Resolution No. 250536

Area Plan Amendment

Ordinance No. 250537

Rezoning

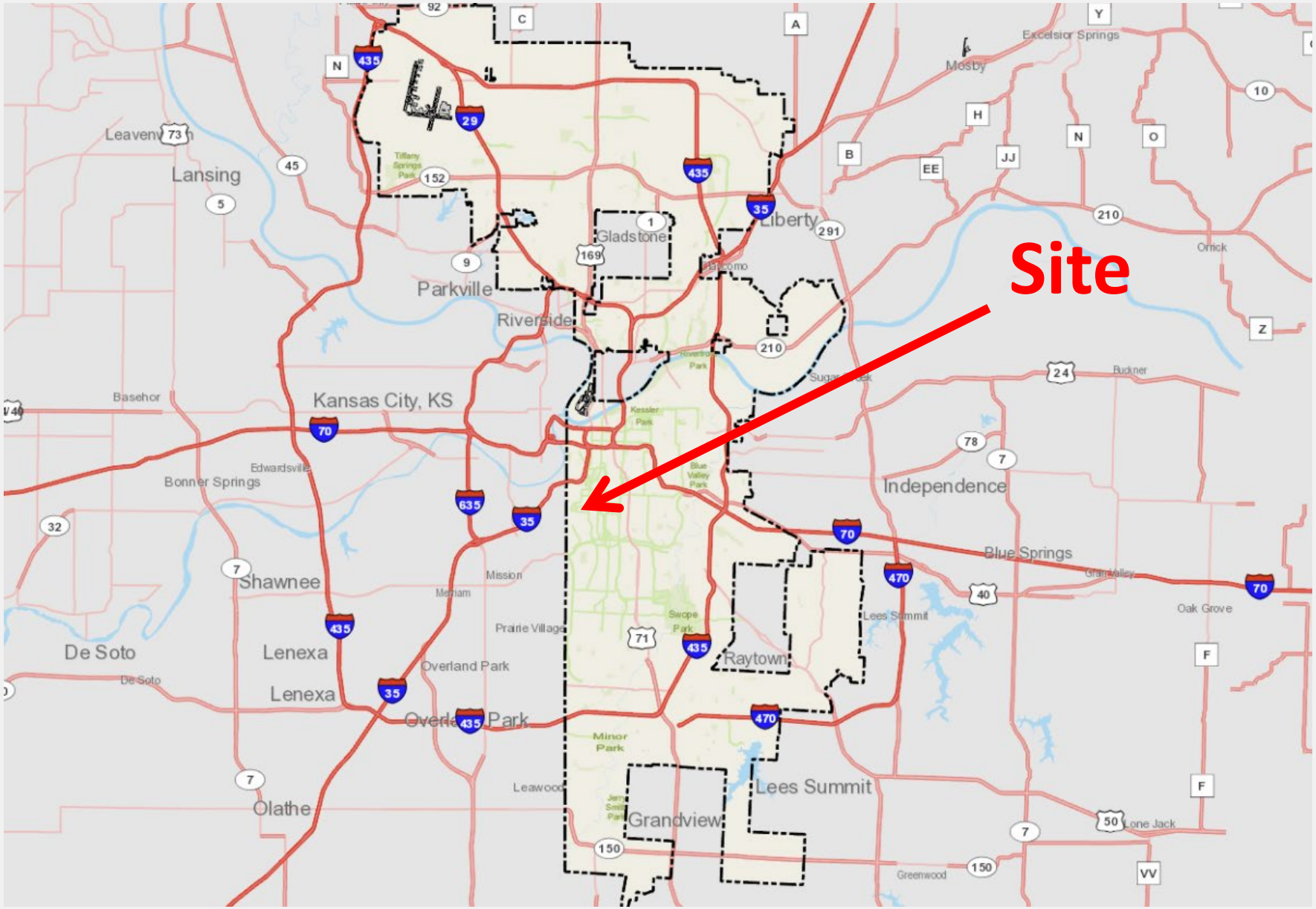
Development Plan (Residential)

