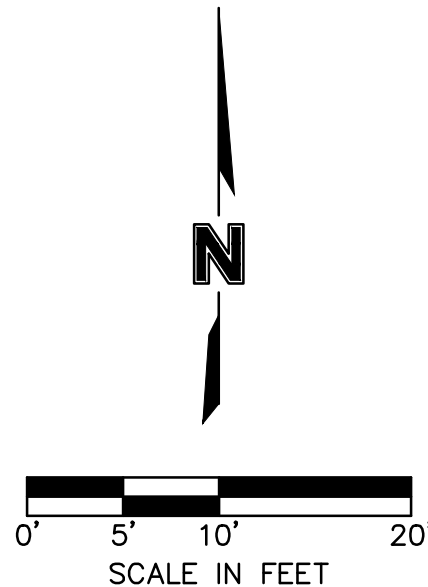
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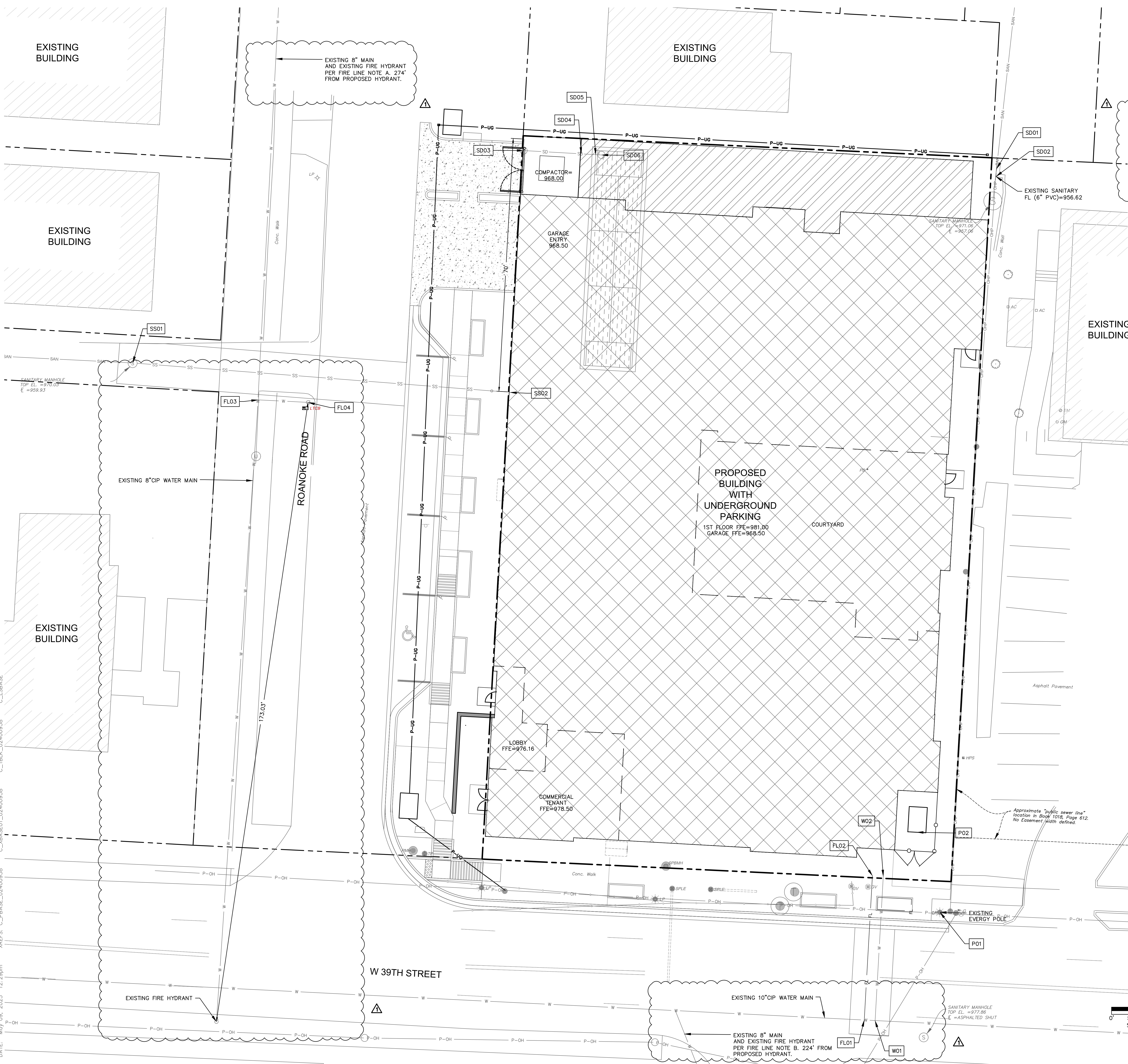
ARCHITECTURE  
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ARCHITECTURE  
ENERGY SERVICES  
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| LEGEND |                        |
|--------|------------------------|
|        | PROPERTY LINE          |
|        | LOT LINE               |
|        | EXISTING GRADE CONTOUR |
|        | FINISHED GRADE CONTOUR |
|        | RIDGE                  |
|        | RIDGE LINE             |
|        | VALLEY                 |
|        | VALLEY LINE            |





UTILITY KEYNOTES:

- DOMESTIC WATER:
- W01 CONNECT TO MAIN. INSTALL 39.93 LF WATER SERVICE. COORDINATE WITH KCMO WATER SERVICES.
- W02 CONNECT TO BUILDING. RE: MEP

- FIRE LINE:
- NOTE: EXISTING FIRE HYDRANTS LOCATED IN THE FOLLOWING LOCATIONS:
- A. SOUTHEAST CORNER OF 38TH STREET AND ROANOKE ROAD, +/- 334' NORTH AND +/- 91' WEST OF NORTHWEST CORNER OF SUBJECT PROPERTY.
- B. WEST SIDE OF ROANOKE ROAD, +/- 236' SOUTH AND +/- 28' EAST OF SOUTHEAST CORNER OF SUBJECT PROPERTY.
- FL01 CONNECT TO MAIN. INSTALL 39.93 LF OF 8" DIP COORDINATE WITH WATER SERVICES.
- FL02 CONNECT TO BUILDING. RE: MEP
- FL03 CONNECT TO EXISTING WATER MAIN AND INSTALL 13.87 LF OF 8" DIP.
- FL04 INSTALL FIRE HYDRANT AND VALVE ASSEMBLY.

- POWER:
- P01 PRIMARY SERVICE - INSTALL 22.99 LF POWER CONDUIT. CONNECT POWER. COORDINATE WITH EVERYG.
- P02 POWER TRANSFORMER. RE: MEP
- P03 SECONDARY SERVICE - INSTALL XX LF POWER CONDUIT. CONNECT TO TRANSFORMER AND INSTALL XX LF POWER CONDUIT. CONNECT TO BUILDING. RE: MEP

- GAS:
- G01 INSTALL XX LF OF GAS SERVICE LINE. COORDINATE WITH GAS SERVICE

- ROOF DRAIN SYSTEM:
- RD1 RE: MEP

- STORM SEWER: RE: SHEET C5.0
- STORM SEWER:
- SD01 CONNECT TO EXISTING STORM  
INSTALL 96.49 LF 4" HDPE (S.W.) @ 2.00%  
FL=956.62
- SD02 CONNECT TO UNDERGROUND VAULT  
FL=958.55
- SD03 INSTALL 16.00 LF OVERFLOW DRAIN @ 3.25%  
FL OUT=967.20
- SD04 CONNECT TO TRAFFIC RATED TRENCH DRAIN @ 3.25% AND  
INSTALL 4.00 LF OVERFLOW DRAIN @ 3.25%  
FL=967.87
- SD05 CONNECT TO UNDERGROUND VAULT  
FL=968.00
- SD06 INSTALL ACCESS RING AND TRAFFIC RATED GRATED COVER  
TS=968.20

- SANITARY SEWER:
- SS01 CONNECT TO EXISTING MH  
INSTALL 104.54 LF 10" PVC (SDR-26) @ 1.74%  
EXISTING TS=970.03  
EXISTING FL=959.03  
FL IN (E.) 10" PVC (SDR-26)=960.43
- SS02 CONNECT TO BUILDING. RE: MEP  
FL=962.25

- COMMUNICATIONS:
- COORDINATE WITH COMMUNICATIONS PROVIDER.

LEGEND

- PROPERTY LINE
- LOT LINE
- UTILITY EASEMENT
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED UNDERGROUND POWER SERVICE LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED COMMUNICATIONS SERVICE LINE
- PROPOSED LANDSCAPE/ROOF DRAIN
- PROPOSED GAS SERVICE
- EXISTING SANITARY SEWER MAIN
- EXISTING WATER MAIN
- EXISTING COMMUNICATIONS LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS MAIN
- EXISTING GAS MAIN
- EXISTING STORM SEWER

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PRAIRIE VILLAGE, KS 66208

STATE OF MISSOURI  
TERRY M. PARSONS  
NUMBER  
PE-2018010605  
4/10/2025  
PROFESSIONAL ENGINEER

A NEW MULTI-FAMILY DEVELOPMENT:

**HICKOK HOMES 39TH STREET**

WEST 39TH STREET & ROANOKE ROAD

KANSAS CITY, MISSOURI

DRAWING RELEASE LOG  
14.14.25 REZONING SUBMITTAL  
15.08.25 COMMENT RESPONSES

REVISIONS  
1 05.08.25 COMMENT RESPONSES

JOB NO.  
721122  
DATE  
04.14.25

DRAWN BY  
RLK / TMP  
REZONING SUBMITTAL

SHEET NAME  
**UTILITY PLAN**

SHEET NO.  
**C4.0**

PEDESTRIAN LIGHT POLE:



LIGHT POLE TO BE 5-GLOBE, APPROX. 9-10FT HEIGHT, COLOR: BLACK.  
THREE (3) TOTAL LIGHT POLES, INSTALL PER MANUF. SPECIFICATIONS.

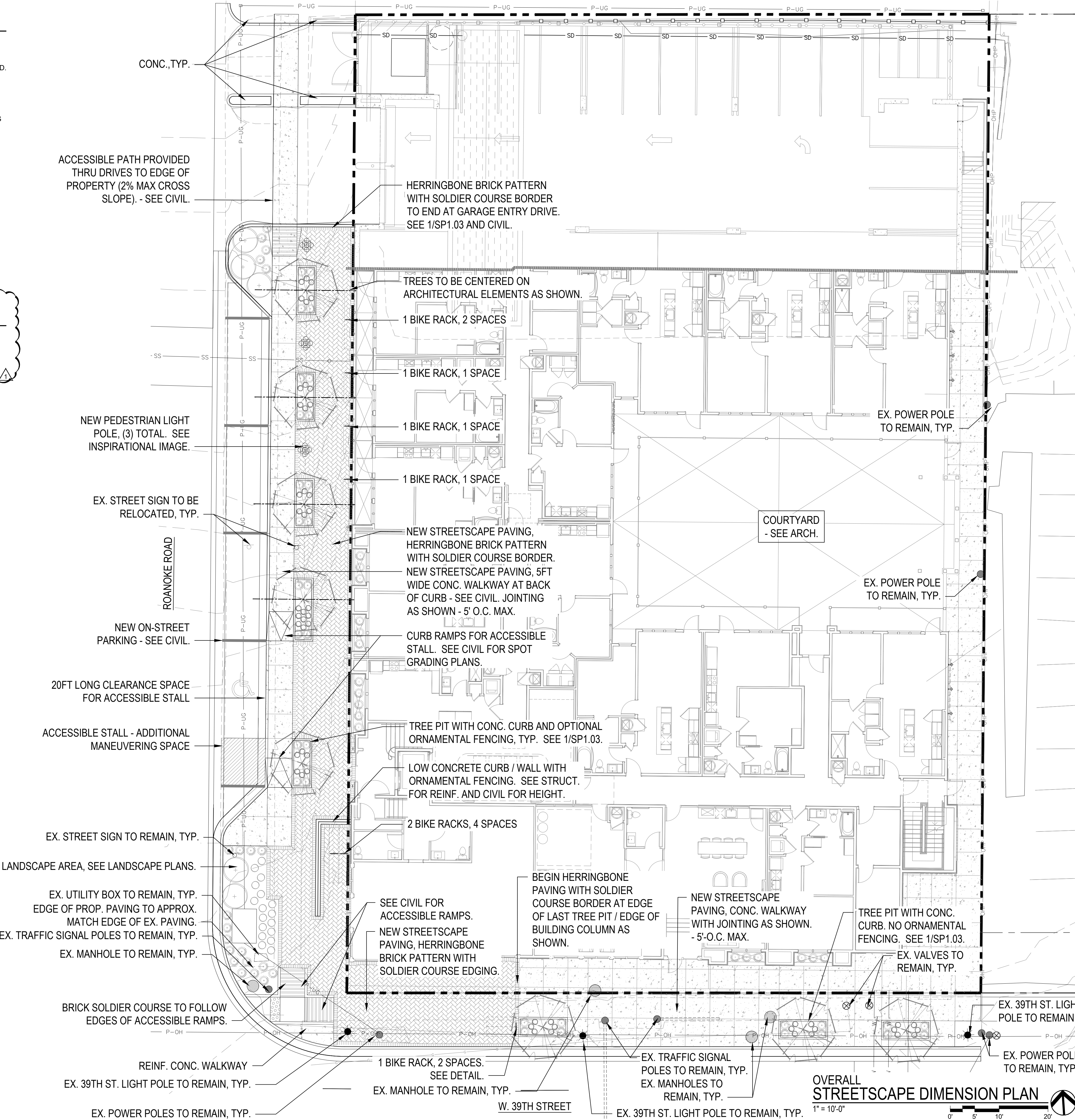
BICYCLE PARKING:

SHORT TERM:  
REQUIRED - 10% OF OFF STREET PARKING SPACES PROVIDED.  
72 TOTAL GARAGE SPACES \* 10% = 7 SHORT TERM SPACES REQUIRED.  
PROVIDED: 11 SPACES (7 RACKS)  
  
LONG TERM:  
REQUIRED - 1 PER 3 DWELLING UNITS  
73 / 3 = 24 SPACES REQUIRED  
PROVIDED: 30 SPACES WITHIN GARAGE INTERIOR - SEE ARCH. PLANS  
  
PROPOSED SHORT TERM BIKE RACK:  
- VICTOR STANELY: BRBS-103 (BLACK) - OR APPROVED EQUAL



SITE NOTES:

- 1. DECORATIVE PAVING AND LANDSCAPE ITEMS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED THROUGH A COVENANT TO MAINTAIN AGREEMENT.
- 2. THE CAST IN PLACE WALL IN THE PUBLIC RIGHT OF WAY IS INCLUDED IN THE ENCROACHMENT PERMIT REQUEST.



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A NEW SINGLE PURPOSE MULTI-UNIT RESIDENTIAL BUILDING FOR:  
**HICKOK HOMES 39TH ST.**  
W. 39TH ST. & ROANOKE RD.  
KANSAS CITY, MISSOURI

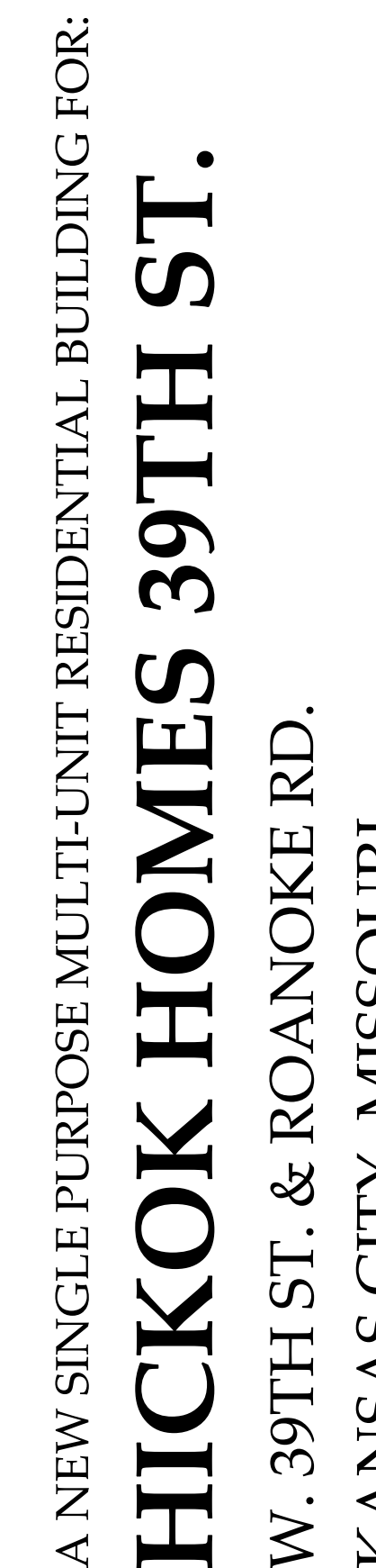
DRAWING RELEASE LOG  
04.14.25 UR SUBMITTAL

REVISIONS  
1 05.09.25 REVISIONS 1

JOB NO. 721122  
DATE 04.14.25  
DRAWN BY BNH  
UR SUBMITTAL

SHEET NAME  
ARCHITECTURAL SITE  
PLAN - STREETScape  
SHEET No.

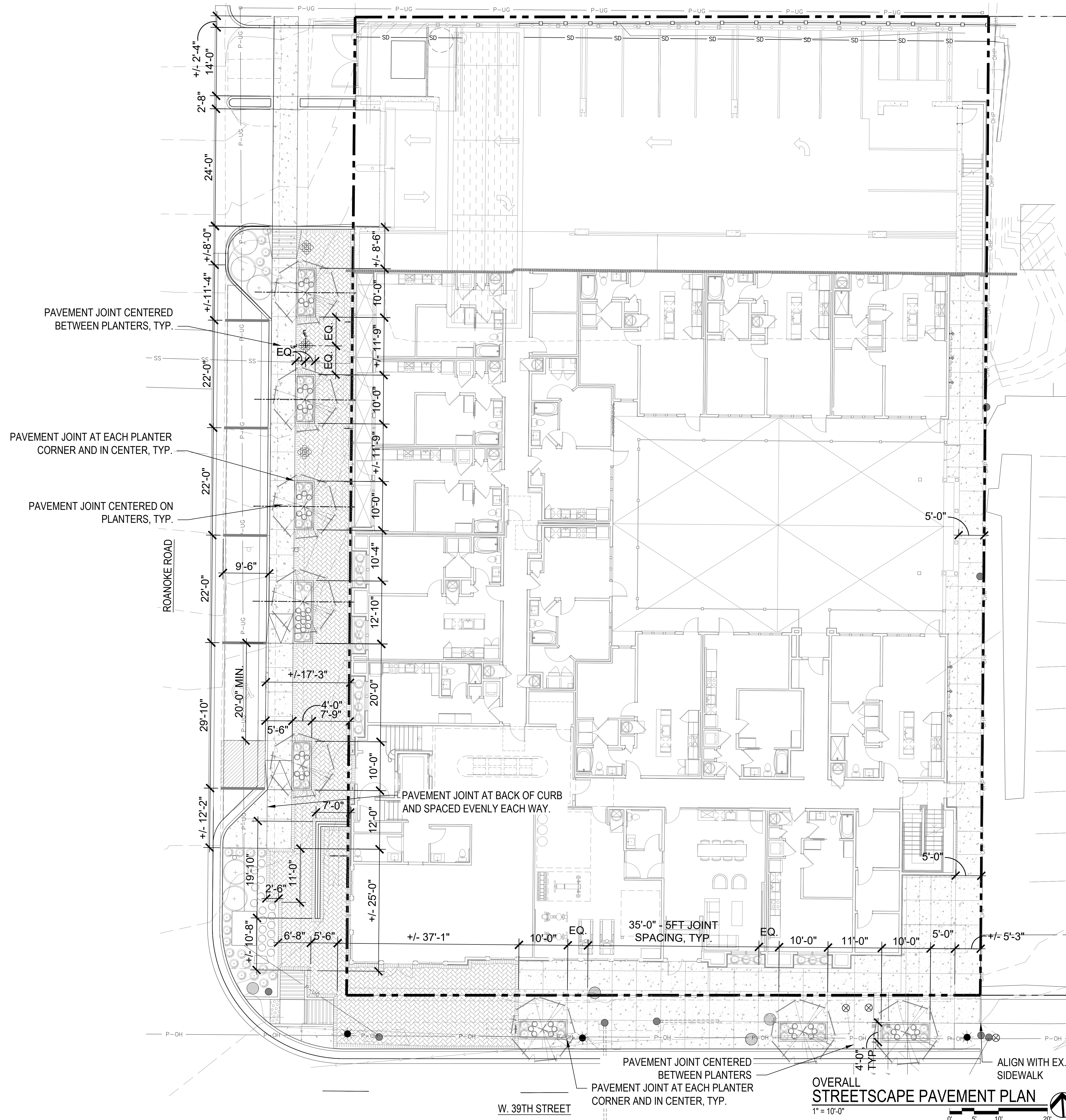
SP1.00



**△ REVISIONS**

SHEET NAME  
**ARCHITECTURAL SITE  
PLAN - STREETScape**  
SHEET NO.

## SP1.01





A NEW SINGLE PURPOSE MULTI-UNIT RESIDENTIAL BUILDING FOR:

**HICKOK HOMES 39TH ST.**

W. 39TH ST. & ROANOKE RD.  
KANSAS CITY, MISSOURI

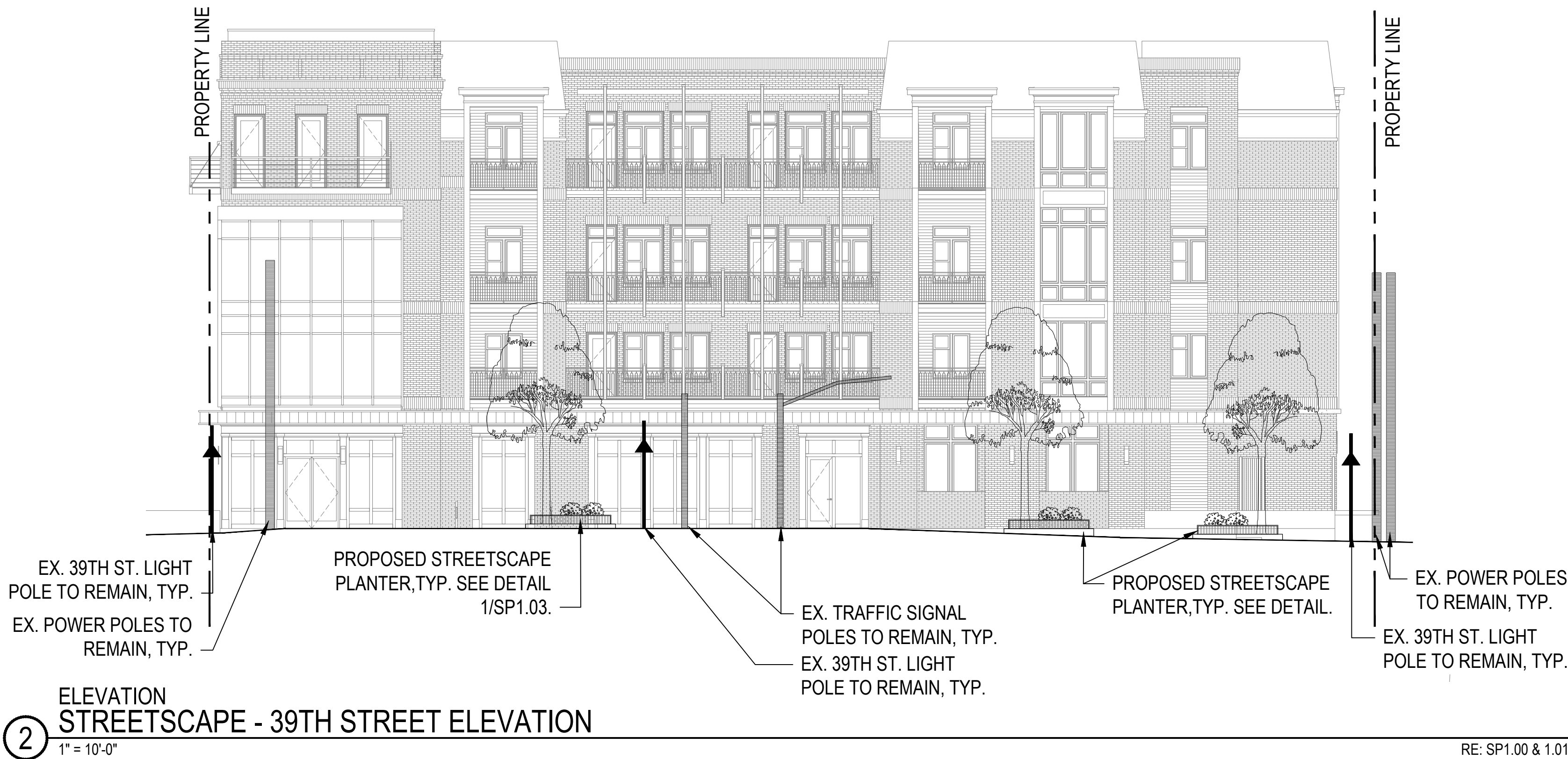
| DRAWING RELEASE LOG   |
|-----------------------|
| 04.14.25 UR SUBMITTAL |

| REVISIONS |
|-----------|
|           |

|                   |                  |
|-------------------|------------------|
| JOB NO.<br>721122 | DATE<br>04.14.25 |
| DRAWN BY<br>BNH   |                  |
| UR SUBMITTAL      |                  |

