



Legislation Details

**File #:** 250537      **Version:** 2      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 6/11/2025      **In control:** Council  
**On agenda:** 9/18/2025      **Final action:** 9/18/2025  
**Title:** Sponsor: Director of City Planning and Development Department  
 COMMITTEE SUBSTITUTE

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

**Sponsors:** Director of City Planning & Development

**Indexes:**

**Code sections:**

**Attachments:** 1. Docket Memo 0.1.5 (rezoning\_dev plan), 2. 5.1,5.2,5.3\_CD-CPC-2025-00054\_00055\_00056\_StaffReport\_Hickok Homes, 3. 6-4 CPC Presentation\_Hickok Homes, 4. CPC Dispo (rezoning), 5. CPC Dispo Letter (development plan), 6. Hickok - 39th & Roanoke CPC recommended plans, 7. Formal Protest Petition signed for Re-Zoning of 3809 and 3825 Roanoke Rd, 8. Opposition Public Testimony Ord. 250537 and Res. 250536 - combined, 9. 250536\_250537\_NPD PPT\_Hickok Homes, 10. Public Testimony J.LaFontaine support 250536 & 250537, 11. 39th and Roanoke Presentation 8.19.2025, 12. Public Testimony P.Freeman Support 250536 250537, 13. Public Testimony J.Schuler support 250536 250537, 14. HKC Testimony 3825 Roanoke-CD-CPC-2025-00054-56, 15. Roanoke Park Conservancy Hickok Opposition Letter, 16. Open Letter re 39th Street corridor at Roanoke Rd, 17. Public Testimony J.Bradley 250536 250537, 18. Public Testimony S.Legg Opposed 250536 250537, 19. Public Speaker Cards 9.9.25, 20. 39TH & ROANOKE - REZONING RESUBMITTAL 9.9.2025-C, 21. Updated Protest Petition 9-15-25, 22. CD-CPC-2025-00054 Hickok Homes Protest Petition Layout\_v3, 23. 9.16.25 Public Speaker Cards 250537, 24. 250537 cs to ord-com, 25. Authenticated Ordinance 250537

Date	Ver.	Action By	Action	Result
9/18/2025	1	Council	Passed as Substituted	Pass
9/16/2025	1	Neighborhood Planning and Development Committee	Adv and Do Pass as Cmte Sub, Debate	Pass
9/9/2025	1	Neighborhood Planning and Development Committee	Hold on Agenda	
8/19/2025	1	Neighborhood Planning and Development Committee	Hold on Agenda	
7/22/2025	1	Neighborhood Planning and Development Committee	Hold on Agenda	
7/17/2025	1	Council	referred	