Hickok Homes 39th Street – 3809 Roanoke Rd

August 19, 2025

Prepared for

Neighborhood Planning and Development Committee


Site
Kansas City, KS
Independence
Liberty
Gladstone
Parkville
Riverside
Lansing
Leavenworth
Basehor
Bonner Springs
Edwardsville
Shawnee
De Soto
Lenexa
Overland Park
Olathe
Mission
Prairie Village
Raytown
Lees Summit
Grandview
Blue Springs
Oak Grove
Buckner
Excelsior Springs
Mosby
Orrick
Lone Jack
Greenwood

W 38th St
W 38th St
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Roanoke Rd
Roanoke Rd
W 39th St
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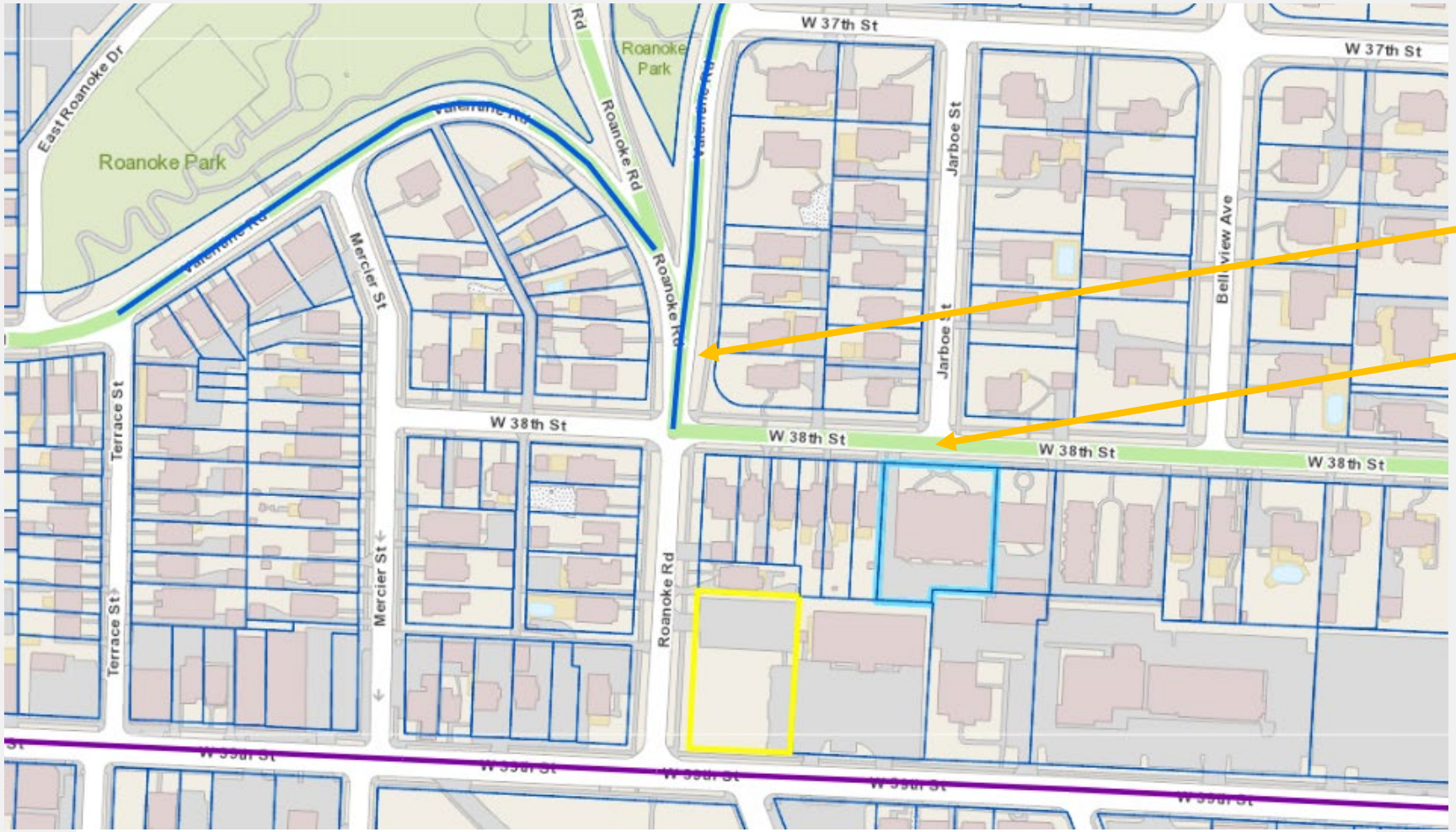
Roanoke Rd
Clark Ave