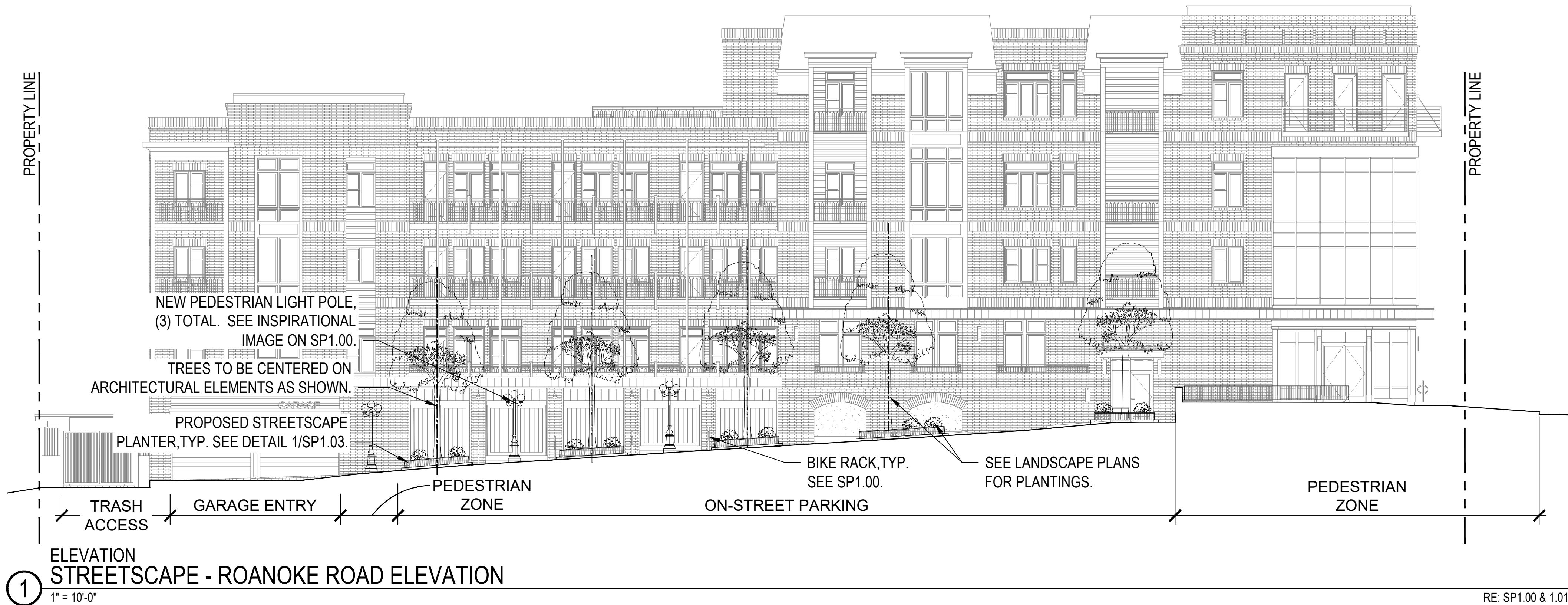
|                                                        |
|--------------------------------------------------------|
| SHEET NAME<br>ARCHITECTURAL SITE<br>PLAN - STREETSCAPE |
| SHEET NO.                                              |

SP1.02



2 ELEVATION  
STREETSCAPE - 39TH STREET ELEVATION  
1" = 10'-0"

RE: SP1.00 & 1.01



1 ELEVATION  
STREETSCAPE - ROANOKE ROAD ELEVATION  
1" = 10'-0"

RE: SP1.00 & 1.01



A NEW SINGLE PURPOSE MULTI-UNIT RESIDENTIAL BUILDING FOR:  
**HICKOK HOMES 39TH ST.**  
W. 39TH ST. & ROANOKE RD.  
KANSAS CITY, MISSOURI

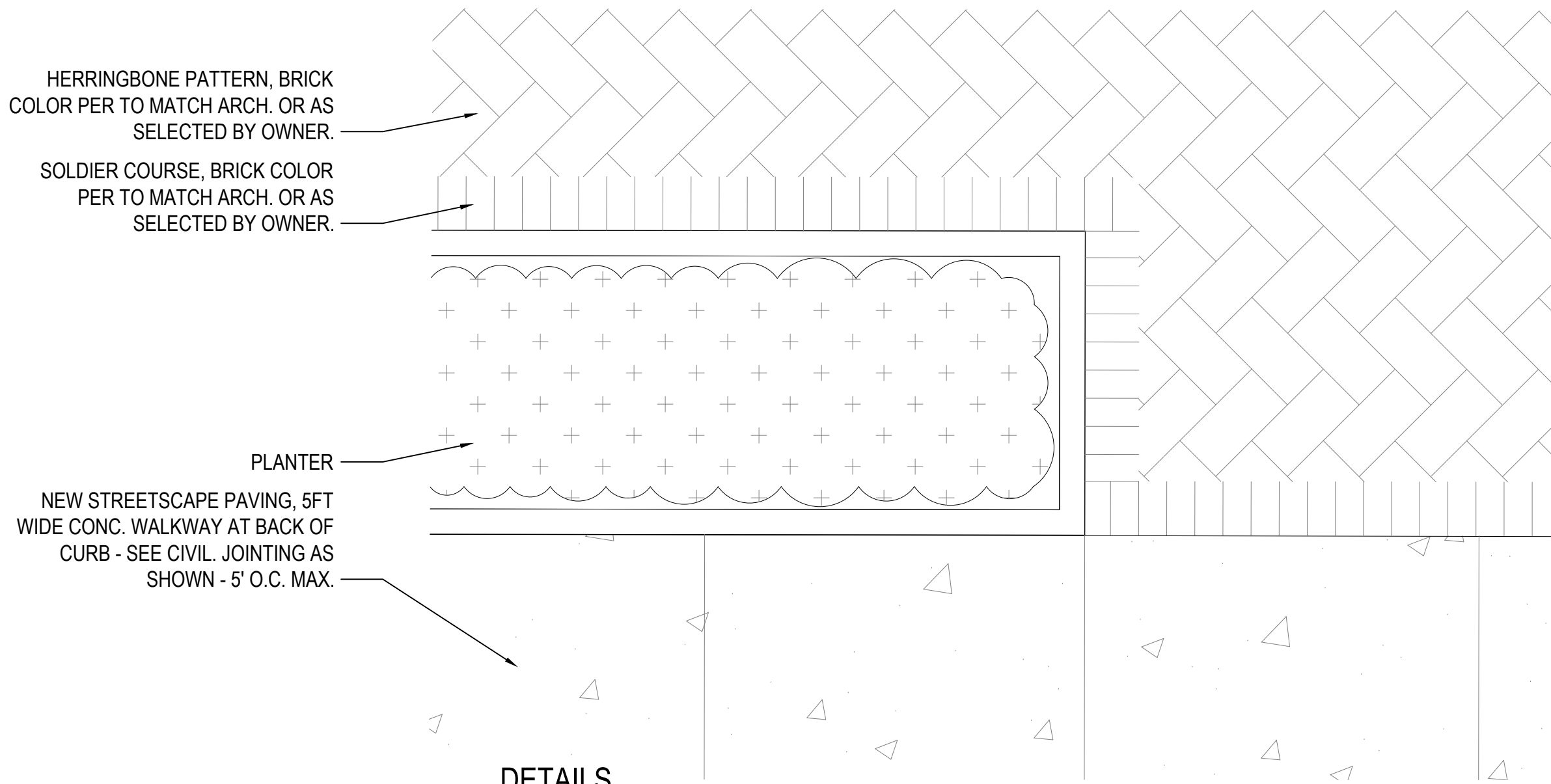
DRAWING RELEASE LOG  
04.14.25 UR SUBMITTAL

REVISIONS

JOB NO. 721122  
DATE 04.14.25  
DRAWN BY BNH  
UR SUBMITTAL

SHEET NAME  
ARCHITECTURAL SITE  
PLAN - STREETSCAPE  
SHEET NO.

SP1.03



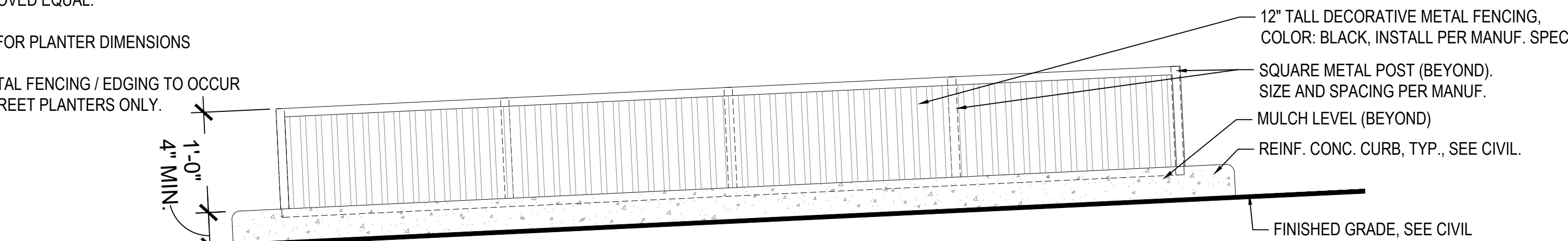
1 DETAILS  
BRICK PAVING  
NTS

RE: SP1.00 - 1.02

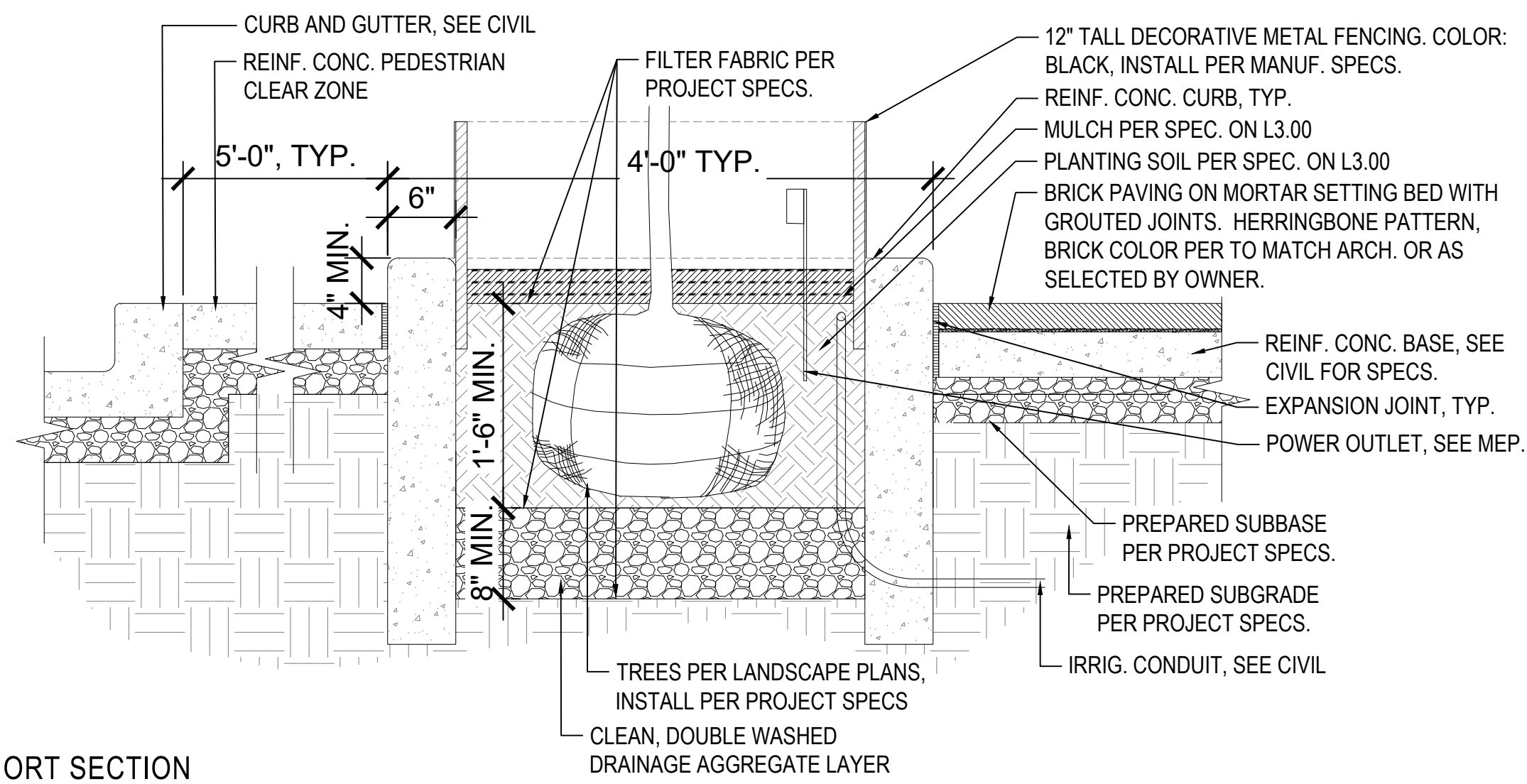
NOTE: ALL METAL AND FASTENERS TO BE 314 GRADE  
STAINLESS STEEL, POWDER COATED, COLOR:  
BLACK, OR APPROVED EQUAL.

REFER TO PLAN FOR PLANTER DIMENSIONS

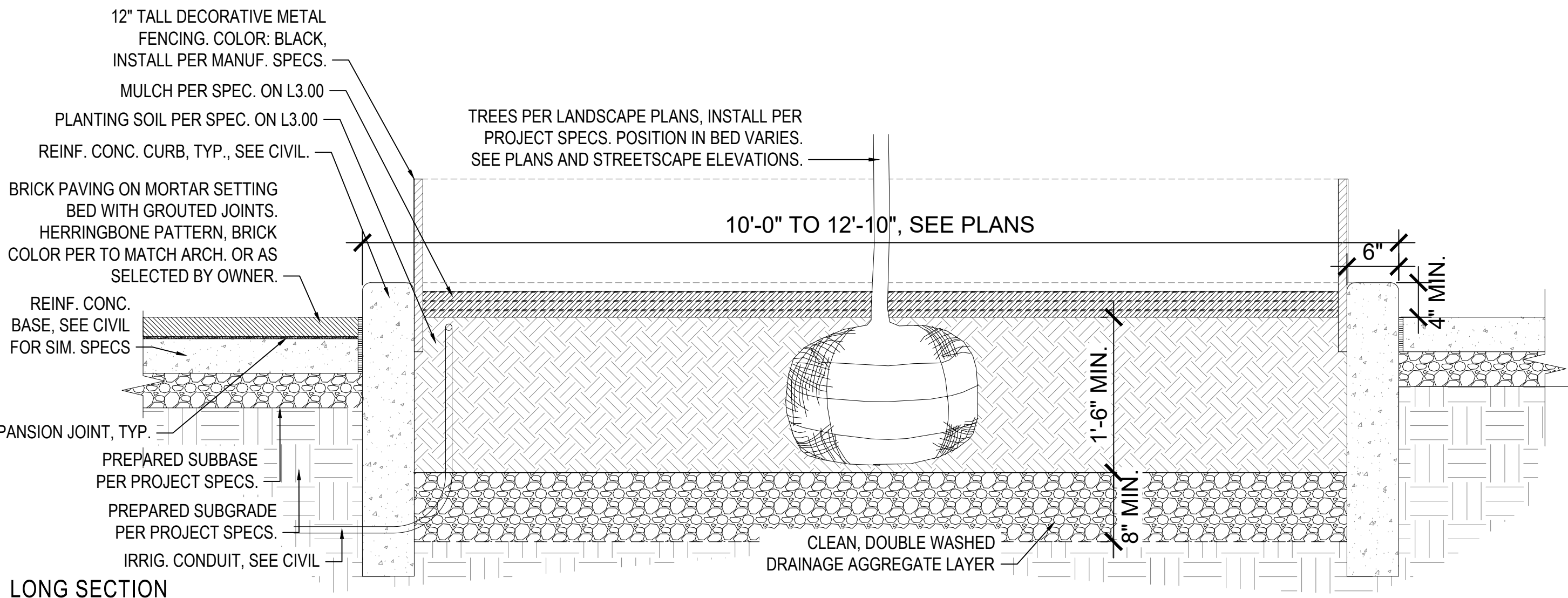
DECORATIVE METAL FENCING / EDGING TO OCCUR  
ON ROANOKE STREET PLANTERS ONLY.



LONG SIDE ELEVATION

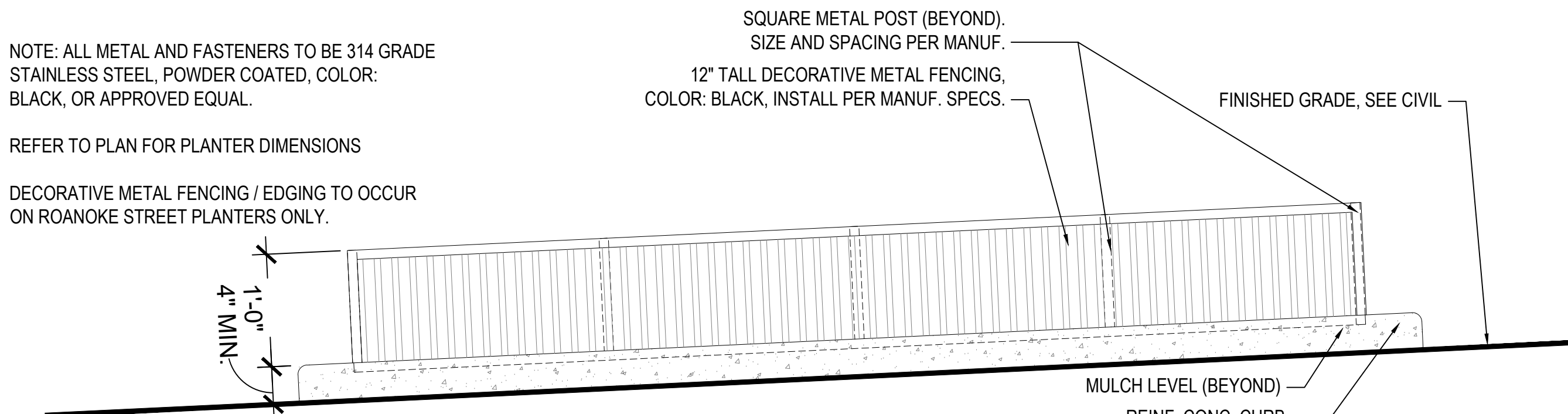


SHORT SECTION

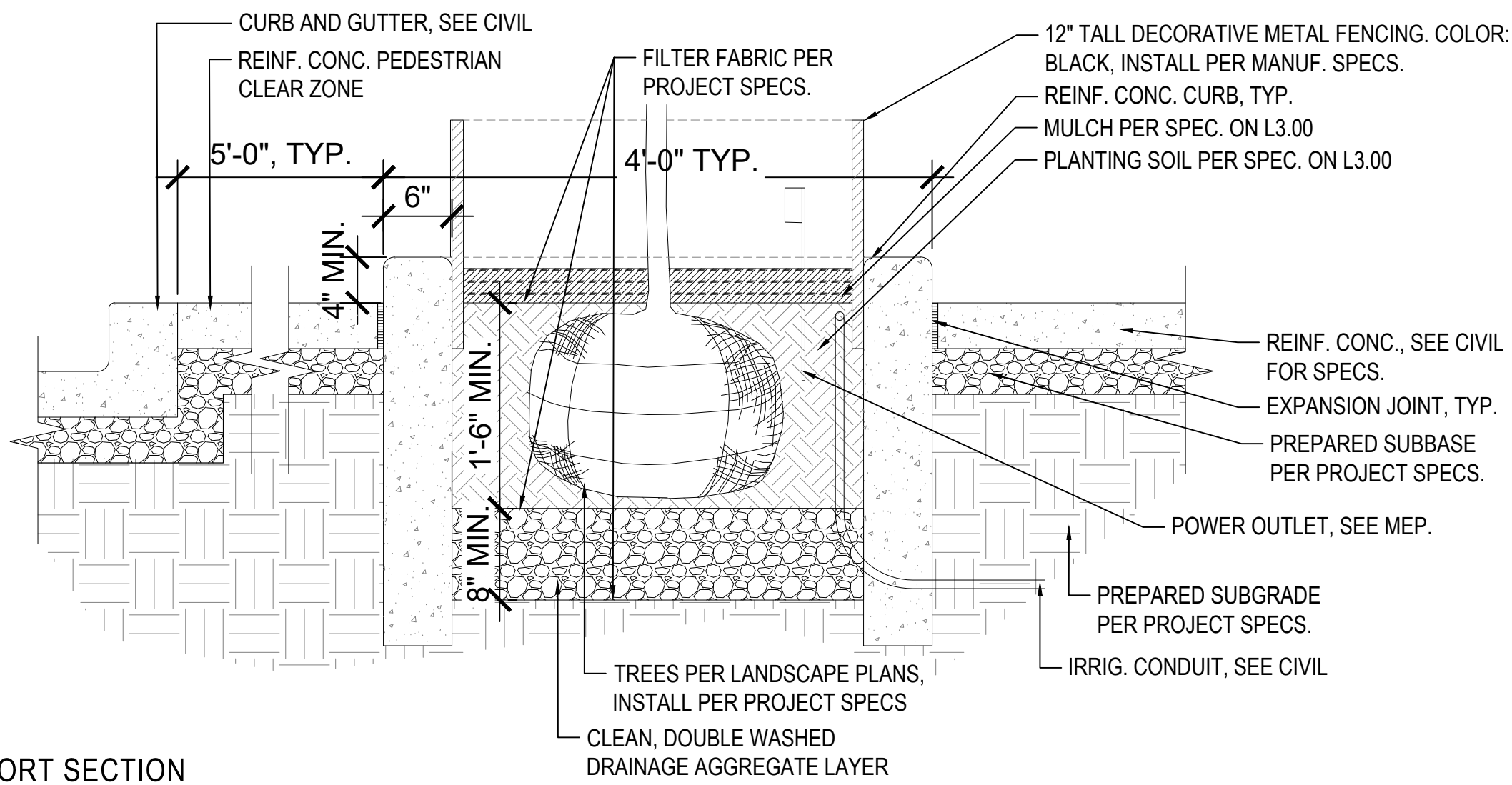


1 DETAILS  
STREETSCAPE - PLANTERS (ROANOKE)  
1" = 1'-0"

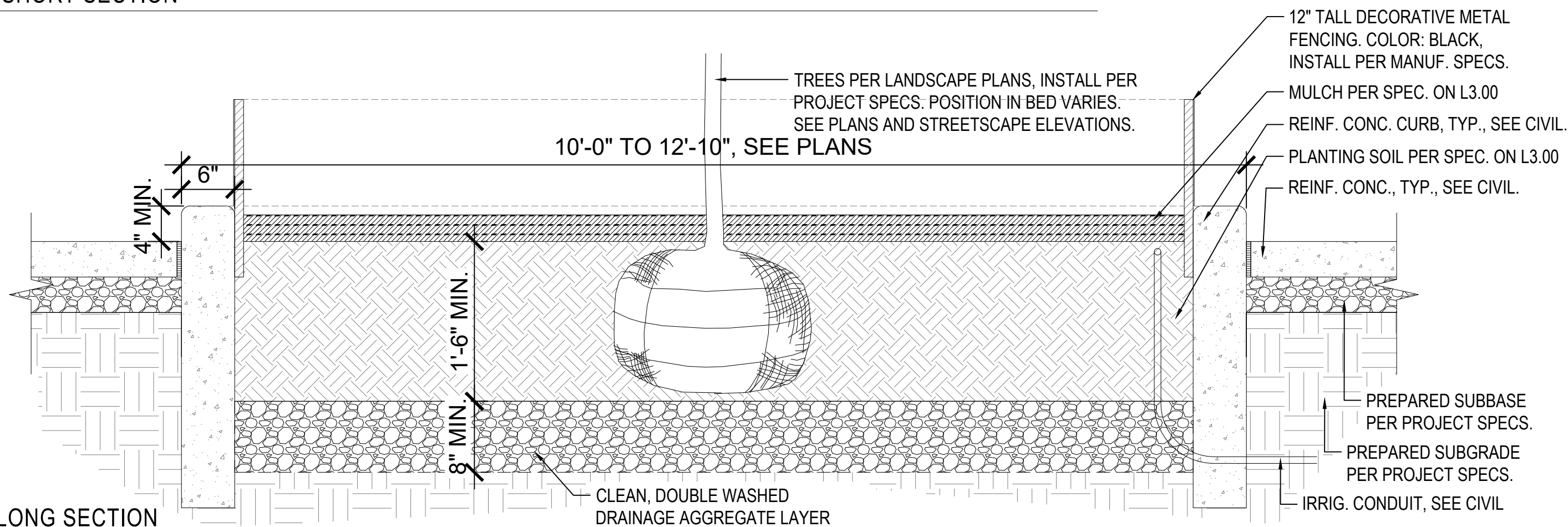
RE: SP1.00 - 1.02



LONG SIDE ELEVATION



SHORT SECTION



2 DETAILS  
STREETSCAPE - PLANTERS (39TH STREET)  
1" = 1'-0"

RE: SP1.00 - 1.02

- GENERAL NOTES
- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
  - THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
    - CREeping GROUNDcover SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
    - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
    - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
    - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
  - NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS FOR IRRIGATION SYSTEM DESCRIPTION.
  - REFER TO L3.00 SERIES SHEETS FOR PLANTING DETAILS & SPECIFICATIONS.
  - ROCK BEDS SHALL BE BUFFALO RIVER ROCK, 1"-2.5" SIZE, BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
  - ROOF TOP PLANTING SOIL MIX TO BE 1 PART CONCRETE SAND, 1 PART TOPSOIL, & 1 PART COMPOST. WEIGHT WHEN FULLY SATURATED SHALL BE LESS THAN 120 LB. PER CUBIC FOOT PER STRUCTURAL.
  - OWNER TO BE FEE IN-LIEU-OF DEDICATION FOR PARKLAND REQUIREMENTS.

LANDSCAPE REQUIREMENTS

STREET TREES (88-425-03):

1 TREE PER 30 LF OF STREET FRONTAGE:

|                                    |                      |                        |
|------------------------------------|----------------------|------------------------|
| 39TH STREET = +/- 130 LF / 30 LF = | REQUIRED:<br>4 TREES | PROVIDED:<br>3 TREES** |
| ROANOKE RD. = +/- 200 LF / 30 LF = | 7 TREES              | 5 TREES**              |

\*\*REDUCED QUANTITY OF TREES PROVIDED DUE TO PROPOSED CURB CUTS FOR PARKING ACCESS AND EXISTING INFRASTRUCTURE (UTILITIES).

GENERAL LANDSCAPING (88-425-04):

PRINCIPAL BUILDING COVERAGE = +/- 17,880 SF / 5,000 SF = 4 TREES @ 2" CAL. = 8 CAL. INCHES  
PROPOSED: FEE IN LIEU OF = 8 \* \$185 = \$1,480.

TABLE 3

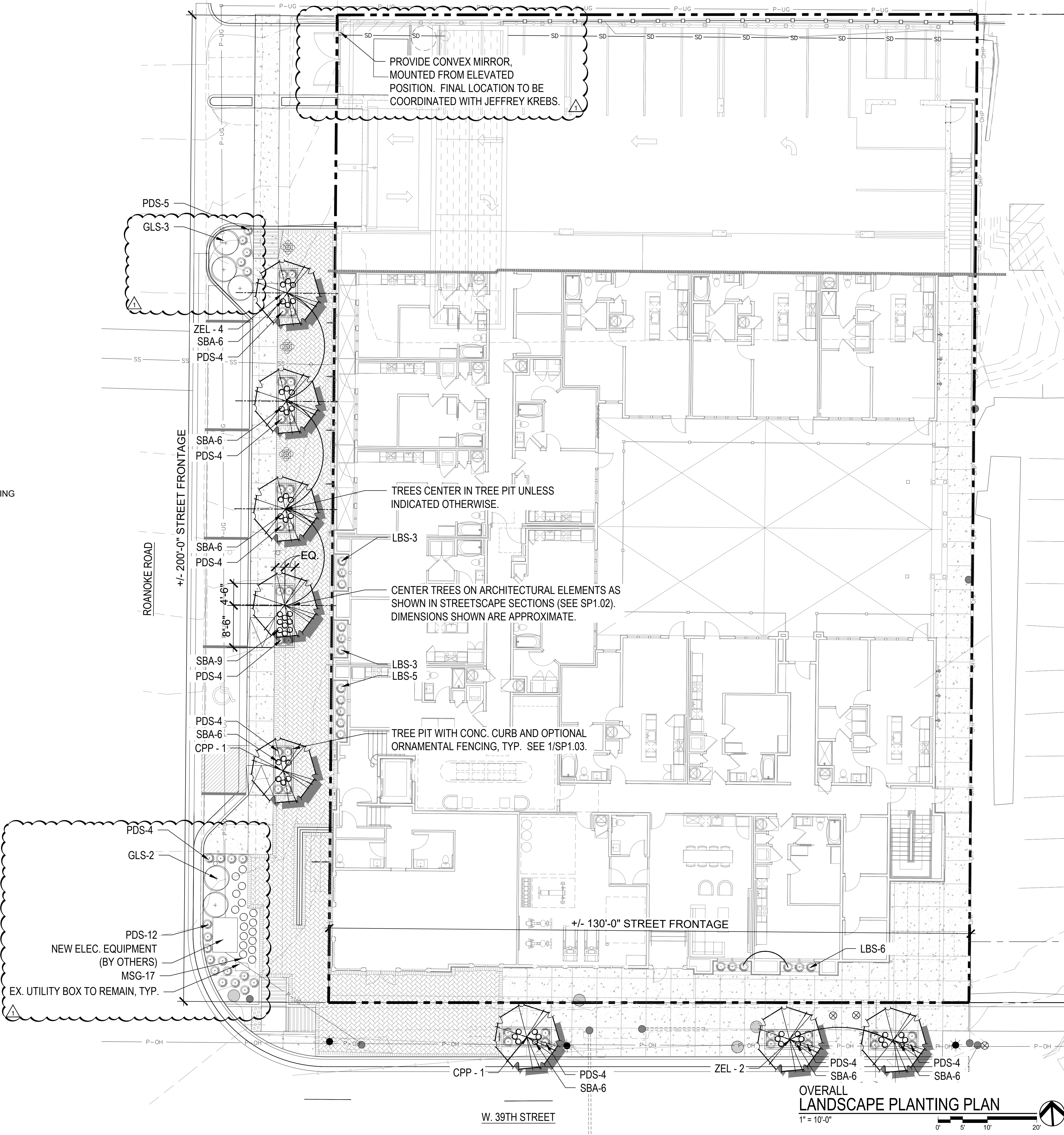
| 88-425 - LANDSCAPE REQUIREMENTS                            | Required | Proposed                  | Alternative Requested? | Approved |
|------------------------------------------------------------|----------|---------------------------|------------------------|----------|
| 88-425-03 Street Trees                                     | 11       | 8                         |                        |          |
| 88-425-04 General                                          | 4        | 0                         | YES                    |          |
| 88-425-05 Perimeter Vehicular Use Area Adjacent to Streets |          |                           |                        |          |
| Buffer Width                                               | N/A      |                           |                        |          |
| Trees                                                      |          |                           |                        |          |
| Shrubs/Wall/Berm                                           |          |                           |                        |          |
| Adjacent to Residential Zones                              |          |                           |                        |          |
| Buffer Width                                               |          |                           |                        |          |
| Shrubs/Berm/Fence/Wall                                     |          |                           |                        |          |
| 88-425-06 Interior Vehicular Use Area                      |          |                           |                        |          |
| Interior Area                                              | N/A      |                           |                        |          |
| Trees                                                      |          |                           |                        |          |
| Shrubs                                                     |          |                           |                        |          |
| 88-425-07 Parking Garage Screening                         | Describe | ARCHITECTURALLY SCREENED. |                        |          |
| 88-425-08 Mechanical/Utility Equipment Screening           | Describe | ARCHITECTURALLY SCREENED. |                        |          |
| 88-425-09 Outdoor Use Screening                            | Describe | N/A                       |                        |          |

TABLE 3a

| 88-425 - LANDSCAPE REQUIREMENTS                            | Proposed Alternative | Approved |
|------------------------------------------------------------|----------------------|----------|
| 88-425-03 Street Trees                                     | N/A                  |          |
| 88-425-04 General                                          | FEE IN LIEU OF       |          |
| 88-425-05 Perimeter Vehicular Use Area Adjacent to Streets |                      |          |
| Buffer Width                                               |                      |          |
| Trees                                                      |                      |          |
| Shrubs/Wall/Berm                                           | N/A                  |          |
| Adjacent to Residential Zones                              |                      |          |
| Buffer Width                                               |                      |          |
| Shrubs/Berm/Fence/Wall                                     |                      |          |
| 88-425-06 Interior Vehicular Use Area                      |                      |          |
| Interior Area                                              | N/A                  |          |
| Trees                                                      |                      |          |
| Shrubs                                                     |                      |          |
| 88-425-07 Parking Garage Screening                         | N/A                  |          |
| 88-425-08 Mechanical/Utility Equipment Screening           | N/A                  |          |
| 88-425-09 Outdoor Use Screening                            | N/A                  |          |

PLANT LIST

|                         | Common Name                   | Botanical Name                     | Size        | Notes |
|-------------------------|-------------------------------|------------------------------------|-------------|-------|
| <b>Columnar Trees</b>   |                               |                                    |             |       |
| CPP                     | Crimson Pointe Flowering Plum | Prunus cerasifera 'Crispizam' PPAF | 2" Cal.     | B&B   |
| GGA                     | Green Giant Arborvitae        | Thuja 'Green Giant'                | 6' Ht. Min. | B&B   |
| ZEL                     | Columnar Zelkova              | Zelkova serrata 'Musashino'        | 2" Cal.     | B&B   |
| <b>Deciduous Shrubs</b> |                               |                                    |             |       |
| GLS                     | Grow Low Sumac                | Rhus aromatica 'Gro-Low'           | 5 Gal.      |       |
| <b>Grasses</b>          |                               |                                    |             |       |
| LBS                     | Little Bluestem               | Schizachyrium scoparium 'The Blues | 2 Gal.      |       |
| PDF                     | Prairie Dropseed              | Sporobolus heterolepis             | 2 Gal.      |       |
| <b>Perennials</b>       |                               |                                    |             |       |
| MSG                     | Meadow Sage                   | Salvia nemorosa                    | 1 Gal.      |       |
| SBA                     | Summer Beauty Allium          | Allium 'Summer Beauty'             | 1 Gal.      |       |



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A NEW SINGLE PURPOSE MULTI-UNIT RESIDENTIAL BUILDING FOR:  
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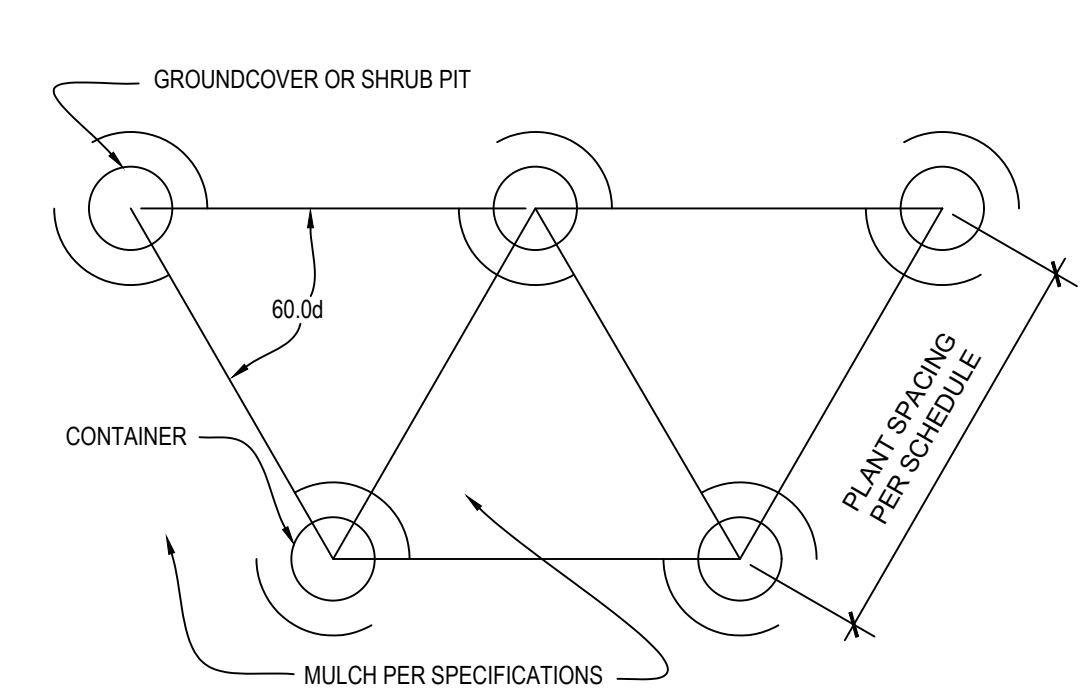
DRAWING RELEASE LOG  
04.14.25 UR SUBMITTAL

REVISIONS  
1 05.09.25 REZONING SUBMITTAL REVISIONS 1

JOB NO.  
721122  
DRAWN BY  
BNH  
UR SUBMITTAL

SHEET NAME  
PLANTING PLAN -  
STREETSCAPE  
SHEET NO.

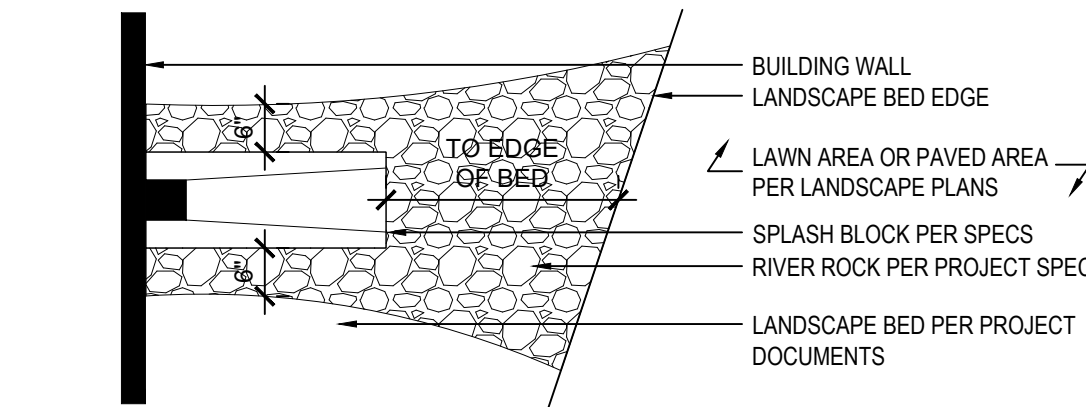
**L1.00**



NOTES: 1. SPACING FOR GROUNDCOVERS, SHRUBS, AND PERENNIALS NOTED ON PLANS.  
2. TILL SOIL IN BED TO A 12" MINIMUM DEPTH AND THOROUGHLY MIX IN SOIL AMENDMENTS AS SPECIFIED.

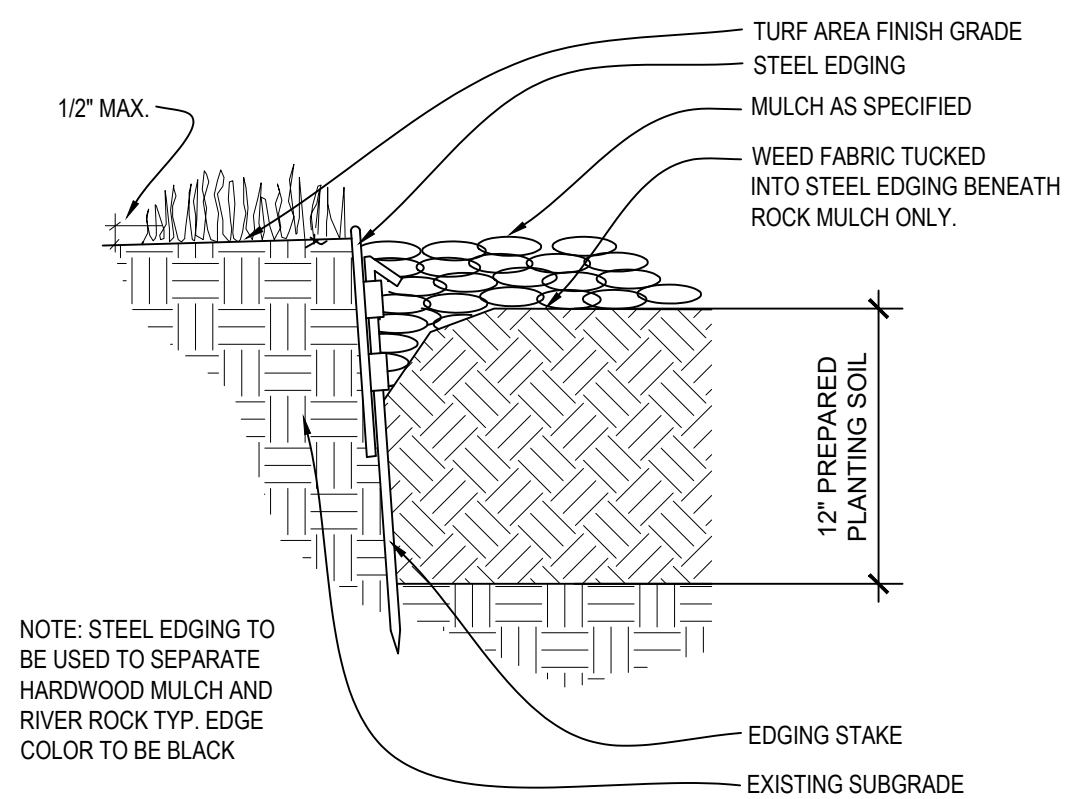
### 10 PLANT SPACING DETAIL

NOT TO SCALE



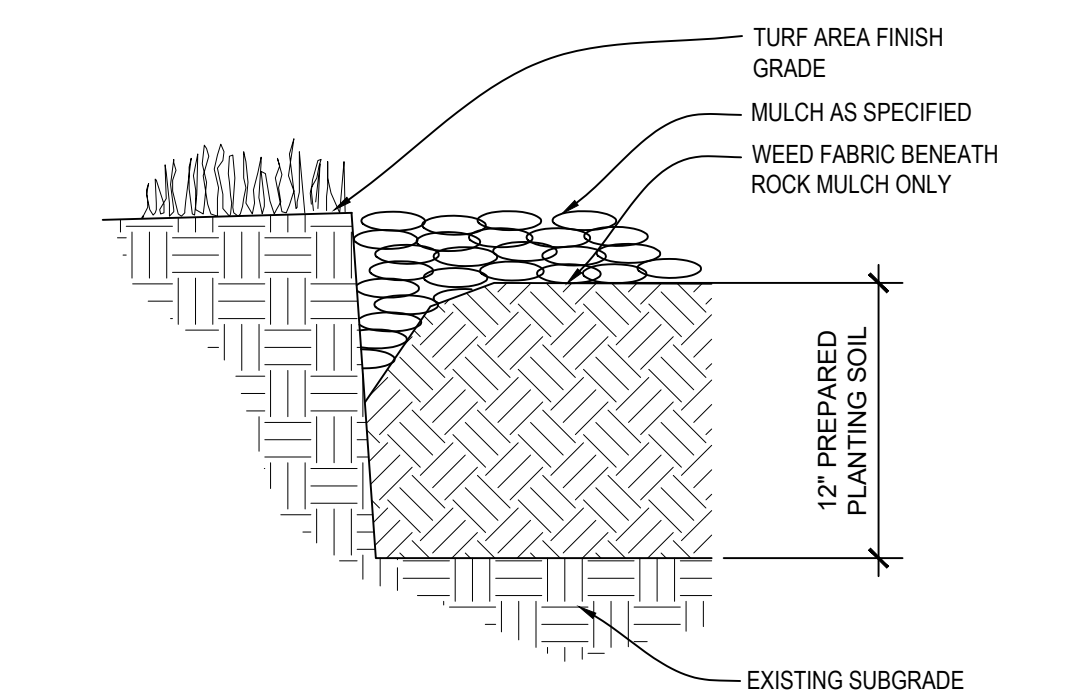
### 9 DOWNSPOUT/SPLASH BLOCK DETAIL

NOT TO SCALE



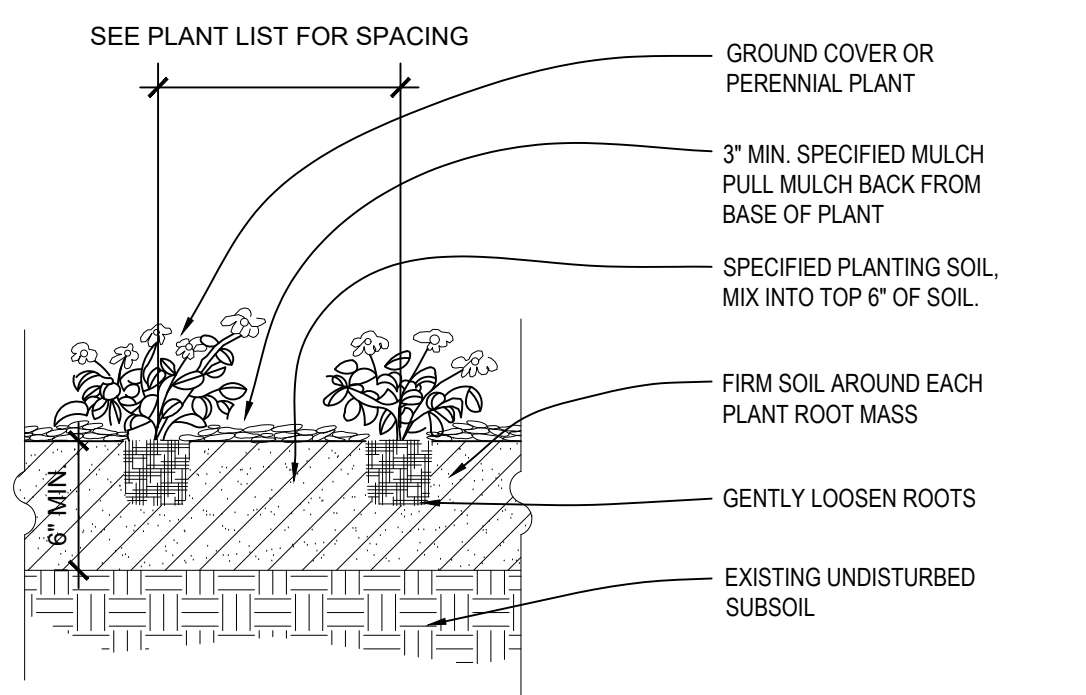
### 8 STEEL EDGING DETAIL

NOT TO SCALE



### 7 V-CUT EDGING DETAIL

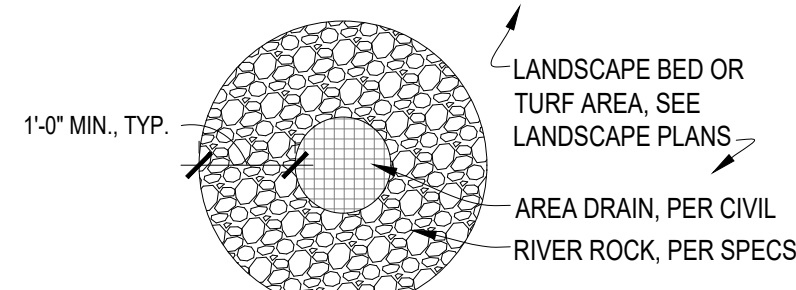
NOT TO SCALE



### 6 PERENNIAL & GROUND COVER PLANTING

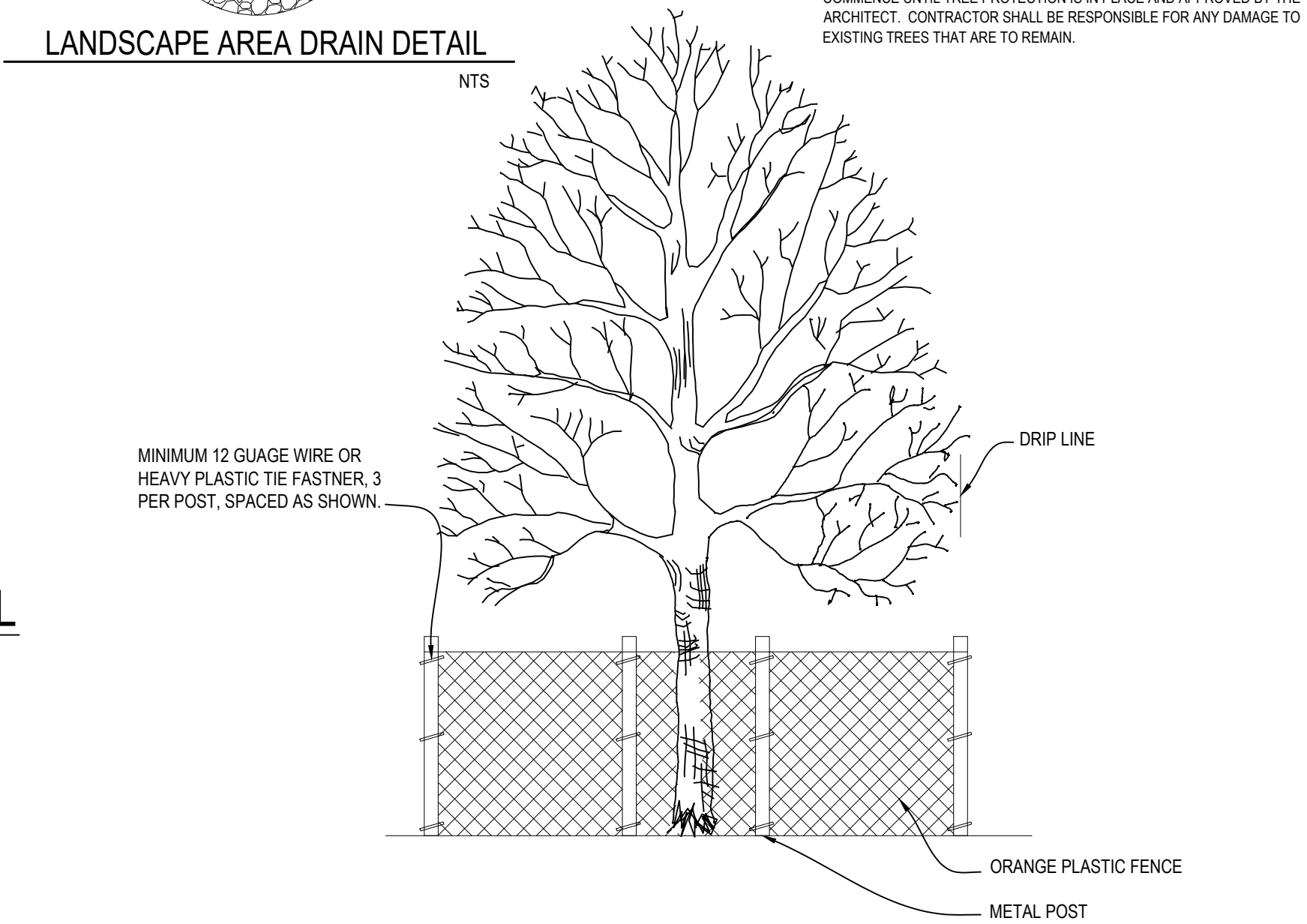
NOT TO SCALE

| Inches Between Plants | Plant Quantities Per Square Foot |
|-----------------------|----------------------------------|
| 12"                   | Square Feet x 1.15               |
| 18"                   | Square Feet x .51                |
| 30"                   | Square Feet x .19                |
| 36"                   | Square Feet x .12                |
| 48"                   | Square Feet x .07                |