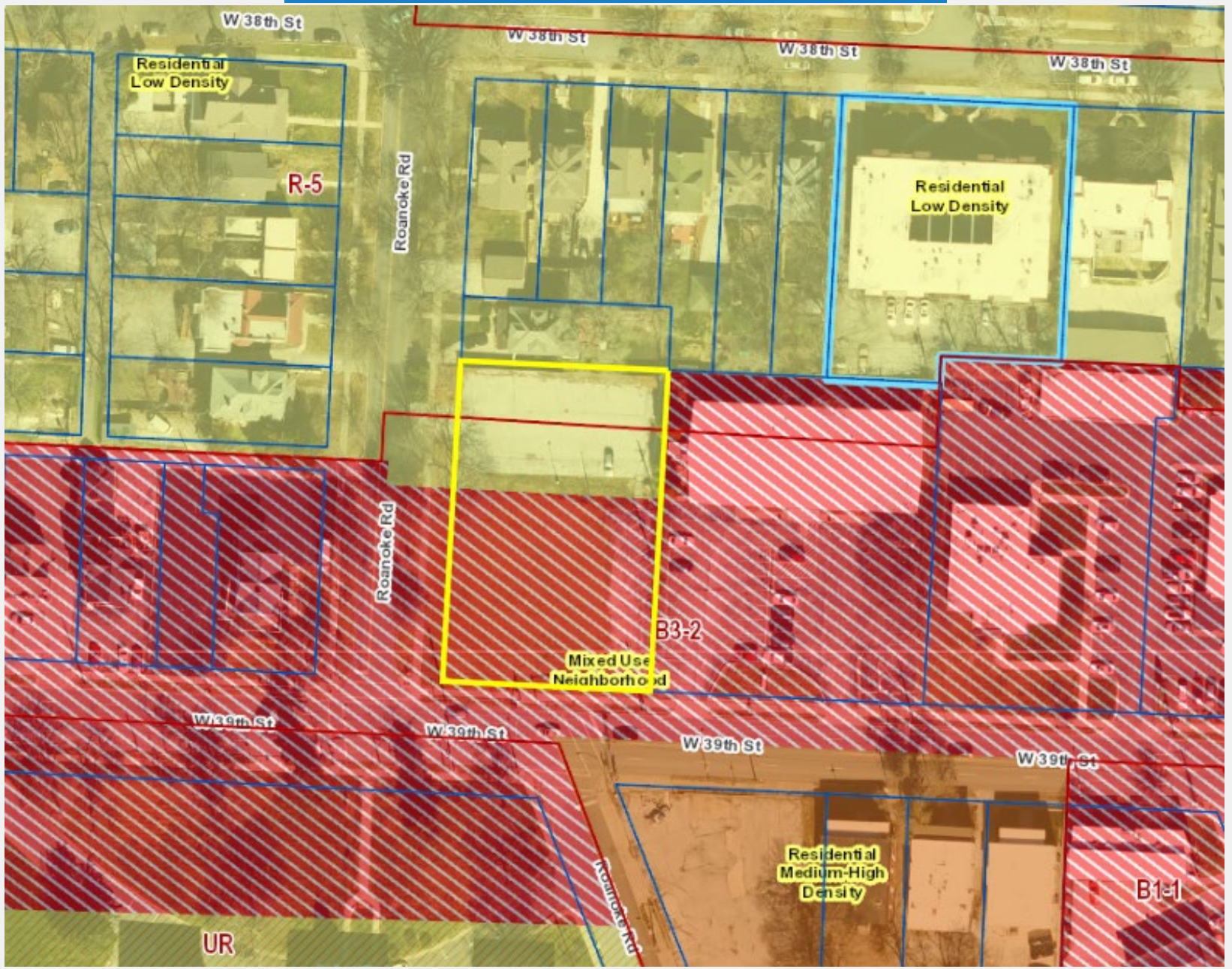


Boulevard

Parks Street

88-323-01-A APPLICABILITY

1. **Generally.** Boulevard and Parkway standards apply to all development adjacent to and within 150 feet of a boulevard or parkway classified as part of the Kansas City, Missouri Boulevard and Parkway system and identified on the Major Street Plan. The 150-foot distance is measured from


W 38th St
W 38th St
W 38th St
W 38th St
Residential
Low Density
R-5
Roanoke Rd
Residential
Low Density
Roanoke Rd
B3-2
Mixed Use
Neighborhood
W 39th St
W 39th St
W 39th St
W 39th St
Residential
Medium-High
Density
B1-1
UR
Roanoke Rd

Midtown/Plaza Area Plan

MIXED USE NEIGHBORHOOD - Primarily intended to accommodate and promote neighborhood serving retail sales or service uses, as well as mixed-use development consisting of business uses on a building's lower floors and residential uses on upper floors. This type of vertical, mixed-use development that includes a variety of business and residential choices should enhance the pedestrian environment of the community. Encouraging residential development in mixed-use areas provides increased housing choice and promotes higher density housing. This land use classification generally corresponds with the "B1" zoning category within the zoning ordinance.

Request to rezone from R-5 and B3-2 to B3-3

Uses currently permitted by-right in B3-2:

- Residential
- School/college/university
- Day care center (21+ people)
- Other public/civic uses
- Animal grooming, shelter, boarding, vet
- Drive-through facility
- Eating and drinking, tavern/nightclub
- Entertainment venue (up to 499 capacity)
- Grocery/liquor store, other retail sales (indoor and outdoor)
- Short-term lodging (hotel, STR)
- Office
- Parking lot
- Car wash
- Motor vehicle repair, limited
- Artisanal manufacturing