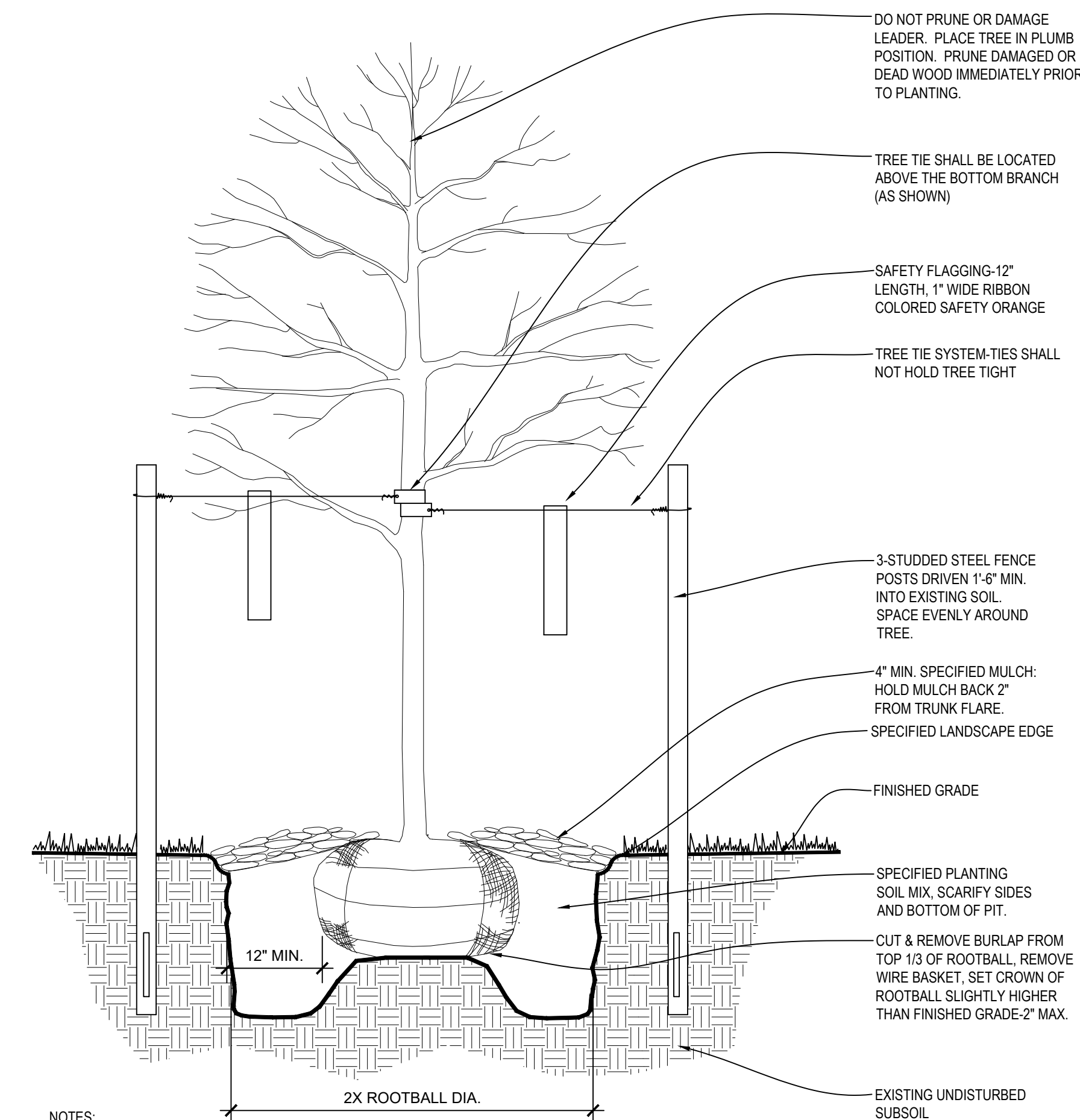
### LANDSCAPE AREA DRAIN DETAIL

NTS



### 5 TREE PRESERVATION DETAIL

NOT TO SCALE



NOTES: 1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.  
2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

### 4 DECIDUOUS TREE PLANTING DETAIL

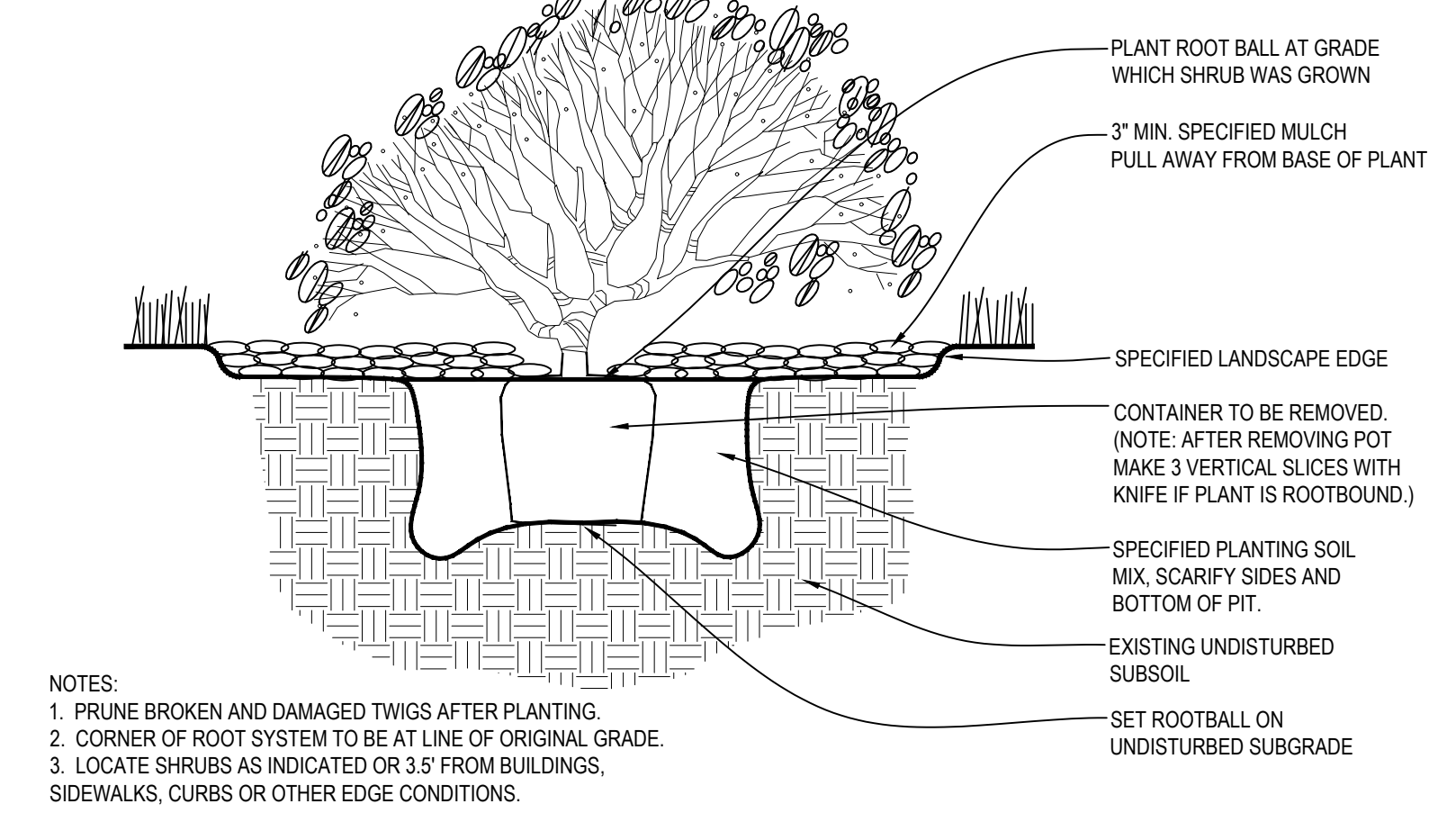
NOT TO SCALE

### PLAN

NOTE: PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL IDENTIFY, TAG AND PROTECT, EXISTING TREES TO BE SAVED. WORK CANNOT COMMENCE UNTIL TREE PROTECTION IS IN PLACE AND APPROVED BY THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES THAT ARE TO REMAIN.

### 3 TYPICAL FREESTANDING PLANTER

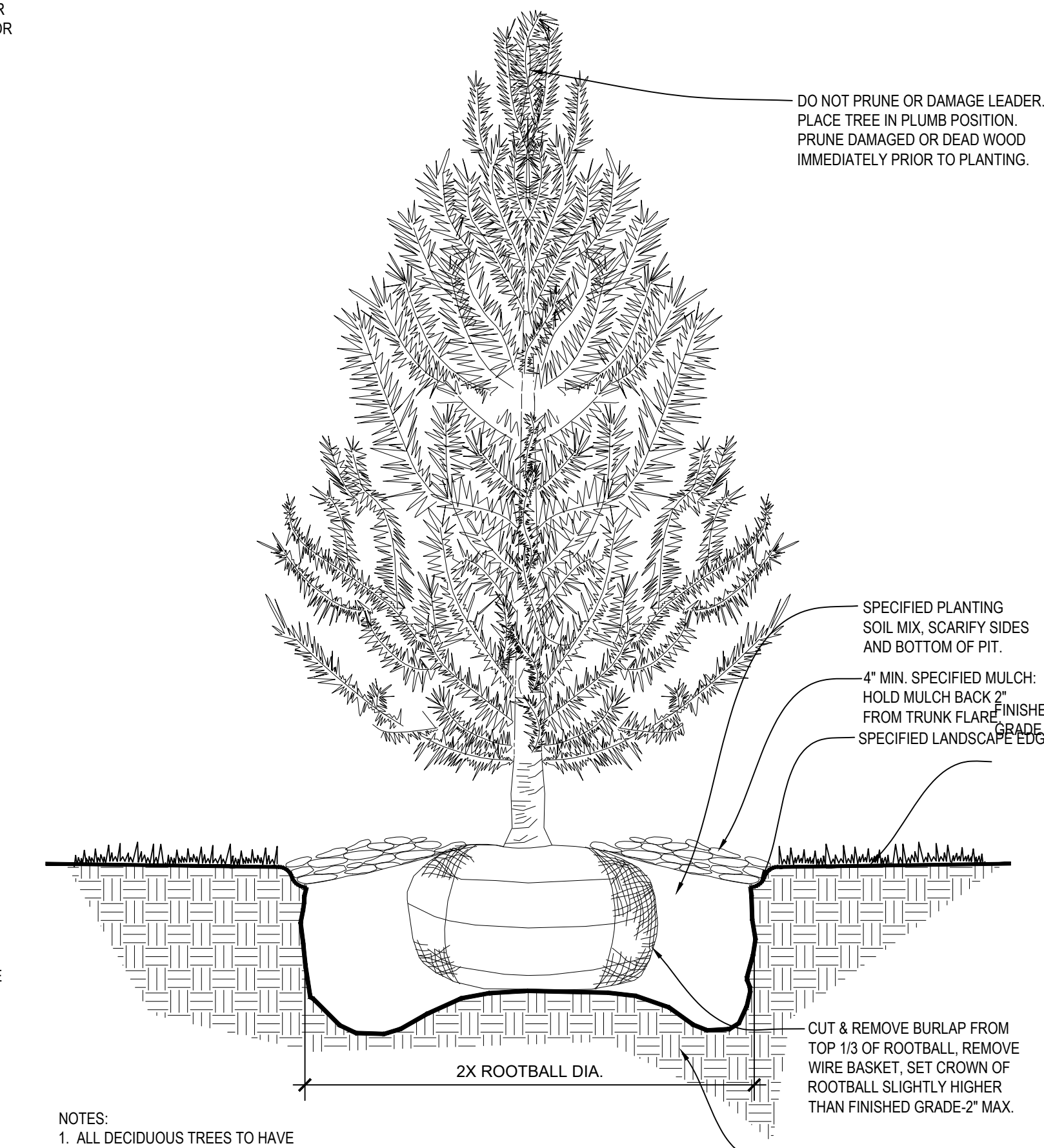
NOT TO SCALE



NOTES: 1. PRUNE BROKEN AND DAMAGED TWIGGS AFTER PLANTING.  
2. CORNER OF ROOT SYSTEM TO BE AT LINE OF ORIGINAL GRADE.  
3. LOCATE SHRUBS AS INDICATED OR 3.5' FROM BUILDINGS, SIDEWALKS, CURBS OR OTHER EDGE CONDITIONS.

### 2 SHRUB PLANTING DETAIL

NOT TO SCALE



NOTES: 1. ALL DECIDUOUS TREES TO HAVE STRONG CENTRAL LEADER.  
2. TREE STAKING AS REQUIRED PER SPECIFICATIONS.

### 1 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

### GENERAL NOTES:

- EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND EXAMINE THE SITE CONDITIONS. HE SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS FOR THE PROPOSED WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS, WHICH MAY AFFECT THE PROPOSED WORK.
- THE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSING. EACH PLANT SPECIES MASSING SHALL BE PLACED IN THE FIELD TO UTILIZE GREATEST COVERAGE OF GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
  - CREeping GROUNDcover SHALL BE A MINIMUM OF 6" FROM PAVING EDGE.
  - ALL TREES SHALL BE A MINIMUM OF 3' FROM PAVING EDGE.
  - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED APART AND PLACED FOR BEST AESTHETIC VIEWING.
  - ALL SHRUBS SHALL BE A MINIMUM OF 2' FROM PAVED EDGE.
- NOTIFY LANDSCAPE ARCHITECT 1 WEEK PRIOR TO ANTICIPATED START OF PLANT MATERIAL INSTALLATION. LANDSCAPE CONTRACTOR SHALL STAKE ALL PROPOSED PLANTING BED EDGES, SET OUT SHRUBS IN INTENDED LOCATIONS, AND STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS PROPOSED FOR USE ON THE PROJECT.
- CONTRACTOR WILL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIAL INDICATED ON THE PLANS. PLANT SCHEDULE IS FOR SUMMARY ONLY. VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING.
- CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF EXISTING TREES & PLANT MATERIAL AS INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT. RELOCATE PERENNIALS & SHRUBS TO LOCATION INDICATED ON PLAN AND AS DIRECTED BY LANDSCAPE ARCHITECT.
- REPORT ANY DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN IMMEDIATELY TO THE LANDSCAPE ARCHITECT. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHERE IT IS FOUND THAT KNOWN DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER RELATED SITE WORK BEING PERFORMED TO ACCOMPLISH SITE CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- PLANT MATERIAL SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE PRIOR TO ACCEPTANCE. RECOMMENDED DATES FOR PLANT MATERIAL INSTALLATION SHALL BE FEBRUARY 15 - MAY 15 AND SEPTEMBER 15 - DECEMBER 15.
- THE PROJECT MAY BE AWARDED COMPLETION IN PHASES BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER & LANDSCAPE ARCHITECT WHEN A PHASE IS COMPLETE & A FINAL WALK THROUGH CAN TAKE PLACE. CONTRACTOR SHALL IDENTIFY ON THE PLANS THE LIMITS OF COMPLETED WORK AND/OR PHASES PRIOR TO THE WALK THROUGH.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE, AT WHICH POINT THE ONE YEAR GUARANTEE BEGINS.
- FINISHED GRADE TO BE TOP OF MULCH OR TURF FOR ALL LANDSCAPE AREAS. REFER TO CIVIL PLANS FOR GRADING INFORMATION.

### MATERIALS:

- PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF DISEASE AND INSECTS AS PER AMERICAN ASSOCIATION OF NURSYMEN STANDARDS.
- PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED TO UNIFORMITY.
- SHREDDED BARK MULCH SHALL BE FINELY CHIPPED AND SHREDDED DARK BROWN HARDWOOD CHIPS CONSISTING OF PURE WOOD PRODUCTS AND FREE OF ALL FOREIGN SUBSTANCES.
- CONTRACTOR SHALL USE AN APPROVED TREE TIE SYSTEM THAT IS EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. FOLLOW THE FOLLOWING OR APPROVED EQUAL: "CINCH TIES" BY J. LICHTENTHALER, "ADJ-A-TYPE" BY HEAVYWEIGHT ONLY, A PLASTIC CHAIN TWIST TIE, OR "PLASTIC BINDER TIE" A TIE WITH TAPERED BEADS THAT SNAP LOCK BY A.M. LEONARD AND SONS.
- SOD (IF ANY) SHALL BE CERTIFIED TURFGRASS SOD COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, AND MOWED HEIGHT, AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHALL BE A BLEND OF NOT LESS THAN 3 IMPROVED KENTUCKY BLUEGRASS (POSPARATENSIS) VARIETIES, A NATIVE MIXTURE OF HOUNDGOD, REBEL, OR FALCON, FINE LEAFED TALL FESCUE (FESTUCA ARUNDINACEA), AND RYE (LOLIUM JULIFLORUM AND PERENE DOMESTICA). IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 70% FINELEAFED TALL FESCUE, AND 10% RYE. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK, HARVESTED IN ROLLS, FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT). MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.
- ALL NEW PLANT BED AREAS TO BE IRRIGATED. REFER TO SPECIFICATIONS.
- ROCK BEDS (IF ANY) SHALL BE BUFFALO RIVER ROCK, 1"-2.5", BY HOUSE OF ROCKS OR APPROVED EQUAL. ALL ROCK BED AREAS SHALL HAVE FILTER FABRIC & BE 4" MIN. DEPTH.
- ROOF TOP PLANTING SOIL MIX TO BE 1 PART CONCRETE SAND, 1 PART TOPSOIL, & 1 PART COMPOST. WEIGHT WHEN FULLY SATURATED SHALL BE LESS THAN 120 LB. PER CUBIC FOOT PER STRUCTURAL.

### INSTALLATION:

- STRIP TOP SOIL & SAVE FOR PLANTING AREAS. EXCAVATE TO A DEPTH OF 12" FOR ALL PLANTING BEDS AND REPLACE WITH PLANTING SOIL MIX. A 10-10-10 FERTILIZER SHALL BE SPREAD OVER ALL PLANTING AREAS PRIOR TO PLANTING, AT A RATE OF 50 POUNDS PER 2,000 SQUARE FEET.
- AFTER PLANTS HAVE BEEN INSTALLED, ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE PRIOR TO MULCH APPLICATION.
- PLANT PIT BACKFILL FOR TREES AND SHRUBS SHALL BE 25% COTTON BOLL COMPOST, AND 25% TOPSOIL, AND 50% EXISTING SOIL. TOPSOIL SHALL BE NATURAL, FERTILE, FRABLE, SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACID, ALKALINE OR TOXIC THAT MAY BE HARMFUL TO PLANT GROWTH. ALSO, FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS OR SUBSTANCE 2" OR MORE IN DIAMETER.
- PLANTED BED EDGES (IF ANY) SHALL BE IN STRAIGHT LINES OR GENTLE FLOWING CURVES. SUDDEN CURVES OR SHARP ANGLES SHOULD BE AVOIDED.
- V-CUT EDGES (IF ANY) SHALL BE DUG TO 6" DEPTH WITH ANGLED EDGE ON LANDSCAPE BED SIDE, AND VERTICAL EDGE ON TURF SIDE. BACKFILL V-CUT EDGE WITH SHREDDED HARDWOOD MULCH TO GRADE.
- MULCH ALL PLANTING BED AREAS TO A MINIMUM DEPTH OF 3". MULCH INDIVIDUAL TREES TO A MINIMUM DEPTH OF 4".

### IRRIGATION PERFORMANCE SPECIFICATIONS:

PROVIDE 100% COVERAGE COMPLETE WORKING IRRIGATION SYSTEM FOR ALL NEW TURF AREAS (SEED AND/OR SOD), ALL NEW PLANTING BEDS, AND ALL NEW TREES AND EXISTING TREES TO REMAIN. INCLUDE ELECTRICAL CONNECTION AND IRRIGATION SLEEVES AS NECESSARY. DRIP IRRIGATE ALL PLANTING BEDS. PRIOR TO INSTALLATION, PROVIDE PLAN SHOWING ALL IRRIGATION MATERIALS INCLUDING ALL EQUIPMENT SIZES AND DETAILS TO LANDSCAPE ARCHITECT FOR APPROVAL. COMPLY WITH REQUIREMENTS OF AUTHORITY WITH JURISDICTION FOR IRRIGATION SYSTEMS & BACKFLOW PREVENTOR. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT & OWNER AFTER FINAL INSTALLATION AND PRIOR TO FINAL ACCEPTANCE. INCLUDING ALL HEAD & EQUIPMENT LOCATIONS & MAINTENANCE DATA FOR ALL EQUIPMENT PROVIDED. CONTRACTOR SHALL PROVIDE AN ON-SITE WALK THROUGH OF THE SYSTEM AND FULLY DESCRIBE ITS OPERATION WITH OWNER. CONTRACTOR SHALL ACHIEVE FINAL ACCEPTANCE WHEN SYSTEM IS FULLY OPERATIONAL, AND APPROVED BY OWNER, AND AS-BUILT DRAWINGS AND PROJECT MANUALS HAVE BEEN ACCEPTED AND APPROVED.