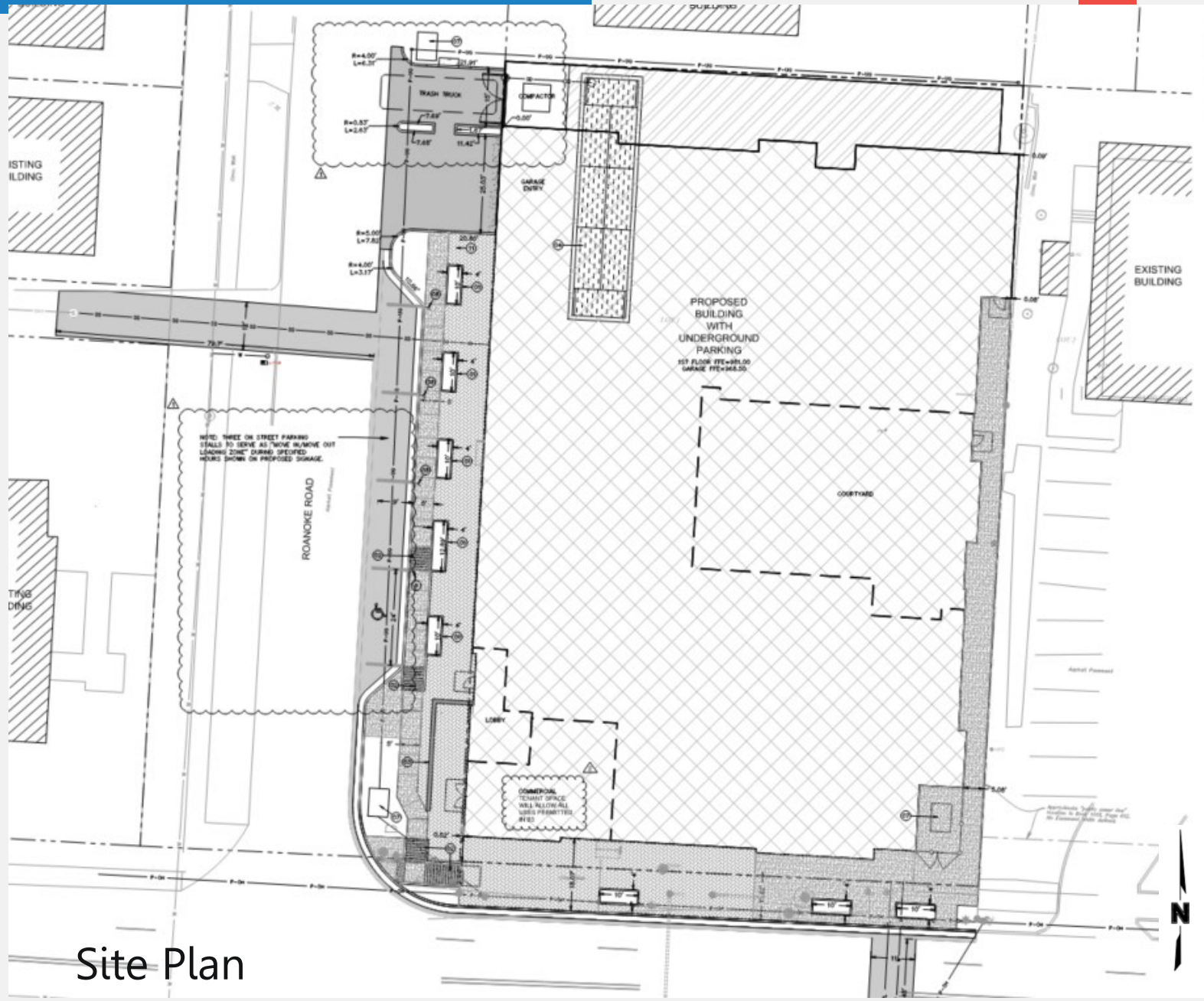
62,987 SqFt

4 Stories

73 Residential Units
(For Rent)

73 Parking Spaces

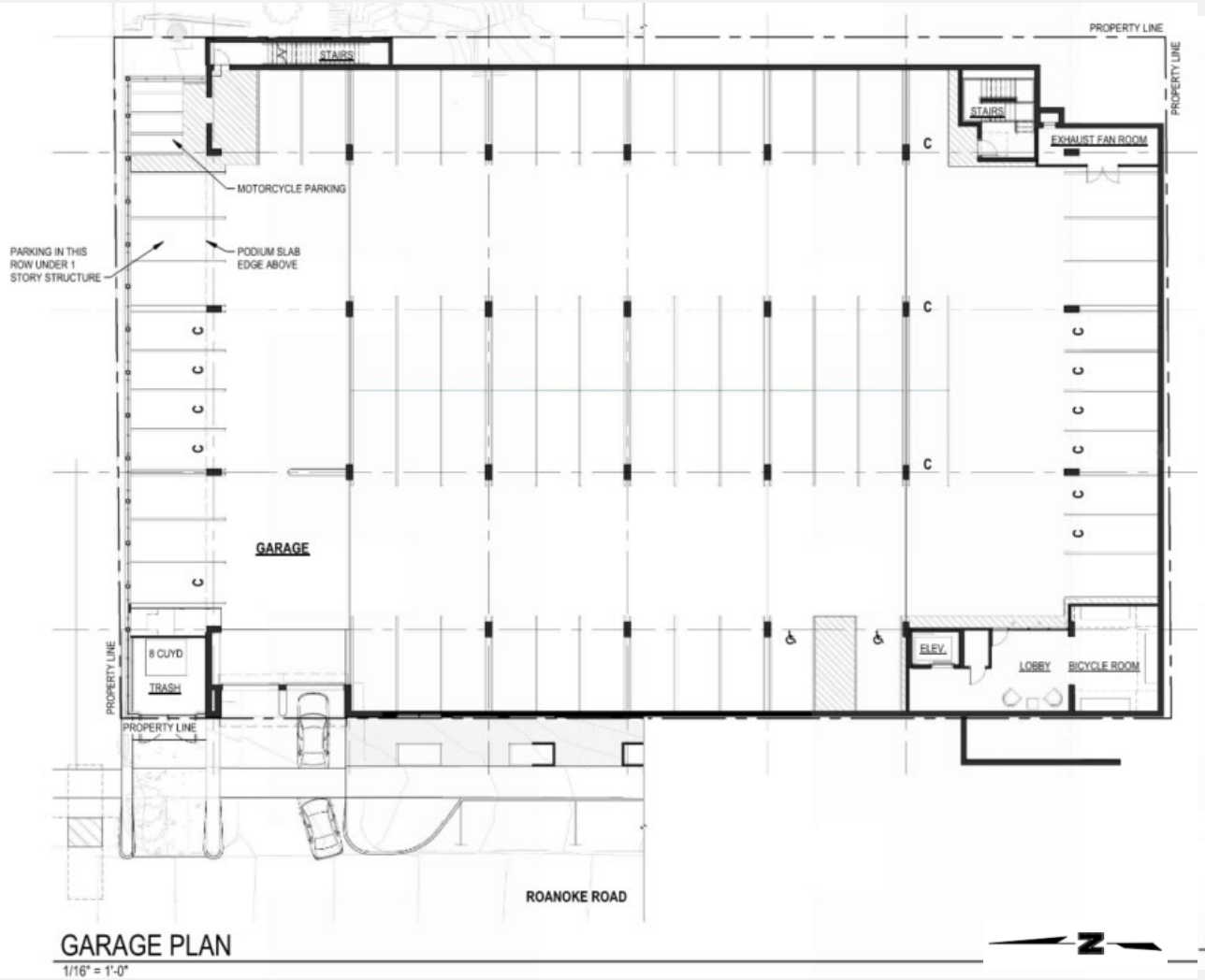
1,233 SqFt Commercial Space



Site Plan

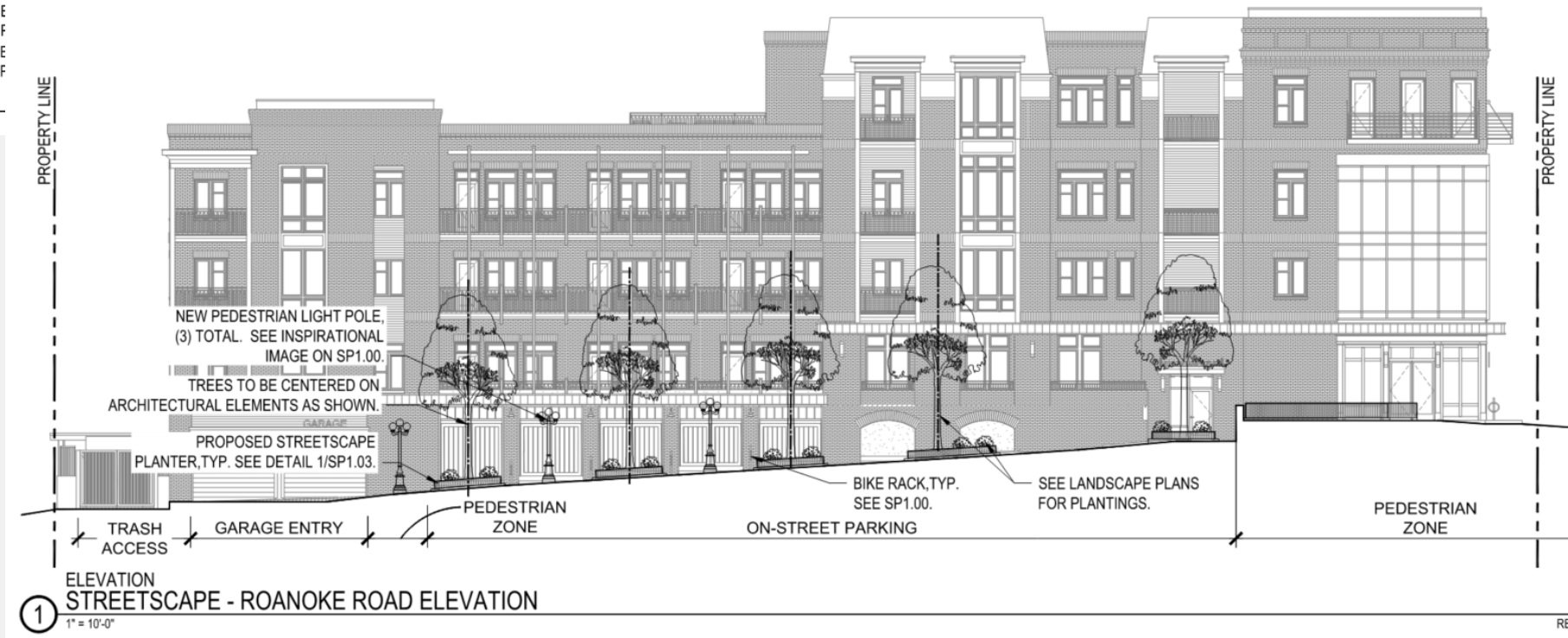
***Deviations Requested**

88-120-04 Lot and Building Standards	Required	Proposed	Deviation Requested
Rear Setback (Abutting R-5 District)	30 ft	0 ft	30 ft
Side Setback (Interior)	8 ft	0 ft	8 ft
Lot Area Per Unit	400 sqft (29,200 sqft total)	348 sqft (25,404 sqft total)	52 sqft (3,796 sqft total)