### PIPING SPECIFICATIONS:

- MINIMUM WORKING PRESSURE RATINGS:
  - PRESSURE PIPING: 150 PSIG (1035 KPA).
  - CIRCUIT AND DRAIN PIPING: 100 PSIG (690 KPA).
- MAIN LINE TO BE CL 200 POLYVINYL CHLORIDE PIPE OR ASTM D 1785, PVC 1120, SCHEDULE 40, SOCKET-TYPE FITTINGS; AND SOLVENT-CEMENTED JOINTS OR APPROVED EQUAL.
  - PIPE UP TO AND INCLUDING 2-1/2 INCHES IN DIAMETER SHALL HAVE BELL AND SOCKET JOINTS.
  - PIPE GREATER THAN 2-1/2 INCHES IN DIAMETER SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
- THRUST BLOCKS SHALL BE REQUIRED IN CONJUNCTION WITH RUBBER GASKET JOINT PIPE.
- LATERAL LINES TO BE CL 200 PVC PIPE OR APPROVED EQUAL.
- DRIP TUBING: POLY TUBING OR APPROVED EQUAL.
- SLEEVES: MINIMUM DIAMETER OF 2 TIMES LARGER THAN THE PIPE OR PIPE(S) SCHEDULED TO PASS THROUGH THEM. SLEEVES SHALL BE A MINIMUM OF 2 INCH DIAMETER AND SHALL BE SCHEDULE 40 PVC PIPE.
- PLASTIC FITTINGS:
  - UTILIZED THROUGHOUT THE SYSTEM (MAINS AND LATERALS) IN WARM CLIMATES AND MAIN LINES IN COLDER CLIMATES. SCHEDULE 40 PVC PIPE.
  - UTILIZED FOR LATERALS OF FLEXIBLE POLYETHYLENE PIPE, TYPE 1 PVC INSERT FITTINGS DESIGNED FOR USE WITH THIS TYPE OF PIPE CONFORMING TO ASTM D 2609.
    - PIPE AND FITTINGS SHALL BE JOINED WITH STAINLESS STEEL LOCKING PINCH CLAMPS OR STAINLESS STEEL SCREW CLAMPS.
- MINIMUM COVER:
  - IN LAWN AND PLANTING AREAS:
    - MAINS - MINIMUM 15 INCHES BELOW FINISH GRADE.
    - LATERALS AND CONTROL VALVES - MINIMUM 12 INCHES BELOW FINISH GRADE.
  - ROADWAYS OR PARKING AREAS: MINIMUM 24 INCHES BELOW FINISH GRADE.
- CLEARANCES: MINIMUM OF 3-INCHES BETWEEN PARALLEL LINES IN THE SAME TRENCH OR VERTICAL CLEARANCE BETWEEN LINES CROSSING AT ANGLES.



A NEW SINGLE PURPOSE MULTI-UNIT RESIDENTIAL BUILDING FOR:

HICKOK HOMES 39TH ST.

W. 39TH ST. & ROANOKE RD.

KANSAS CITY, MISSOURI

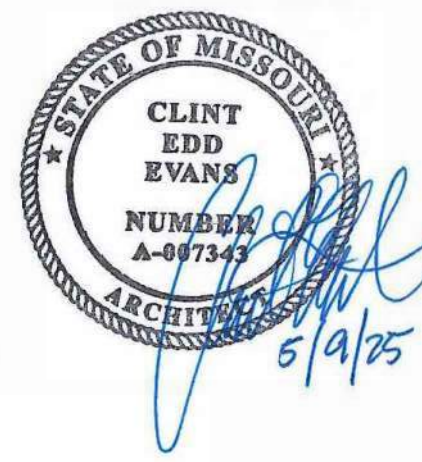
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04.14.25 UR SUBMITTAL

REVISIONS

JOB NO.  
721122  
DRAWN BY  
BNH  
UR SUBMITTAL

SHEET NAME  
PLANTING DETAILS

SHEET NO.  
L3.00



A NEW MIXED-USE DEVELOPMENT:  
**HICKOK HOMES - 39TH STREET APARTMENTS**  
WEST 39TH STREET & ROANOKE ROAD - KANSAS CITY, MISSOURI

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04.14.25 REZONING SUBMITTAL

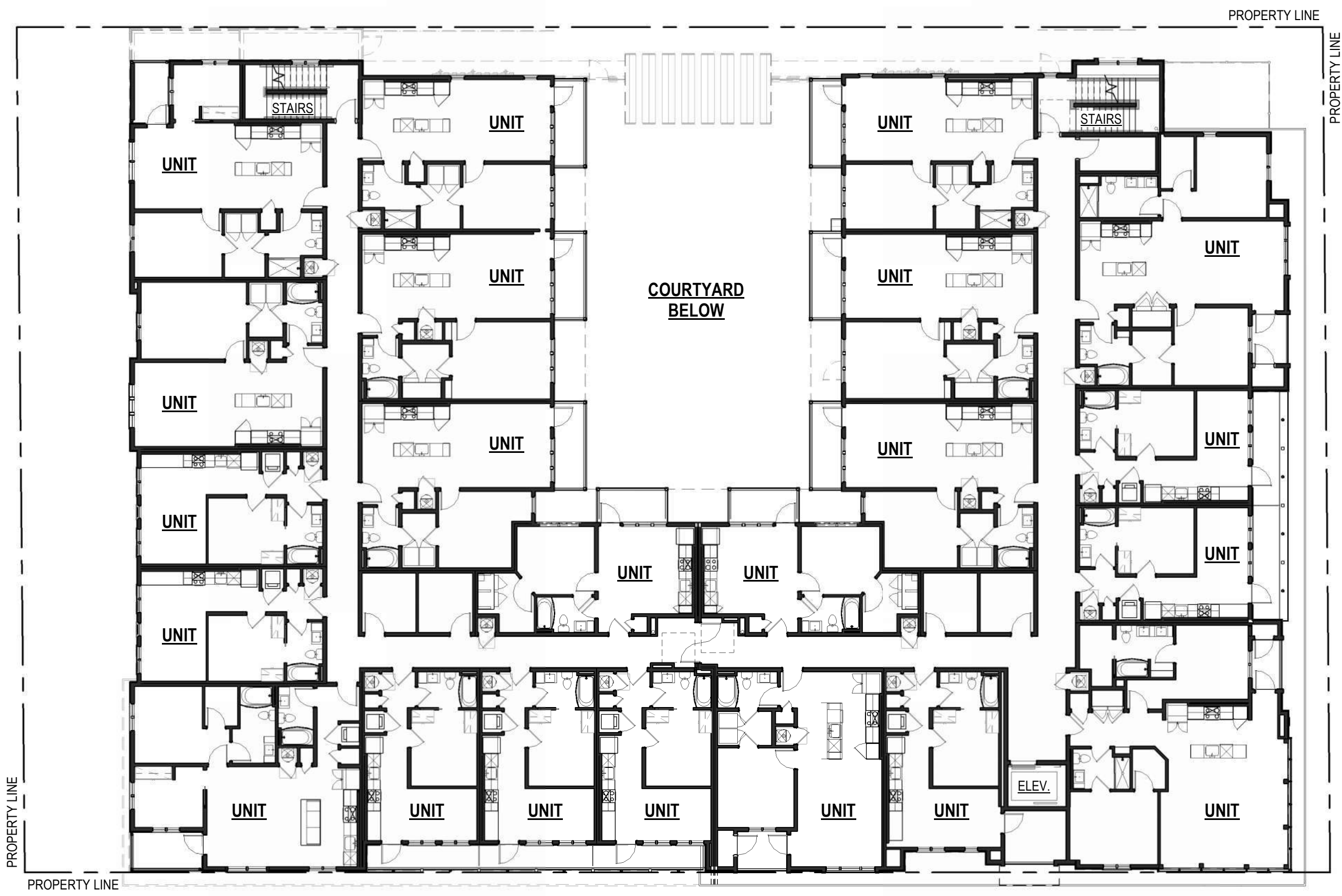
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Author  
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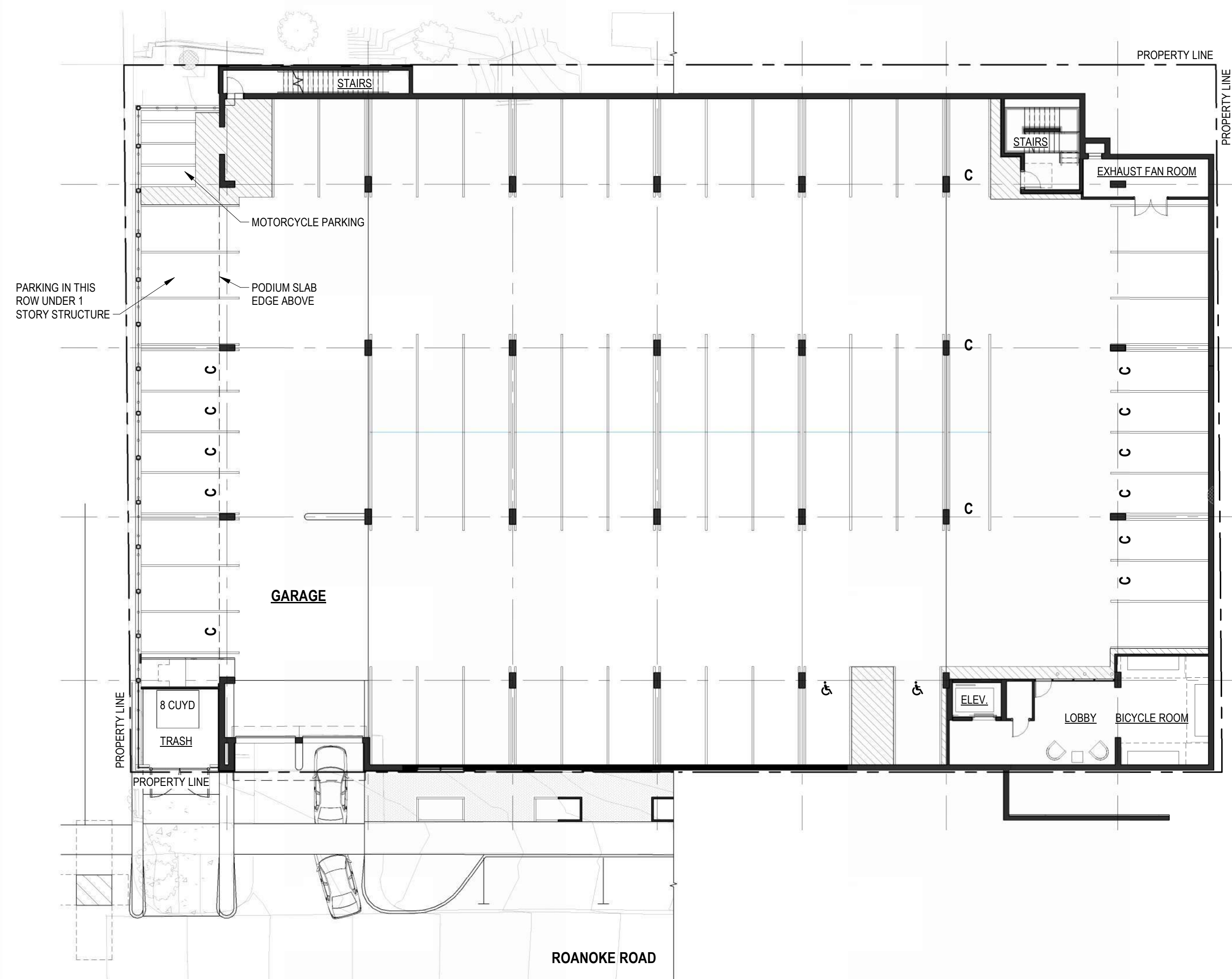
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FLOOR PLANS

SHEET NO.

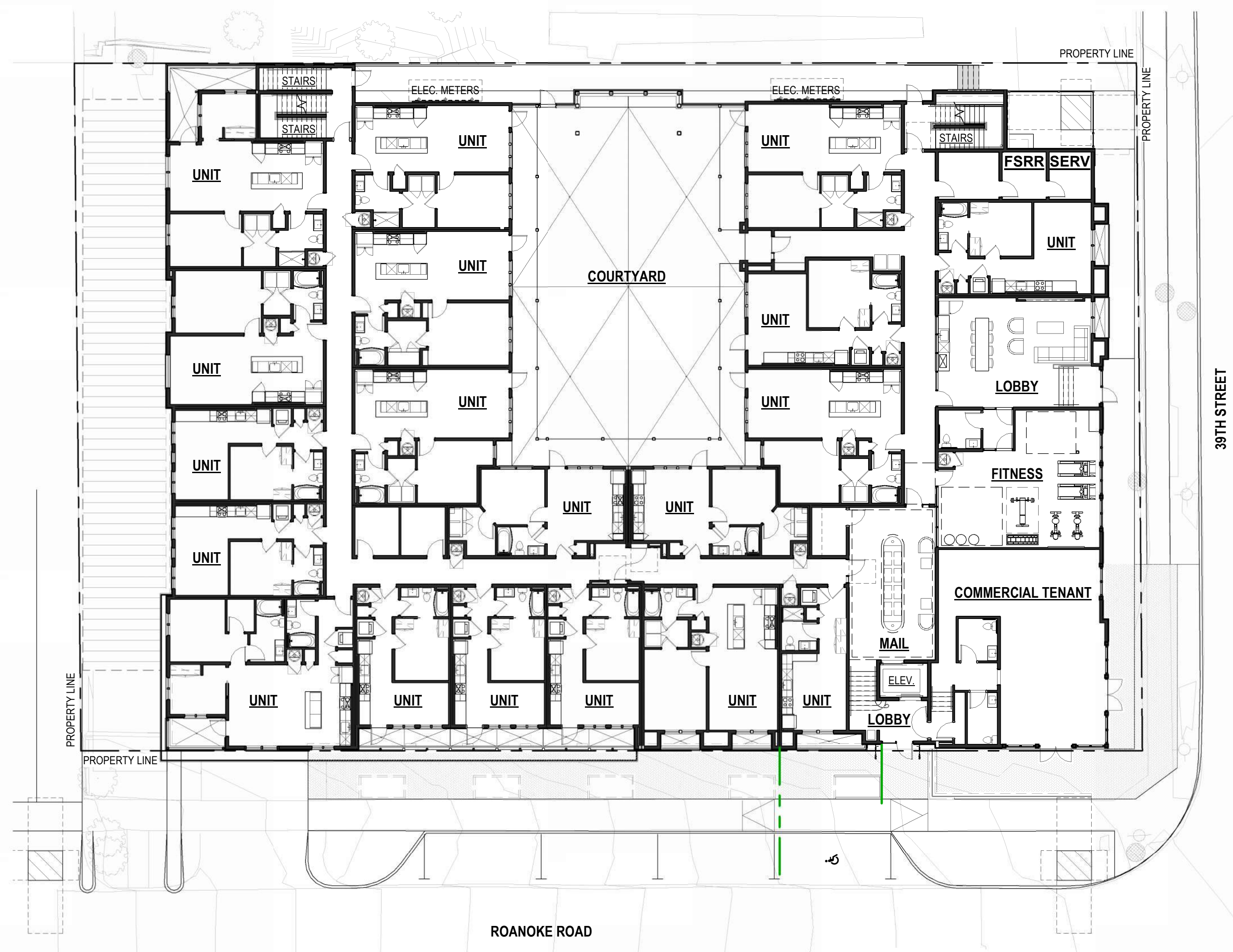
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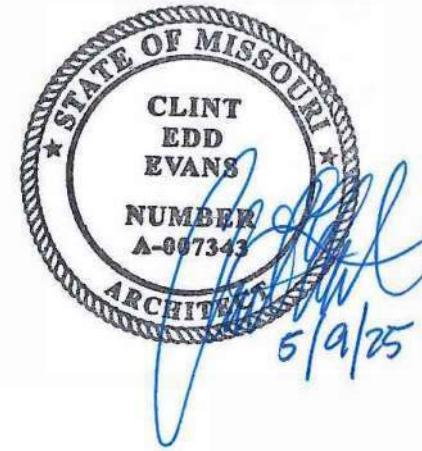
2ND FLOOR BUILDING PLAN  
1/16" = 1'-0"



GARAGE PLAN  
1/16" = 1'-0"



1ST FLOOR BUILDING PLAN  
1/16" = 1'-0"

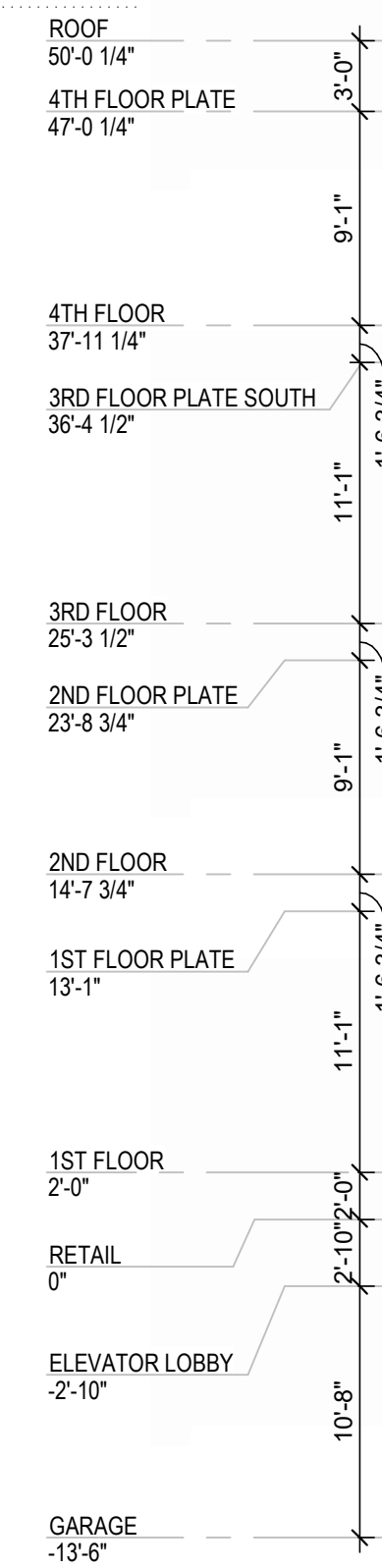


WEST ELEVATION (ROANOKE RD)

1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND:

|  |                                |  |                                                               |
|--|--------------------------------|--|---------------------------------------------------------------|
|  | 1 LIGHT COLOR THIN BRICK       |  | 8 DARK COLOR TRIM / BREAKMETAL                                |
|  | 2 DARK COLOR THIN BRICK        |  | 9 METAL ROOFING                                               |
|  | 3 WOOD-LOOK PLANK              |  | 10 FULL LIGHT COLOR BRICK CORNICE / THIN BRICK SOLDIER COURSE |
|  | 4 PAINTED WOOD-LOOK TRIM/PANEL |  | 11 DARK COLOR THIN BRICK SOLDIER COURSE                       |
|  | 5 STUCCO                       |  | 12 NOT USED                                                   |
|  | 6 METAL PARAPET                |  | 13 LIGHT COLOR TRIM                                           |
|  | 7 CONCRETE                     |  | 14 GLASS                                                      |



SOUTH ELEVATION (39TH ST)

1/8" = 1'-0"

A NEW MIXED-USE DEVELOPMENT:

HICKOK HOMES - 39TH STREET APARTMENTS  
WEST 39TH STREET & ROANOKE ROAD - KANSAS CITY, MISSOURI

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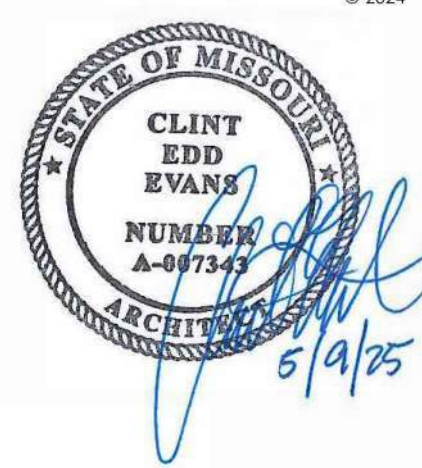
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721122  
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REZONING SUBMITTAL

SHEET NAME  
EXTERIOR ELEVATIONS

SHEET NO.

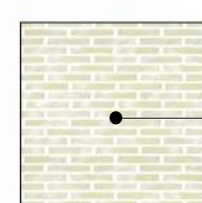
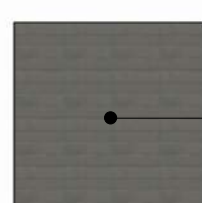
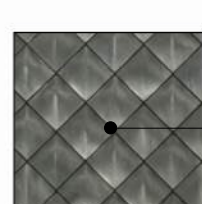
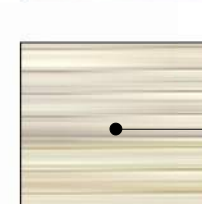
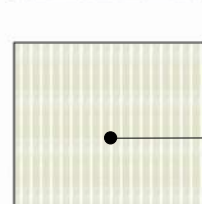
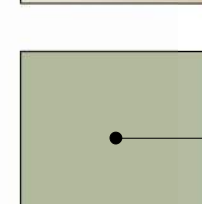
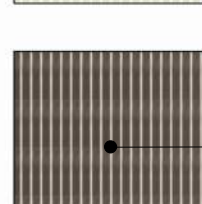
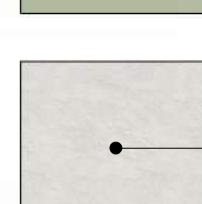
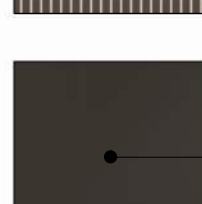
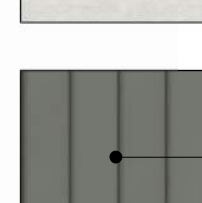
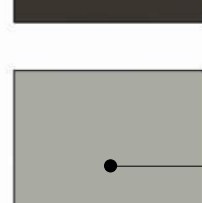
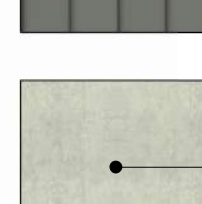
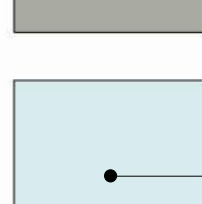
A2.50



EAST ELEVATION

1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND:

|                                                                                     |                                |                                                                                     |                                                               |
|-------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------|
|  | 1 LIGHT COLOR THIN BRICK       |  | 8 DARK COLOR TRIM / BREAKMETAL                                |
|  | 2 DARK COLOR THIN BRICK        |  | 9 METAL ROOFING                                               |
|  | 3 WOOD-LOOK PLANK              |  | 10 FULL LIGHT COLOR BRICK CORNICE / THIN BRICK SOLDIER COURSE |
|  | 4 PAINTED WOOD-LOOK TRIM/PANEL |  | 11 DARK COLOR THIN BRICK SOLDIER COURSE                       |
|  | 5 STUCCO                       |  | 12 NOT USED                                                   |
|  | 6 METAL PARAPET                |  | 13 LIGHT COLOR TRIM                                           |
|  | 7 CONCRETE                     |  | 14 GLASS                                                      |



NORTH ELEVATION

1/8" = 1'-0"

A NEW MIXED-USE DEVELOPMENT:  
**HICKOK HOMES - 39TH STREET APARTMENTS**  
WEST 39TH STREET & ROANOKE ROAD - KANSAS CITY, MISSOURI

DRAWING RELEASE LOG  
04.14.25 REZONING SUBMITTAL

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JOB NO.  
**721122**  
DRAWN BY

DATE  
**04.14.25**

REZONING SUBMITTAL

SHEET NAME  
EXTERIOR ELEVATIONS

SHEET NO.

**A2.51**

GENERAL NOTES:  
REFER TO SHEET E6.0 FOR GENERAL NOTES.

Client

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A NEW MULTI-FAMILY DEVELOPMENT FOR:  
**HICKOK HOMES 39TH ST.**  
W. 39TH ST. & ROANOKE RD.  
KANSAS CITY, MISSOURI

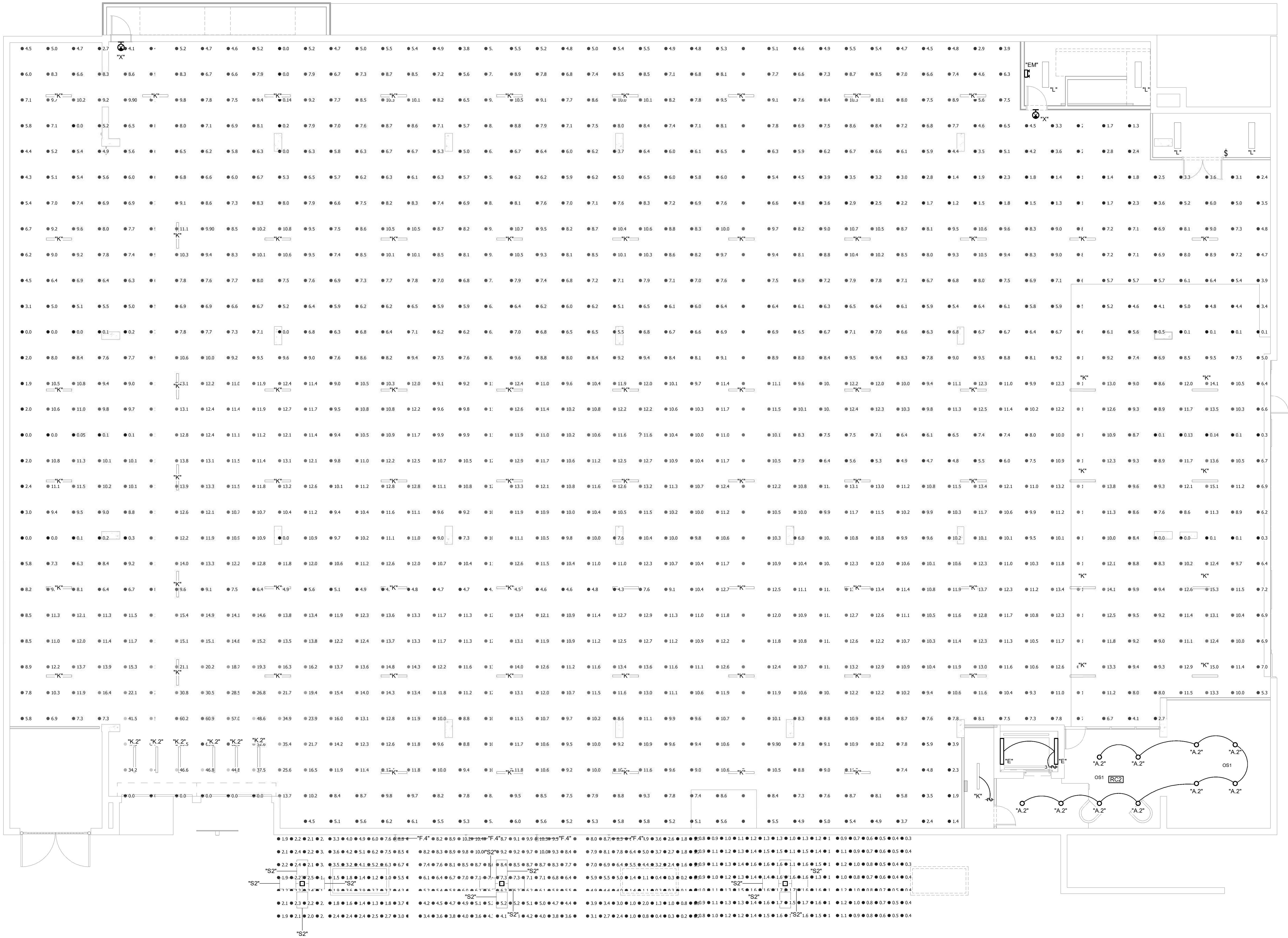
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04.14.25 Rezoning SUBMITTAL

REVISIONS

JOB NO. 721122 DATE 04.14.25  
DRAWN BY Author  
Rezoning SUBMITTAL  
SHEET NAME: BASEMENT PARKING LIGHTING PLAN  
SHEET NO.



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1  
E1.0  
**BASEMENT PARKING LIGHTING PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH



24x36 SHEET (Arch D)

LUMINAIRE SCHEDULE

| PLAN MARK | MANUFACTURER  | MODEL                                        | EQUIVALENT MANUF. SERIES | MOUNTING TYPE | FINISH   | LUMINAIRE SOURCE |        |                |     | ELECTRICAL |           | DESCRIPTION                                                                                                                                                                 |
|-----------|---------------|----------------------------------------------|--------------------------|---------------|----------|------------------|--------|----------------|-----|------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |               |                                              |                          |               |          | SOURCE TYPE      | LUMENS | COLOR TEMP (K) | CRI | VOLTAGE    | LOAD (VA) |                                                                                                                                                                             |
| A         | H.E. WILLIAMS | 6DR-L15-835-DIM-UNV-LW-OF-CS                 |                          | RECESSED      | WHITE    | LED              | 1500   | 3500           | 80  | 120        | 14        | 6" ROUND RECESSED FIXTURE WITH FLUSH LENS                                                                                                                                   |
| A-2       | H.E. WILLIAMS | 5MD4R-6-835-WH-DM                            |                          | SURFACE       | WHITE    | LED              | 600    | 3500           | 80  | 120        | 10        | 4" ROUND SURFACE MOUNTED FIXTURE                                                                                                                                            |
| A-3       | H.E. WILLIAMS | 4DR-TL-L10835-DIM-UNV-LW-OF-CS-WET/CC        |                          | RECESSED      | WHITE    | LED              | 1000   | 3500           | 80  | 120        | 9         | 4" ROUND WET LOCATION RECESSED FIXTURE WITH FLUSH LENS                                                                                                                      |
| B         | BROWNLEE      | 5165-24-8N-H16-30K                           |                          | WALL          | NICKEL   | LED              | 1874   | 3000           | 80  | 120        | 16        | 2'-0" WALL MOUNTED VANITY LIGHT WITH BRUSHED NICKEL COVER PLATE (100043BN)                                                                                                  |
| B5        |               |                                              |                          | WALL          | WHITE    | LED              | 500    | 3500           | 80  | 120        | 7         | 4" DIAMETER WALL-MOUNTED CYLINDER WITH MEDIUM DISTRIBUTION AND FLUSH LENS                                                                                                   |
| C         | CONTECH       | CRS548-30K-C-S-CRS5-TORCD1                   |                          | SUSPENDED     | WHITE    | LED              | 400    | 3500           | 90  | 120        | 6         | 11" x 4.5" DIAMETER WHITE ELLIPSE PENDANT SUSPENDED 4'-0" FROM CEILING                                                                                                      |
| C2        |               |                                              |                          |               |          | LED              |        | 3500           | 0   | 120        | 0         | CEILING FAN                                                                                                                                                                 |
| D         |               |                                              |                          |               |          | LED              |        | 3500           | 0   | 120        | 0         | CEILING FAN IN UNITS                                                                                                                                                        |
| E         | H.E. WILLIAMS | 96-4-L40/830-DFR-EM/10W-DRV-UNV              |                          | WALL          | WHITE    | LED              | 4000   | 3000           | 80  | 120        | 30        | GASKETED LED STRIP FIXTURE: 4" LENGTH WITH 10W EMERGENCY BATTERY. FIXTURE SHALL BE MOUNTED IN ELEVATOR SHAFT IN A LOCATION THAT DOES NOT INTERFERE WITH ELEVATOR OPERATION. |
| EM        | H.E. WILLIAMS | EMERILED-WHT-SOT-D                           |                          | WALL          | WHITE    | LED              |        |                |     | 120        | 2         | WALL-MOUNTED EMERGENCY FIXTURE MOUNTED AT 8'-0" A.F.F.                                                                                                                      |
| F         | H.E. WILLIAMS | 4CR-L5/835-WHT-DIM-UNV-LM-CS-WM              |                          | WALL          | WHITE    | LED              | 500    | 3000           | 80  | 120        | 7         | 4" DIAMETER WALL-MOUNTED CYLINDER WITH MEDIUM DISTRIBUTION AND FLUSH LENS                                                                                                   |
| F-2       | VISTA         | 1503-AL-QM-30-MV-ND-CP-FT                    |                          | WALL          | GRAPHITE | LED              | 230    | 3000           | 80  | 120        | 11        | 6" X 3" EXTERIOR STEP LIGHT WITH GRAPHITE FINISH                                                                                                                            |
| F-3       | VISA          | OW1604-L30K-MVOLT                            |                          | WALL          | GRAPHITE | LED              | 900    | 3000           | 80  | 120        | 23        | 6" X 38" WALL-MOUNTED FRAME                                                                                                                                                 |
| F-4       | CONTECH       | VCDSWH16LDD16-30K-LGN1-B                     |                          | WALL          | BLACK    | LED              | 2000   | 3000           | 80  | 120        | 18        | WALL MOUNTED RLM LUMINAIRE WITH GOOSENECK MOUNTING.                                                                                                                         |
| G1        | COOPER        | S123DP-C-560D-8-35-C4-JB-4FO-U-DD-F-R-W      |                          | SUSPENDED     | WHITE    | LED              | 2240   | 3500           | 80  | 120        | 19        | 3" x 4'-0" SUSPENDED LINEAR                                                                                                                                                 |
| K         | COOPER        | S124DS-C-195D-8-35-T1-4FO-1-E-U-DD-F-R-W     |                          | SURFACE       | WHITE    | LED              | 2180   | 3500           | 80  | 120        | 27        | 4" X 4'-0" SURFACE MOUNTED LINEAR                                                                                                                                           |
| K-2       | COOPER        | S124DS-C-1195D-8-35-T1-4FO-1-E-U-DD-F-R-W    |                          | SURFACE       | WHITE    | LED              | 3180   | 3500           | 80  | 120        | 42        | 4" X 4'-0" SURFACE MOUNTED LINEAR                                                                                                                                           |
| L         | LITHONIA      | CLX-L48-5000LM-SEF-RDL-MVOLT-GZ10-35K-80 CRI |                          | SURFACE       | WHITE    | LED              | 5000   | 3500           | 80  | 120        | 42        | 4" X 4'-0" SURFACE MOUNTED LINEAR                                                                                                                                           |
| S1        | STERNBERG     | G14LED-PF-4PT-WA-BKT1L-30K-TS-MDL03          |                          | POLE          | BLACK    | LED              | 1075   | 3000           | 80  | 120        | 12        | 14" ROUND LED ACRYLIC GLOBE POST TOP MOUNTED AT 8'-0"                                                                                                                       |
| S2        | STERNBERG     | G14LED-PF-4APT-WA-BKT1L-30K-TS-MDL03         |                          | POLE          | BLACK    | LED              | 1075   | 3000           | 80  | 120        | 12        | 14" ROUND LED ACRYLIC GLOBE WITH 4 ARMS AT 90° AND A POST TOP                                                                                                               |
| W1        | H.E. WILLIAMS | 4CR-L7/835-WHT-DIM-UNV-LM-CS-PM24            |                          | PENDANT       | WHITE    | LED              | 700    | 3500           | 80  | 120        | 9         | 4" DIAMETER PENDANT MOUNTED CYLINDER SUSPENDED 2'-0" FROM CEILING.                                                                                                          |
| X         | H.E. WILLIAMS | EXIT-R-EM-WHT-SOT                            |                          | UNIVERSAL     | WHITE    | LED              |        |                |     | 120        | 4         |                                                                                                                                                                             |

LIGHTING DEVICE SCHEDULE

| PLAN MARK | MOUNTING TYPE | MANUFACTURER  | MODEL         | FINISH | NOTES                                                                                                             |
|-----------|---------------|---------------|---------------|--------|-------------------------------------------------------------------------------------------------------------------|
| OS1       | CEILING       | nLIGHT        | nCM PDT-9-RUB | WHITE  | SMALL MOTION CEILING MOUNTED OCCUPANCY SENSOR                                                                     |
| RC2       | PLENUM        | nLIGHT        | nPP16         |        | X ZONE (ON/OFF) (DIMMING) ROOM CONTROLLER PROGRAMMED TO MANNER. PROVIDE SLEEVE WHERE NEEDED DUE TO SCOPE OF WORK. |
| RC#       | PLENUM        | nLIGHT        | nPP16         |        | X ZONE (ON/OFF) (DIMMING) ROOM CONTROLLER PROGRAMMED TO MANNER. PROVIDE SLEEVE WHERE NEEDED DUE TO SCOPE OF WORK. |
| VA1       | WALL          | SENSOR SWITCH | WSX-D-SA      | WHITE  | LINE VOLTAGE PIR DIMMING OCCUPANCY SENSOR SWITCH                                                                  |

DISCONNECT SCHEDULE

| PLAN MARK | EQUIPMENT SERVED | LOAD (EQUIPMENT SERVED) | VOLTAGE | DUTY            | SWITCH | POLES           | FUSE | ENCLOSURE | NOTES |
|-----------|------------------|-------------------------|---------|-----------------|--------|-----------------|------|-----------|-------|
| DS#       |                  |                         | 208     | MULTIPLE VALUES | AMP    | MULTIPLE VALUES | AMP  | NEMA TYPE |       |
| DSE       | ELEVATOR         |                         | 208     | GD              | 100    | 3               | 100  | LPN-RK    |       |

GENERAL NOTES:

- A. THESE GENERAL NOTES APPLY TO ALL ELECTRICAL AND SPECIAL SYSTEMS DRAWINGS. REFER TO DIVISION 26, 27 AND 28 SPECIFICATIONS FOR ADDITIONAL ELECTRICAL AND SPECIAL SYSTEMS SPECIFICATIONS AND REQUIREMENTS.

B. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRIC CODE AS ADOPTED BY THE LOCAL AHJ.

C. FOR ALL ELECTRICAL QUESTIONS ON THIS PROJECT, CONTACT RTM ENGINEERING CONSULTANTS AT (913) 322-1400. CONTACT: JIM BASQUETTE.

D. CONTRACTOR SHALL SECURE AND PAY FOR NECESSARY MEP PERMITS AND CERTIFICATES OF INSPECTION REQUIRED BY GOVERNMENTAL ORDINANCES, LAWS, RULES, OR REGULATIONS.

E. FINAL ACCEPTANCE OF WORK SHALL BE SUBJECT TO THE CONDITION THAT ALL SYSTEMS, EQUIPMENT, APPARATUS, AND APPLIANCES OPERATE SATISFACTORILY AS DESIGNED AND INTENDED. WORK SHALL INCLUDE REQUIRED REPLACEMENT, ADJUSTMENT OF SYSTEMS AND CONTROL EQUIPMENT AND ALL REQUIRED PROGRAMMING INSTALLED. PROVIDE FOR ALL WORK INDICATED ON DRAWINGS OR AS REASONABLY IMPLIED.

F. TEST ALL LINES, SYSTEMS, EQUIPMENT BEFORE THEY ARE INSULATED, PAINTED, OR CONCEALED BY CONSTRUCTION OR BACKFILLING. PROVIDE FUEL, WATER, ELECTRICITY, MATERIALS, LABOR, AND EQUIPMENT REQUIRED FOR TESTS. REPAIR OR REPLACE DEFECTS, AND MATERIALS FAILURES REVEALED BY TESTS AND THEN RETESTED UNTIL SATISFACTORY. MAKE REPAIRS WITH NEW MATERIALS.

G. PROVIDE NECESSARY MATERIALS AND ACCESSORIES FOR INSTALLATION OF FIXTURES, EQUIPMENT, ETC AS REQUIRED FOR COMPLETE AND FUNCTIONAL OPERATION AS NOTED ON DRAWINGS OR IN NOTES.

H. ACCESS PANELS SHALL BE PROVIDED WHEREVER NECESSARY TO PROVIDE ACCESS TO VALVES, JUNCTION BOXES, ETC., LOCATED IN CONCEALED SPACES.

I. ALL EQUIPMENT, FIXTURES, MATERIALS, ETC SHALL BE INSTALLED IN NEAT, PROFESSIONAL MANNER IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

J. THE CONTRACTOR SHALL CONTACT THE OWNER AND COORDINATE ALL OUTAGES 5 DAYS PRIOR TO ANY SHUT-OFF OF SERVICES.

K. PROVIDE ALL FIRE RATED MATERIAL FOR PATCH AND REPAIR FOR ALL FIRE RATED ASSEMBLIES. ALL OPENINGS SHALL BE SEALED AND CLOSED IN APPROVED MANNER. PROVIDE SLEEVE WHERE NEEDED DUE TO SCOPE OF WORK.

L. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS.

M. THE CONTRACTOR SHALL SCHEDULE AND EXECUTE ALL WORK WITH REGARD TO THE OWNERS USE OF THE BUILDING.

N. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.

a. REFER TO ARCHITECTURAL DRAWINGS FOR TYPICAL ROOM INTERIOR ELEVATIONS. COORDINATE EXACT DEVICE LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECT PRIOR TO ROUGH-IN.

b. COORDINATE ALL WIRING DEVICE LOCATIONS SHOWN AT MILLWORK LOCATIONS WITH THE MILLWORK CONTRACTOR AND GENERAL CONTRACTOR PRIOR TO ANY ROUGH-IN OR INSTALLATION. ALL WIRING DEVICES SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS AND SHALL NOT BE CONCEALED.

O. PROVIDE PULL BOXES AS REQUIRED TO PROPERLY INSTALL THE RACEWAYS AND CIRCUITS INDICATED.

P. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH ROT-PROOF PULL TAPE, LABELED AT EACH END. ALL CONDUITS SHALL BE PROVIDED WITH PLASTIC BUSHINGS WHERE TERMINATED OPEN-ENDED.

Q. SEAL ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES AS NECESSARY TO RESTORE FIRE-RESISTANCE RATING OF ASSEMBLY. REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR RATED ASSEMBLIES, FIRE STOPPING MATERIALS, AND REQUIREMENTS.

R. EACH CONTRACTOR AND SUB-CONTRACTOR OR TRADE SHALL REVIEW THE BID DOCUMENTS AS A WHOLE, INCLUDING ALL OTHER TRADES DRAWINGS AND PROVIDE ANY MISC. ITEMS, MATERIALS, WORK, ETC. REQUIRED TO COMPLETE THE WORK AS SHOWN ON ALL BID DOCUMENTS. THIS REQUIREMENT APPLIES TO ALL TRADES, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, EQUIPMENT VENDORS, ETC. REQUIREMENTS AND RELATED WORK ARE INDICATED THROUGHOUT THE BID DOCUMENTS AND SHALL BE REVIEWED WITH THE SPECIFIC MEP, STRUCTURAL, ARCHITECTURAL, AND EQUIPMENT DRAWINGS FOR OVERALL SCOPE OF WORK.

S. ELECTRICAL CONTRACTOR SHALL PROVIDE FINAL CONNECTION TO ALL MECHANICAL EQUIPMENT, WHERE EQUIPMENT IS SHOWN ON THE MECHANICAL PLANS, BUT NOT SHOWN ON THE ELECTRICAL PLANS. ELECTRICAL CONTRACTOR SHALL PROVIDE POWER TO THE EQUIPMENT BASED ON EQUIPMENT REQUIREMENTS AND INCLUDE ALL COSTS IN THE BASE BID.

a. LOCATION SHOWN OF ELECTRICAL CONNECTION TO MECHANICAL EQUIPMENT IS SCHEMATIC AND MAY NOT REFLECT ACTUAL CONNECTION POINTS. ROUGH-IN AND CONNECTION TO EQUIPMENT SHALL BE PER THE EQUIPMENT MANUFACTURERS REQUIREMENTS AND THE NATIONAL ELECTRICAL CODE. PROVIDE STRUCTURAL SUPPORTS AS REQUIRED FOR MOUNTING OF DISCONNECTING MEANS. VERIFY ALL ROUGH-IN REQUIREMENTS WITH THE MECHANICAL CONTRACTOR AND EQUIPMENT MANUFACTURER PRIOR TO ANY ROUGH-IN.

T. PROVIDE FINAL CONNECTION TO ALL EQUIPMENT, INCLUDING ANY CORD AND PLUG SETS FOR EQUIPMENT NOT PROVIDED WITH IT (WHETHER SPECIFICALLY NOTED OR NOT). COORDINATE ALL WORK WITH THE EQUIPMENT SUPPLIER AND OWNER, AND VERIFY ALL ROUGH-IN LOCATIONS AND REQUIREMENTS PRIOR TO ANY ROUGH-IN.

U. THERMOSTATS AND ALL ASSOCIATED LOW VOLTAGE CONTROL WIRING SHALL BE SUPPLIED AND INSTALLED BY THE HVAC CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL THE NECESSARY CONDUIT, BOXES, ETC. FOR THE INSTALLATION OF THERMOSTATS. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND CONNECTION OF THE THERMOSTATS AND ALL CONTROL WIRING. REFER TO MECHANICAL PLANS FOR THERMOSTAT LOCATIONS.

a. PROVIDE BACK BOX AND CONDUIT TO ACCESSIBLE CEILING AS REQUIRED FOR THE DIVISION 23 WALL MOUNTED CONTROL DEVICES FOR BUILDING AUTOMATION SYSTEM DEVICES. COORDINATE EXACT LOCATIONS AND OTHER REQUIREMENTS WITH MECHANICAL DRAWINGS AND THE TEMPERATURE CONTROLS CONTRACTOR PRIOR TO ROUGH-IN. THERMOSTATS, TEMPERATURE SENSORS, STATIC PRESSURE SENSORS, HUMIDISTATS, ETC. SHALL BE INSTALLED AT THE SAME ELEVATION AS THE LIGHT SWITCHES UNLESS REQUIRED OTHERWISE.

V. PROVIDE UNSWITCHED/UNCONTROLLED HOT FROM NEAREST CIRCUIT TO EXIT SIGNS AND EMERGENCY FIXTURES WITH INTEGRAL BATTERIES.

GENERAL NOTES:

- W. CONTRACTOR SHALL CONTACT THE LOCAL ELECTRIC UTILITY COMPANY AND ARRANGE FOR ELECTRICAL SERVICE AS INDICATED ON DRAWINGS. INCLUDE ALL COSTS, CHARGES, FEES, ETC. INCURRED BY UTILITY COMPANY INTO BID. PROVIDE ALL MATERIALS AS REQUIRED BY LOCAL AUTHORITIES FOR ELECTRIC SERVICE INSTALLATION. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.

X. PROVIDE A SEPARATE CODE SIZED GREEN EQUIPMENT GROUND CONDUCTOR IN ALL CONDUITS AND RACEWAYS CONTAINING LINE VOLTAGE CIRCUITS (120V OR HIGHER).

Y. REFER TO SPECIAL SYSTEMS SHEETS FOR APPROXIMATE LOCATIONS OF ALL DATA, TELEPHONE, TV, NURSE CALL, ETC. DEVICES. COORDINATE LOCATION OF ALL ELECTRICAL EQUIPMENT WITH SPECIAL SYSTEMS DEVICES.

Z. PROVIDE ALL RACEWAYS, SLEEVES, BOXES, CABLE TRAY, ETC. AS INDICATED FOR THE OWNER PROVIDED DATA, PHONE, TV CABLING SYSTEM. COORDINATE EXACT REQUIREMENTS WITH OWNER AND OWNER CABLING CONTRACTOR.

AA. COORDINATE EXACT ROUTE FOR ALL COMMUNICATIONS SYSTEM RACEWAYS AND PULL BOX LOCATIONS WITH THE OWNER AND CABLING CONTRACTOR.

BB. REFER TO ARCHITECTURAL EQUIPMENT DRAWINGS FOR EXACT LOCATIONS OF EQUIPMENT. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT SUPPLIER.

CC. NEUTRALS SHALL NOT BE SHARED FOR ANY CIRCUIT, UNLESS SPECIFICALLY NOTED ON PLANS.

DD. INSTALL ALL SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, CONTACTORS, AND ASSOCIATED CONDUIT AND SUPPORT SYSTEMS IN THE ELECTRICAL ROOMS IN A MANNER AND LOCATION TO ACCOMMODATE THE INSTALLATION OF ALL FUTURE PANELBOARDS INDICATED IN THE DRAWINGS. COORDINATE THE FUTURE PANELBOARD LOCATIONS AND THEIR ASSOCIATED FUTURE REQUIREMENTS WITH ALL OTHER DIVISIONS. MAINTAIN SUFFICIENT PHYSICAL SPACE FOR THE FUTURE INSTALLATION AS WELL AS THE NECESSARY CLEAR WORKING SPACE, HEADROOM, DEDICATED EQUIPMENT SPACE, AND ANY OTHER REQUIRED CLEARANCES.

EE. PROVIDE FINAL CONNECTION OF POWER AND ASSOCIATED CONTROL CIRCUITS FOR ALL ELEVATOR EQUIPMENT. COORDINATE ALL WIRING REQUIREMENTS WITH THE ELEVATOR EQUIPMENT PROVIDER PRIOR TO ANY ROUGH-IN. COORDINATE EXACT LOCATION OF ALL EQUIPMENT, RECEPTACLES AND WIRING DEVICES IN THE ELEVATOR SHAFT, PIT AND MACHINE ROOM WITH THE ELEVATOR EQUIPMENT SUPPLIER PRIOR TO ANY ROUGH-IN.

FF. WIRE SIZE INDICATED BY BRANCH CIRCUIT AT HOMERUN SHALL BE CARRIED THROUGHOUT THE CIRCUIT TO FINAL CONNECTION AT EQUIPMENT. FINAL EXTENSION OF CIRCUIT TO EQUIPMENT MAY NOT BE SHOWN FOR CLARITY BUT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR FOR FINAL CONNECTION.

GG. AT ALL FAN COIL UNITS, ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE FINAL CONNECTION OF POWER FROM THE FAN COIL CIRCUIT TO ANY CONDENSATE PUMPS OR FLOAT SWITCHES INSTALLED IN AUXILIARY DRAIN PANS. POWER WIRING SHOULD BE TAPPED DOWNSTREAM OF THE EQUIPMENT DISCONNECT SWITCH SO THAT ALL POWER IS DISCONNECTED AT THE UNIT WHEN THE SWITCH IS IN THE OFF POSITION. COORDINATE ALL ROUGH-IN REQUIREMENTS WITH THE MECHANICAL CONTRACTOR AND EQUIPMENT MANUFACTURER PRIOR TO ANY ROUGH-IN.

HH. REFER TO THE MECHANICAL DRAWINGS FOR EXACT LOCATIONS AND QUANTITY OF ALL MECHANICAL EQUIPMENT AND FIRE/SMOKE AND/OR SMOKE DAMPERS. LOCATIONS AND QUANTITY SHOWN ON THE ELECTRICAL DRAWINGS ARE APPROXIMATE AND MAY NOT REFLECT FINAL POSITION OR QUANTITY. ELECTRICAL CONTRACTOR SHALL PROVIDE FINAL CONNECTION TO ALL MECHANICAL EQUIPMENT, WHERE EQUIPMENT IS SHOWN ON THE MECHANICAL PLANS, BUT NOT SHOWN ON THE ELECTRICAL PLANS. ELECTRICAL CONTRACTOR SHALL PROVIDE POWER TO THE EQUIPMENT BASED ON EQUIPMENT REQUIREMENTS AND INCLUDE ALL COSTS IN THE BASE BID. LOCATION SHOWN OF ELECTRICAL CONNECTION TO MECHANICAL EQUIPMENT IS SCHEMATIC AND MAY NOT REFLECT ACTUAL CONNECTION POINTS. ROUGH-IN AND CONNECTION TO EQUIPMENT SHALL BE PER THE EQUIPMENT MANUFACTURERS REQUIREMENTS AND THE NATIONAL ELECTRICAL CODE. PROVIDE STRUCTURAL SUPPORTS AS REQUIRED FOR MOUNTING OF DISCONNECTING MEANS. VERIFY ALL ROUGH-IN REQUIREMENTS WITH THE MECHANICAL CONTRACTOR AND EQUIPMENT MANUFACTURER PRIOR TO ANY ROUGH-IN.

I. PROVIDE CONTACTOR IN A NEMA 1 ENCLOSURE AND FIRE ALARM FAN SHUT DOWN RELAY/CONTROL MODULE AND INTERLOCK WITH THE FIRE ALARM SYSTEM AT EACH FAN-POWERED BOX OR FAN TERMINAL UNIT TO SHUT OFF POWER TO THE UNIT UPON DETECTION OF SMOKE BY THE AREA SMOKE DETECTION SYSTEM OR BY THE DUCT DETECTOR IN THE RETURN AIR OF THE ASSOCIATED AIR HANDLING UNIT. LOCATE CONTACTOR ABOVE THE CEILING ADJACENT TO EACH FAN COIL UNIT. COORDINATE WITH FIRE ALARM CONTRACTOR FOR PROPER COIL VOLTAGE AND CONTROL. REFER TO MECHANICAL SCHEDULES AND POWER PLANS FOR CONTRACTOR AMPACITY AND POLE QUANTITY. REFER TO SPECIAL SYSTEMS PLANS FOR ADDITIONAL COORDINATION.

JJ. SUPPORTS, CONDUIT, BOXES, ETC. INSTALLED IN AREAS WITH EXPOSED STRUCTURE SHALL BE PAINTED TO MATCH ADJACENT FINISHES.

Client

nspj

ARCHITECTS

ARCHITECTURE

LANDSCAPE

ARCHITECTURE

P.913.831.1415

NSPJARCH.COM

9415 NALL AVE., #300

PAIRIE VILLAGE,

KANSAS, 66207

NOT FOR CONSTRUCTION

FOR PRELIMINARY REVIEW ONLY. NOT FOR PERMIT, BIDDING OR CONSTRUCTION.

A NEW MULTI-FAMILY DEVELOPMENT FOR:

HICKOK HOMES 39TH ST.

W. 39TH ST. & ROANOKE RD.

KANSAS CITY, MISSOURI

DRAWING RELEASE LOG

04.14.25 Reasoning SUBMITTAL

REVISIONS

JOB NO. 721122

DATE 04.14.25

DRAWN BY

Author

Rezoning SUBMITTAL

SHEET NAME

ELECTRICAL SCHEDULES

SHEET NO.

E6.0

8225 Indian Creek Pkwy., Suite 1075 | Overland Park, KS 66213  
T: 913.322.1400 | www.rtmassociates.com

# Public Meeting Notice

Please join James Hickok with Hickok Homes

for a meeting about a Rezoning, Preliminary Plan, and Area Plan Amendment

case number CD-CPC-2025-00054; CPC-2025-00055; CD-CPC-2025-00056

proposed for the following address: 3825 Roanoke Road

Kansas City, Missouri 64111

**Meeting Date:** May 22, 2025

**Meeting Time:** 6:30 p.m.

**Meeting Location:** Center For Spiritual Living  
1014 W. 39th Street, KCMO, 64111

Project Description:

A mixed-use building with 73 multi-family units and approximately 1,300 sq. ft. of ground floor commercial use.

If you have any questions, please contact:

Name: Amy Grant with Polsinelli PC

Phone: 816-572-4503

Email: [agrant@polsinelli.com](mailto:agrant@polsinelli.com)

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement)



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,

## Meeting Sign-In Sheet

### Project Name and Address

## Hickok Homes 39th Street

**Rezoning: CD-CPC-2025-00054; Area Plan Amendment: CPC-2025-00055; Preliminary Development Plan: CD-CPC-2025-00056**

[illegible]

5/22/2025 N'hood mtg.  
39<sup>th</sup> + Roanoke

| <u>Name</u>        | <u>Email Address</u>        |
|--------------------|-----------------------------|
| Rob Reeder         | robreeder1@gmail.com        |
| Hadley Arnett      | arnett.hadley@gmail.com     |
| Michael Dickert    | michael.p.dickert@gmail.com |
| Kite Singleton     | kitesingleton59@gmail.com   |
| M Foehler          | mypoehler@gmail.com         |
| Wayne Copple       | cwayne.copple@gmail.com     |
| Nancy Copple       | ncopple@yahoo.com           |
| Dorothy Arnett     | darknit.earth@gmail.com     |
| Amanda Butler      | amanda012589@gmail.com      |
| Travis Butler      | TLButler99@gmail.com        |
| Judith Bradley     | Lew-47@yahoo.com            |
| IC Dell-Calleins   | 3709 Bellevue               |
| BILL CALKINS       | calkins927@gmail.com        |
| AMBER WESTBROOK    | AMBERWESTBROOK89@GMAIL.COM  |
| Michael Forrest    | mforrest87@gmail.com        |
| Jacob Kniefall     | jakekniefall@rocketmail.com |
| Mary Ellen Vincent | mevincent01@gmail.com       |
| Ob Szyllayko       | 1105 W 37th KC, MO 64111    |
| AURELIA RANGLE     | 3542 GENESSEE ST 64111      |
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| Patrick Saylor     | Patrick.Saylor@outlook.com  |
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CITY OF  
KANSAS CITY,  
MISSOURI

## CITY PLANNING & DEVELOPMENT

COMMUNITY DEVELOPMENT DEPARTMENT

### Public Meeting Summary Form

**Project Case #** CD-CPC-2025-00054; CPC-2025-00055; CD-CPC-2025-00056

**Meeting Date:** May 22, 2025

**Meeting Location:** Center for Spiritual Living, 1014 W. 39th Street, KCMO

**Meeting Time (include start and end time):** 6:35 p.m. to 9:00 p.m.

**Additional Comments (optional):** See attached.

**Attendance:**

James Hickok, Developer  
Garret Wilson, NSPJ (architect)  
Brad Sonner, Olsson (engineer)  
Curt Petersen/Amy Grant, Polsinelli PC

Please see attached sign-in sheet. Note: Not all attendees signed the sign-in sheet. It is estimated that approximately 40-50 people attended the meeting.

Curt Petersen introduced the development team and walked through the proposed site plan providing the following summary:

- Requesting rezoning from B3-2 and R-5 to B3-3.
- City Plan Commission meeting will be held on June 4<sup>th</sup> at 9:00 a.m.
- Previously proposed 5-story building and have reduced to 3 stories of residential over parking garage on north façade and 4 stories of residential with 1,200 square feet of commercial use along 39<sup>th</sup> Street.
- Reduced from 98 units to 73 total units (67 studio/1-bedroom and 6 two-bedroom units)
- Parking will have access from Roanoke with 73 below ground stalls and 4 new parking stalls along Roanoke.
- Increased building setback along 39<sup>th</sup> Street an additional 5 feet to address concerns about site triangle.
- Building height of 3-story over garage on north half is average of 51' – 11" with tallest point at 55' – 3"
- Building height of 4-story facing 39<sup>th</sup> Street is 60'-6" at midpoint with tallest point of 67' at corner.
- Lots of work to revise building architecture based on prior feedback – now have more traditional, timeless architecture.
- In effort to address request from March 2025 meeting, we have removed the balconies from the north façade to address privacy concerns.
- Willing to plant seven new green giant arborvitae trees at a minimum 6' planting height in back yard of home located at 3807 Roanoke to provide additional screening.

The following is a topical summary of the key items discussed at the meeting:

**Building Height and Setbacks.** The neighborhood stated that it feels that the building is still too tall and too close to the single-family homes and that the project should be required to meet the current zoning district requirement without deviations. The current zoning would allow a maximum of 35 units and the building at 45 feet in height. The adjacent owners stated that with their backyards being lower in grade than the proposed multi-family building, that the proposed building will tower over their properties negatively impacting their quality of life, including creating shadows that would have an impact on their backyards/landscaping. The neighborhood also shared concerns that if this project is approved, as proposed, that it will set a precedent to allow additional multi-family buildings along 39<sup>th</sup> Street.

**Response:** The development team stated that it has worked hard over the past two years to address the concerns express by the neighbors (reducing the building height from 5-stories to 4-stories and the total

number of units from 93 to 73) and that any additional changes that would further reduce the unit count would make the project financially infeasible.

**Building Architecture.** A few individuals stated that they like the revised building architecture. However, a majority of the neighbors feel that the architecture is not in character with the neighborhood. Several individuals also stated that removal of the balconies from the north façade was a minor concession and not enough to support the project.

**Traffic.** The neighborhood expressed concerns regarding existing vehicle congestion in the area and the proposed project will make things worse. The neighborhood asked if the developer has prepared a traffic study for the project.

**Response:** The development team stated that the City does not require a traffic study for the number of units being proposed with the project.

**Traffic Calming.** The neighborhood stated that there are existing issues in the area with speeding vehicles and cut-through traffic and requested that the developer join the neighborhood in asking the Parks Board to install traffic calming measures in the neighborhood. The neighbors also asked that the developer offer to pay for any costs associated with traffic calming measures.

**Response:** The development team stated that it is not opposed to the neighborhood wanting traffic calming measures and would be happy to support any request made by the community. However, the developer does not agree to paying for the traffic calming measures.

**Construction.** In general, the neighborhood shared concerns regarding the 18-24 month construction timeline, including where construction workers will park, where the location of the laydown area will be, hours of construction and potential lane closures during construction.

**Response:** The developer indicated that it will need to work with the city to follow its guidelines regarding construction staging for the site and offered to schedule a meeting with the general contractor and the neighborhood prior to construction starting to provide this information.

**Parking.** The neighborhood expressed concerns that there will be a lack of parking for tenants, visitors, and/or customers of the first-floor commercial space and also asked where vehicles that are currently using the surface parking lot (church and Q39 customers) will park once the project is built. There were also questions about where moving trucks and delivery vehicles, such as Amazon, would park. A few individuals suggested that the developer purchase the parking lot across 39<sup>th</sup> Street that is currently for sale.

**Response:** The development team stated the project will provide one parking space per unit and that visitors will park on the surrounding public streets. The developer also stated that the new on-street parking spaces will have signage allowing those spaces to be designated as a move in/move out loading zone during specified hours.

**Lease Terms.** The neighborhood generally comments about issues with short-term and medium-term rentals in the City and requested that the developer commit to a minimum of 12-month leases for both the multi-family project and the home located at 3807 Roanoke.

**Response:** Mr. Hickok stated that he could not commit to that at this time.

**Incentives.** The development team was asked if the project was seeking incentives.

Response: Mr. Petersen responded that as stated consistently since the first meeting with the neighborhoods several years ago, nearly all multi-family projects with structured parking require public incentives and the same is expected here.

**Potential Expansion.** There were several comments and questions regarding whether or not the developer anticipates expanding the proposed project to the east. A few of the neighbors stated that they believe the project is designed for expansion given the orientation of the building and the location of the utilities.

Response: Mr. Hickok stated that he does not have any present intention to expand the proposed building to the east.

Request for additional information/documentation:

- Renderings from each of the adjacent single-family homes along 38<sup>th</sup> Street to show visual impact.
- Shade Study showing impact to adjacent property owner's rear yards.
- Construction plan solidified and confirm whether blasting of rock will be necessary to construct the project.



May 27, 2025

City Plan Commission  
City of Kansas City Missouri  
414 E. 12<sup>th</sup> Street, 15<sup>th</sup> Floor  
Kansas City, MO 64106  
Via Electronic Mail To: [publicengagement@kcmo.org](mailto:publicengagement@kcmo.org)  
Via Electronic Mail To: [genevieve.kohn@kcmo.org](mailto:genevieve.kohn@kcmo.org)

RE: 3825 Roanoke [CD-CPC-2025-00054,55, and 56]  
Compliance with Midtown Plaza Area Plan

Dear Commission Members:

Since its founding in 1974, Historic Kansas City (HKC) has been the only greater Kansas City nonprofit organization dedicated to the preservation of the area's heritage, neighborhoods, and historic built environment. Through advocacy, public policy, outreach, and educational programming, HKC is an advocate for the thoughtful and meaningful preservation and rehabilitation of historic buildings, landscapes, and neighborhoods.

HKC is offering testimony in support of impacted owners in the Roanoke Neighborhood (RN Owners). HKC shares RN Owners' concern about the negative precedent that is set if the City chooses to override the existing adopted Midtown Plaza Area Plan (MPAP) that was approved by the City Council by Committee Substitute for Resolution No. 150899, as Amended, adopted January 7, 2016.

HKC is providing testimony in support of applying the recommendations of the MPAP in the context of the rezoning of 3825 Roanoke, particularly as to the land uses. The MPAP recommendations should be relied upon by this Commission, and the Council, as they have been by existing residents, but also future developers.

The MPAP is the most detailed of Kansas City's Area Plans due to the historic nature of the Midtown/Plaza area, its neighborhoods and the natural course of new and infill development pressure drawn to it. The formation of the MPAP was led by City staff and consultants and a Community Steering Committee, consisting of developers, institutions, neighborhoods, businesses and non-profit stakeholders who spent 3 years detailing, negotiating and measuring future impacts of changes and growth for the area with strategies that also protect its original assets and success. ***The main purpose of MPAP is to work out challenges and disagreements before any particular project is submitted for zoning approval. It is to solve the problem of having every project that comes before Council becoming a political football and reinventing the wheel on serious issues that have already been negotiated among all stakeholders before any specific project raises those same issues for a particular proposal.*** The MPAP does not slow down or discourage development if it is consistently applied. An ability to rely upon the MPAP protects the investment of all in our community, residential owners and developers.

These plans are the primary tool neighborhoods have to weigh in on redevelopment proposals.

Developers, residents and the City should *all* rely on these plans for guiding positive growth in an efficient manner. Every property owner has the right to request a rezoning. But Missouri law requires that zoning decisions follow a city's comprehensive plan. The 19 area plans and their future land use maps are part of the comprehensive plan. Ignoring the MPAP recommendations will set a precedent for other susceptible blocks in this neighborhood.

The developer has submitted a development plan that shifts a portion of the site from residential low density to mixed use neighborhood which is why a plan amendment resolution is a part of this proposed development. See description in Case No. CD-CPC-2025-00055. Similarly, a rezoning is sought that changes a portion of the property from R-5 to B-3. 3. This is the area in closest proximity to the single-family homes fronting on W. 38<sup>th</sup> St. which are zoned R-5.

Particular consideration should be given to these components of the MPAP:

- strong statements favoring preservation of historic character in Midtown (MPAP Pages 3 and 25 (and elsewhere));
- it recommends respecting the scale and character of adjacent development with redevelopment, including respecting established land uses and preventing encroachment (MPAP Page 24), *this development plan does neither;*
- this frontage along West 39th Street is recommended as an area of Mixed Use Neighborhood (MPAP Pages 29-30) but those existing parcels are split with the area to the north being an area of transition of Low Density Residential (and this is the area sought to be changed by the developer to a more intense and dense use), *a less dense multi-family proposal more significantly stepping down in height to the north would more respect the abutting single family homes;*
- Residential Low is defined as primarily single-family homes with about 7.2 units to the acre (MPAP Page 27) and Mixed Use Neighborhood is defined as generally corresponding to B1 (MPAP Page 28) *instead of the B-3.3 that is being sought through rezoning;*
- recognition of the character of 39th Street, with its smaller scale unique buildings, narrow streets, on street parking and walkability as contributing to making it a special place within the City (MPAP Page 94), *the scale of what is proposed dwarfs its surroundings and significantly diminishes the unique smaller scale of the existing buildings contrary to the MPAP;* and
- the MPAP strongly discourages encroachment into existing neighborhoods and favors transition elements for development adjacent to residential neighborhoods (MPAP Page 97), *that is not achieved by this rezoning or the proposed development plan.*

It is apparent from that these specific recommendations argue for less density, height and mass at this site and more architectural compatibility with historic context (such as the surrounding residential neighborhoods) in needed to adhere to the recommendations of the MPAP.

**This application is to rezone from a parcel that is made up of two zoning districts: B-3.2 and R- 5, to solely and entirely B-3.3. It is important to note that the existing R-5 portion of this site is a transition zone abutting the single-family homes that front on W. 38<sup>th</sup> St. which is a boulevard and governed by unique regulations to preserve that historic character of the Parks' boulevard system. Such rezoning is**

**counter to the recommendations of the MPAP.**

As an area plan, the MPAP is intended to "inform" future zoning decisions. When property is acquired with existing zoning well-known to the buyer, changes allowing higher density or intensity of use are a windfall for the buyer, at the expense of surrounding neighbors who have relied on what supposedly could and could not be done there. **It is important to remember that the area plans do not just tell you what you cannot do - they tell you what you CAN do, especially where commercial areas exist next to established neighborhoods, where together they both contribute to be an important part of the City. MPAP does not prohibit growth & change, it spells out in detail the best way to accomplish growth, change & new infill in a balanced strategic way.**

**What is proposed is sufficiently inconsistent with the recommendations of the MPAP that it is defensible for the Commission to reject this rezoning application and the amendment to the MPAP.** HKC supports the application of MPAP and encourages the Commissioners to do so as well to meet the review criteria stated in **88-515-08-A** to conform with adopted plans and planning policies. The MPAP is the applicable area plan and what is proposed does not conform to it.

Respectfully,

HISTORIC KANSAS CITY FOUNDATION



Vicki Noteis, President

cc (via email): Crispin Rea, 4th District At-Large Councilmember  
Eric Bunch, In-District 4<sup>th</sup> District Councilmember  
HKC Board of Directors  
Hadley Arnett for Roanoke Neighborhood Owners  
Amanda Butler, Volker Neighborhood Association

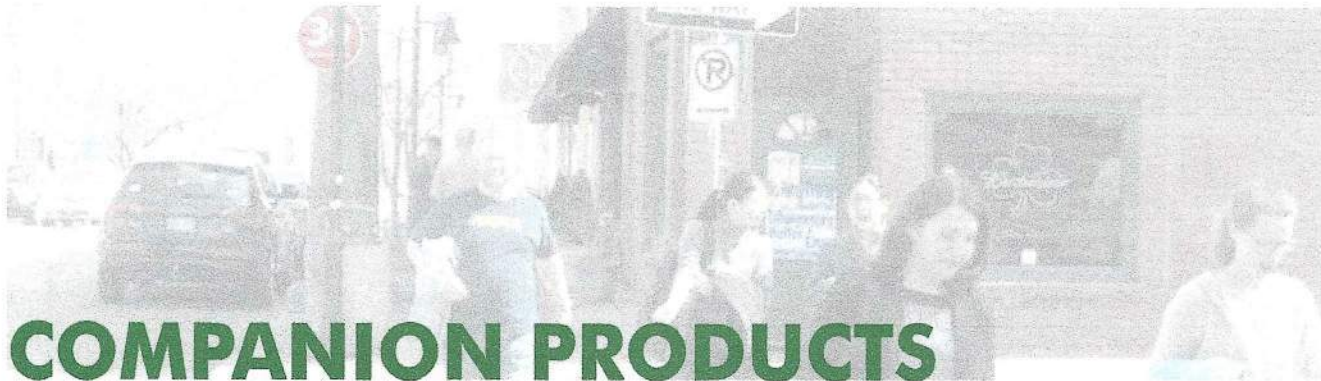
Attachment: Pertinent Pages of Midtown Plaza Area Plan Cited in Testimony

# MIDTOWN / PLAZA AREA PLAN

KANSAS CITY, MISSOURI

Approved by the City Planning Commission on October 22, 2015  
Approved by the City Council on January 7, 2016  
by Resolution Number 150899  
As Amended by Resolution Number 190989 on December 19, 2019  
to incorporate the Westport District Master Plan





# COMPANION PRODUCTS

## DATA BOOK

The Data Book is a collection of background and supporting information for the development of the *Midtown / Plaza Area Plan*. The Data Book provides the following:

- Relevant facts, trends and key issues that serve as a foundation for recommendations
- Information about past, on-going and planned initiatives in the Plan Area
- A preliminary list of planning issues to be addressed in the plan

## RESIDENT SURVEY

To ensure that input from a broad audience of residents was considered during the planning process, a statistically significant survey was conducted of area residents. The purpose of the survey was to provide a statistically valid measurement of the opinions and needs of residents. The results established direction for plan recommendations, provided balanced input on the opinions and needs of residents in all neighborhoods, and helped determine priorities for the plan. Below are some key findings of the survey and other findings are located throughout the Plan to support recommendations.

- 86% of households thought their neighborhood was pedestrian friendly
- 81% of households support commuter transit services in the Midtown / Plaza area
- 94% of households thought it was very or somewhat important to preserve historic buildings and heritage of the Midtown / Plaza Area
- 89% of households thought it was very or somewhat important to establish design guidelines for new development and redevelopment in their neighborhood, so development is compatible with the current character of their neighborhood
- Based on the sum of their top five choices, the issues that households indicated are most important include: vacant building maintenance/renovation/security/demolition (49%), additional police presence/patrols (49%), sidewalk maintenance (45%), vacant lot maintenance/upkeep/reuse (38%), access to fresh fruits and vegetables (38%) and enhanced streetscapes (37%).

## BUSINESS SURVEY

To ensure that input from area businesses was considered during the planning process, a statistically significant survey was conducted of area businesses. At the same time, the same survey was conducted for the Economic Development Corporation of businesses Citywide. The purpose of the survey was to identify the importance of various issues to businesses, to identify where needs are not being met, and to identify expansion/retention plans of businesses in the future. Below are some key findings of the survey and other findings are located throughout the Plan to support recommendations.

- Businesses were asked to choose from a list of 32 the issues that were the most important to their decision to stay in their current location. The top three issues were: overall perception of the area, physical appearance of the area, and safety/security.
- With the same 32 issues, businesses were asked if their needs were being met in Kansas City. The greatest gap between the order of importance and needs being met were with:
  - Overall perception of the area - 1st in importance - 22nd at being met
  - Physical appearance of the area - 2nd in importance - 27th at being met
  - Safety/security - 3rd in importance - 28th at being met

provide more detail, and should be referred to as noted on Page 12. Major property owners and institutions are encouraged to work with adjacent neighborhoods to create “master plans” that coordinate future expansions within this Area Plan’s policy framework. For physical development and / or where appropriate, major property owners and institutions should apply to the City for Master Planned Development (MPD) zoning to provide more certainty as to future development. Examples of “master planning” processes that have been completed or are underway at the time of the adoption of this Area Plan include (See Appendix B, Page 208):

Completed -

- The UMKC Campus Master Plan completed in 2002, updated in 2014 .
- The Rockhurst University Master Plan completed in 2010, MPD zoning approved in 2011.

Underway -

- The Nelson-Atkins Museum of Art master planning process that is considering properties within their ownership and will include involvement with the surrounding community organizations.
- The Kansas City Art Institute is undertaking a campus master plan that is considering properties within their ownership and will include involvement with surrounding community organizations.

A benefit of the Midtown / Plaza area is the diversity of land uses in close proximity. This diversity adds to the richness of the community. However, it is a delicate balance and encroachment, especially into single family residential neighborhoods, is not appropriate.

- The Recommended Land Use Map and Development Form Guidelines of this Plan should be followed to protect existing uses and to ensure compatibility of new development into the area’s existing fabric.
- Rezoning will be supported where the existing zoning is not consistent with the adopted land use policy (Recommended Land Use Map). Neighborhood associations and other stakeholders are encouraged to undertake the rezoning of property when existing zoning is inconsistent with the recommendations of the Recommended Land Use Map.
- Neighborhoods should be well connected to but appropriately buffered from adjacent districts, nodes and corridors, per the Development Form Guidelines.
- Where higher intensity uses abut lower intensity uses, transitions should be provided, per the Development Form Guidelines.

### **RESPECT THE SCALE AND CHARACTER OF ADJACENT DEVELOPMENT WITH INFILL DEVELOPMENT / REDEVELOPMENT**

Midtown / Plaza is an existing urban community. Development / redevelopment within the area should respect and work to fit within that community.

- It is important to consider both density and building type when referring to the Recommended Land Use Map. Often, the recommendation was based on the allowed building types, with less attention to the density. As new development is proposed, consider both issues before amending the Recommended Land Use Map, while understanding:
  - The goal to “Strengthen an urban development pattern with appropriate density, physical layout, and infrastructure that integrates the diversity of uses found throughout the Plan Area.”
  - The other guiding principles:
    - Reinforce and embrace an urban development pattern.
    - Respect appropriate, established land uses and prevent encroachment.
- The Recommended Land Use Map and Development Form Guidelines together should be applied to ensure that new development meets a minimum standard of quality. Incorporating area / neighborhood specific characteristics into

infill development / redevelopment is encouraged and should be required if incentives or additional land use approvals are requested. Any property that requires a rezoning, a special use permit, receives tax incentives or requires a development plan shall be subject to the Plan's Development Form Guidelines.

- For the Development Form Guidelines that are fundamental, quantifiable, and could be applied citywide, the Zoning and Development Code should be amended to add those guidelines from the Development Form Map and Guidelines directly into the Zoning and Development Code. These guidelines should then be required and reviewed and approved by staff, not requiring an applicant to apply to a separate board or committee and not changing the time required for staff review.
- When design guidelines are appropriate only for certain neighborhoods, corridors, districts, etc., customization is needed, and / or enforcement is desired, zoning overlays are the tool within the Development Code that should be utilized. Stakeholders should work with City staff to establish an overlay zoning district (further defined on page 40) that is more appropriate for their specific area and needs.
- Amend the Development Code, where necessary, to ensure zoning categories allow new construction at the scale of the existing "good" development, without also allowing development that is inappropriate for the scale and character of areas.
- Encourage major property owners and institutions to work with adjoining neighborhoods to create "master plans" that coordinate future expansions within this Plan's policy framework
  - For physical development and / or where appropriate, major property owners and institutions should apply to the City for Master Planned Development (MPD) zoning to provide more certainty as to future development.

### **ENCOURAGE THE PRESERVATION AND ADAPTIVE REUSE OF HISTORIC BUILDINGS**

Historic districts and structures exist throughout the Midtown / Plaza area and many significant historic buildings exist that are not formally designated. Retaining historic structures is important to the character of the Midtown / Plaza area and steps should be taken to ensure the buildings are preserved for future generations.

- To protect historically and/or architecturally significant structures, they should be listed on the National and/or Local Register of Historic Places (Local Register of Historic Places offers more "protection".)
- This Plan encourages the preservation and adaptive re-use of historic buildings. Historic buildings (whether designated or not) contribute to the area identity and should be preserved and integrated into new development. Even if the original intent of the structures is obsolete, reusing the buildings in new ways may be the best solution to retain the structure.
- When a historic building (designed or potentially eligible for historic designation) is part of a redevelopment, the Recommended Land Use map's recommendations should be flexible, in order to retain historic resources, while achieving the goals of this Plan. Any impacts should be minimized and the physical attributes of the structure should remain and appear to fit within the character of the Recommended Land Use and surrounding neighborhood.
- In order to maintain the historic fabric of the area, tools such as tax incentives, overlay districts or other appropriate measures should be utilized when a historic property is redeveloped.

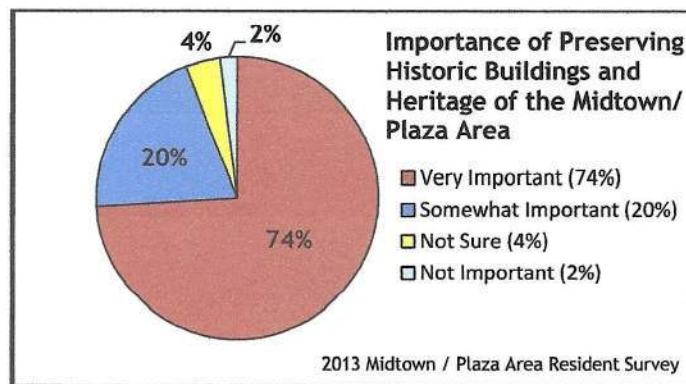


FIG. 4.1 - RESIDENTIAL SURVEY RESPONSE

# LAND USE CATEGORIES AND DEFINITIONS

The Recommended Land Use Map identifies the specific land use types and densities for a location. It is intended to prevent future land use conflicts, safeguard natural resources and plan for the orderly and predictable development of the area. The plan helps to ensure that land uses and the transportation system are integrated and support each other. It is also a reflection of the community's values and aspirations for the future development of the area. The Recommended Land Use Map is a guide which does not represent a zoning document. Implementation will happen incrementally on individual sites through the development review process as well as in larger areas through the application of the proactive rezoning of property and establishment of overlay districts. Factors that were considered when determining the recommended land use include, but are not limited to (in no particular order):

- Values and Aspirations of the Community
- Market (per Market Analysis and Experts)
- Resource Preservation
- Existing Land Use
- Existing Zoning
- Transportation System

**THE LAND USE CATEGORIES AND DEFINITIONS ARE DESCRIBED BELOW AND ON THE PROCEEDING PAGES.**



**RESIDENTIAL LOW** - Primarily intended for single family detached residential building types up to 7.2 units per acre. This land use classification generally corresponds with the "R-6," "R-7.5," and "R-10" zoning categories within the zoning ordinance.



**RESIDENTIAL LOW-MEDIUM** - Intended for single family detached, semi-attached, and two-unit building types with similar lot sizes, heights, and exterior appearance as the Residential Low Density land use category.



**RESIDENTIAL MEDIUM** - Intended for a variety of single family, semi-attached, townhome, and two-unit building types that allow up to 8.7 units per acre. This land use classification generally corresponds with the "R5" zoning category within the zoning ordinance.



**RESIDENTIAL MEDIUM-HIGH** - Intended for single family, townhome, two-unit houses, and multi-unit houses (3 to 8 dwelling units) up to 17.4 units per acre. This land use classification generally corresponds with the “R-2.5” zoning category within the zoning ordinance.



**RESIDENTIAL HIGH** - Intended for single-family, townhome, two-unit houses, multi-unit houses, multiplexes, and multi-unit buildings up to 29 units per acre. This land use classification generally corresponds with the “R-1.5” zoning category within the zoning ordinance.



**RESIDENTIAL URBAN** - Intended for the highest density developments, up to 145 units per acre. This land use classification generally corresponds with the “R-0.3” and “R-0.5” zoning categories within the zoning ordinance.



**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.



**MIXED USE COMMUNITY** - Primarily intended to accommodate and promote a variety of community-serving retail sales or service uses generally of a higher intensity and larger scale than what is allowed in Mixed Use Neighborhood areas. This category should include a mix of business and residential uses designed to enhance the pedestrian environment of the community and generally corresponds with the “B2” zoning category within the zoning ordinance.



**COMMERCIAL** - Primarily intended to accommodate “heavier” commercial activities and/or operations that are not found in or compatible with mixed-use neighborhood oriented environments. Included are large-scale commercial development targeted in designated areas along major arterials. This land use classification generally corresponds with the “B3” and “B4” zoning category within the zoning ordinance.



**OFFICE** - Primarily intended to accommodate professional, administrative and corporate office uses (uses that require a large public interface should be reserved for Commercial and Mixed-Use areas).



**OFFICE/RESIDENTIAL** - Primarily intended for office and/or residential development. These areas are intended to promote flexible infill development of either office buildings, multi-family residential buildings, or live-work units.



**INSTITUTIONAL** - Areas designated as Institutional include a variety of public and quasi-public uses and facilities including but not limited to: schools, churches, and public facilities that are government owned. Institutional uses are allowed in a variety of zoning categories, depending on their specific use and intensity.



**LIGHT INDUSTRIAL** - Primarily intended for industrial uses that might include light manufacturing, warehousing, wholesale storage, distribution centers, office parks and will allow on-site customers and other less intensive industrial uses. These areas are intended to promote the economic viability of industrial uses; encourage employment growth; and limit the encroachment of unplanned residential and other non-industrial development into industrial areas. This land use classification generally corresponds with the "M1" zoning category within the zoning ordinance.



**PARKS** - Public or private land reserved for parks and parkways that is intended to accommodate active and passive parklands, trails, recreational uses, or any other lands reserved for permanent park or recreation purposes.



**SPECIAL TRANSIT CORRIDOR** - A dedicated public corridor intended to accommodate transit and trail users.



**BUFFER** - Consists of private or public lands that are in some way either temporarily or permanently reserved from development, including lands unsuitable for development. This includes but is not limited to creeks and stream buffers, floodplains, woodlands, severe slopes, and buffer zones around natural resources (areas difficult for development due to topography, hydrology, aged woodlands, archaeological findings, etc.).



**CONSERVATION DISTRICT** - Areas intended for conservation or open space developments. Conservation Districts are intended to encourage flexibility in design standards (example: reduced lot sizes or increased density) in exchange for 60% or 30% open space preservation. These areas will provide additional open space and recreational amenities for residents, preserve environmentally sensitive resources as well as reduce stormwater runoff and water pollutants. This land use classification generally corresponds with the Conservation or Open Space Development option for "R" Districts within the zoning ordinance.

# Recommended Land Use

# Midtown / Plaza Area Plan

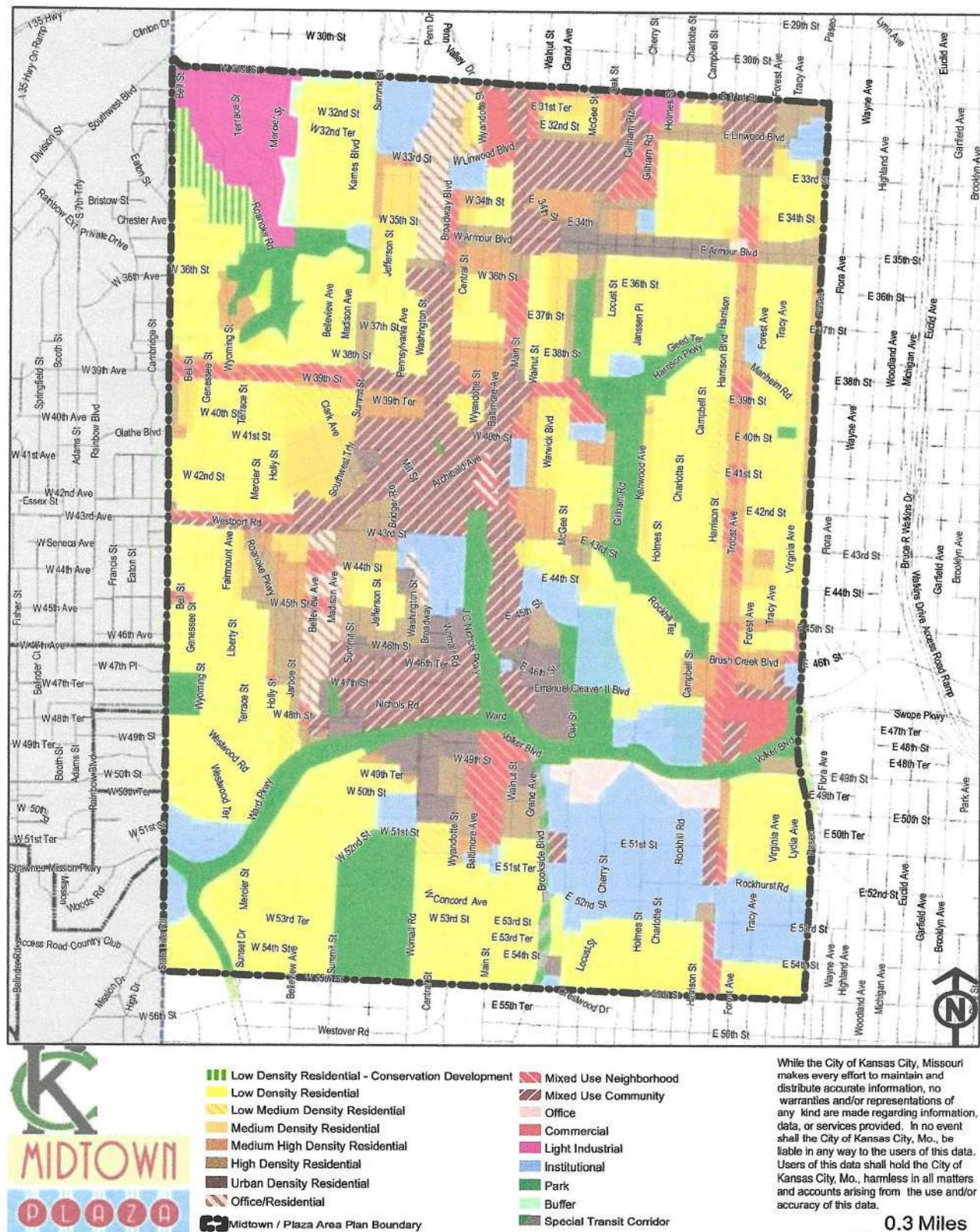
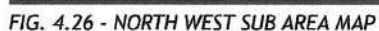


FIGURE 4.2 - RECOMMENDED LAND USE MAP

**STATELINE TO SUMMIT STREET  
31ST STREET TO WESTPORT ROAD**

The North West Sub Area is predominately a residential area. It is also home to an industrial district along Roanoke Road off of 31st Street, Roanoke Park, and commercial corridors along 39th Street and 43rd Street. Originally a neighborhood serving corridor, 39th Street within this area has become a “restaurant row” destination supplemented with unique retail. The character of 39th Street, with its smaller scale unique buildings, narrow streets, on street parking, and walkability all contribute to making it a special place within the City. Southwest Trafficway is the eastern boundary of this sub area, while it moves a great number of vehicles, the way the roadway currently functions is viewed by some as separating the neighborhoods on either side.



## NORTH WEST SUB AREA LAND USE

The Recommended Land Use Map prescribes where specific land use types and densities should be located while the Development Form guidelines describe how the built environment should look, feel and function (independent of the type of use). See pages 27-29 for definitions of the land use categories.

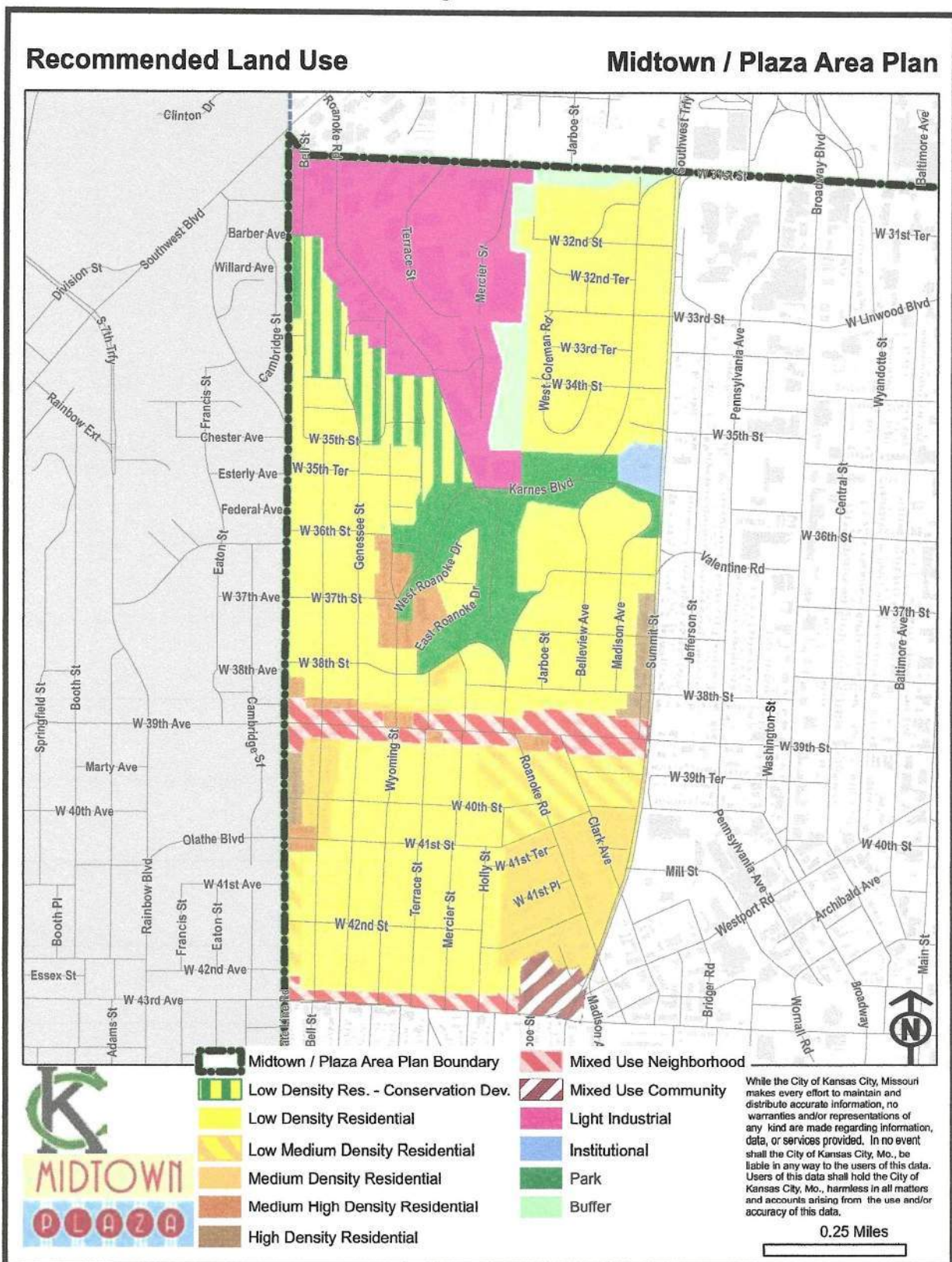


FIG. 4.27 - NORTH WEST SUB AREA RECOMMENDED LAND USE MAP

## NORTH WEST SUB AREA DEVELOPMENT FORM

The Development Form guidelines describe how the built environment should look, feel and function (independent of the type of use). Refer to Appendix A for the full Development Form Guidelines Text.

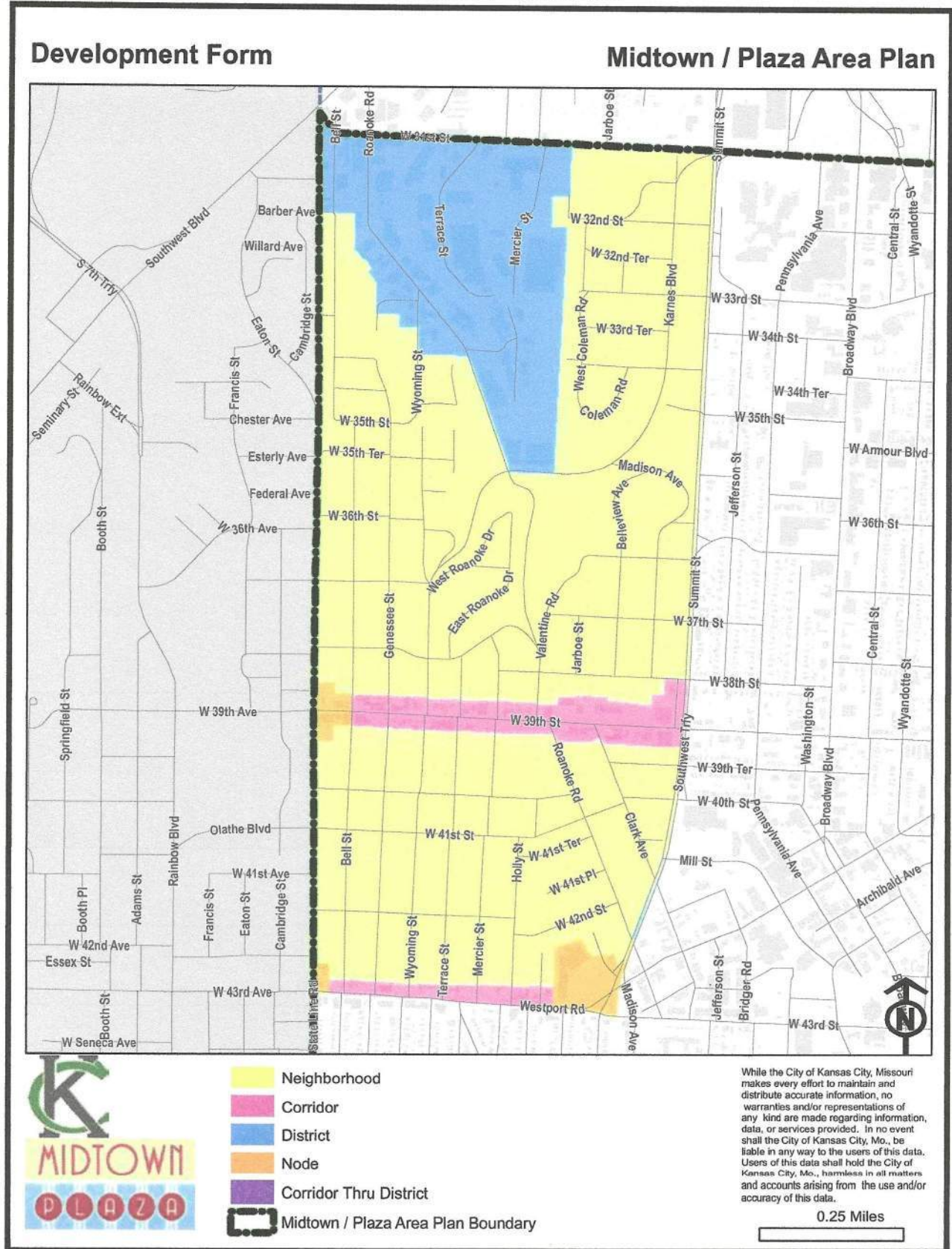
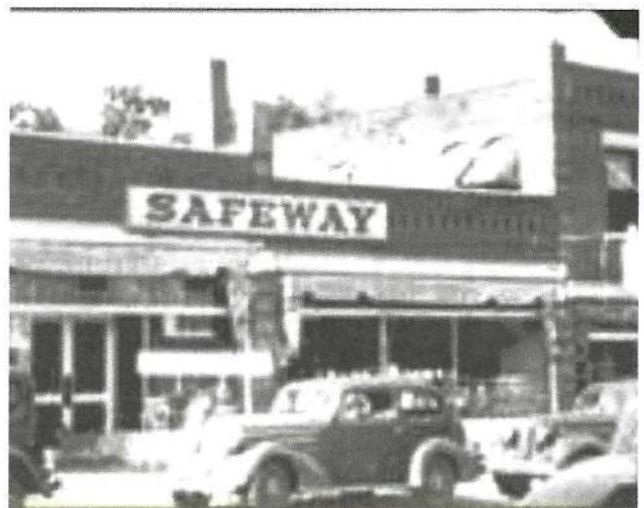


FIG. 4.28 - NORTH WEST SUB AREA DEVELOPMENT FORM MAP

## **NORTH WEST SUB AREA RECOMMENDATIONS**

- Commercial encroachment from 39th Street or 43rd Street into existing residential neighborhoods is discouraged. Any development adjacent to a residential neighborhood should provide transition elements to that neighborhood consistent with the Development Form Guidelines of this Plan.
- The City of Kansas City, Missouri, the KU Medical Center located near 39th and State Line Road, and Kansas City, Kansas should develop a comprehensive development strategy for the areas adjacent to the KU Campus.
- The boundaries of the North Volker Industrial Area, located to the west of the Coleman Highlands residential area between Karnes Boulevard and 31st Street, should not expand outside its present physical footprint. Future development projects should take measures to mitigate any external effects on neighboring residential properties.
- The “Low Density Residential - Conservation Development” Recommended Land Use was made due to the steep topography and mature vegetation of the area. Any future development should respect the topography and retain as much as the mature vegetation as possible.



Area Plan Alignment: **High**

KC Spirit Playbook Alignment: **Medium**

Complete table below using the following abbreviated Goal Supporting Criteria. Do not include N/A responses from the Checklist. Notes section to include concise bullet points of what criteria is met or is not met by the project.

CC- Connected City  
DO - Diversity & Opportunity  
HAC- History, Arts & Culture  
HE - Healthy Environment  
PAA - People of All Ages  
POS - Parks & Open Spaces  
SAN - Strong & Accessible Neighborhoods  
SC - Smart City  
SEG - Sustainable & Equitable Growth  
WDC - Well Designed City

| Evaluation | Goal                   | Notes                                                                                                                           |
|------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| High       | DO<br>SAN<br>WDC       | DO, SAN – Increases housing density and type<br>WDC – Unique design, high-quality material that considers neighboring community |
| Medium     | CC<br>PAA<br>HE<br>SEG | CC – Pedestrian scale<br>PAA – Diversifies housing options<br>HE, SEG – Use of appropriate landscaping, streetscaping           |
| Low        |                        |                                                                                                                                 |

Alignment Comments:

*2-4 sentences providing justification for the alignment.*

This project advances long range plans by increasing housing diversity and density on a large infill lot along the popular 39th St. corridor. The placement against the 39th/Roanoke intersection helps improve walkability and creates a more connected feel along the corridor. The applicant has used high-quality material and demonstrated mindfulness for neighborhood concerns to the north. Landscape plans have been updated to include more sustainable plantings.