PROPERTY LINE
STAIRS
EXHAUST FAN ROOM
MOTORCYCLE PARKING
PARKING IN THIS ROW UNDER 1 STORY STRUCTURE
PODIUM SLAB EDGE ABOVE
GARAGE
8 CUYD TRASH
ELEV.
LOBBY
BICYCLE ROOM
ROANOKE ROAD
GARAGE PLAN
1/16" = 1'-0"

PROPERTY LINE
STAIRS
ELEC. METERS
UNIT
COURTYARD
FSRR
SERV
LOBBY
FITNESS
COMMERCIAL TENANT
MAIL
ELEV.
39TH STREET
ROANOKE ROAD
1ST FLOOR BUILDING PLAN
1/16" = 1'-0"

Floor Plans



Streetscape Plan

WEST ELEVATION (ROANOKE RD)

1/8" = 1'-0"

Building Elevations

WEST ELEVATION (ROANOKE RD)

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

SOUTH ELEVATION (39TH ST)

1/8" = 1'-0"

Building Elevations

EAST ELEVATION

1/8" = 1'-0"

Building Elevations

NORTH ELEVATION

Building Elevations

Lot and Building Standards Currently Permitted in B3-2

Min. lot area per unit: 750sqft
Max. floor area ratio (FAR): 2.2
Min. front setback: none
Max. rear setback (abutting R district: 30ft
Side setback: none/8 ft (abutting R district
Max height: 45ft

Lot and Building Standards Currently Permitted in Proposed B3-3

Min. lot area per unit: 400sqft
Max. floor area ratio (FAR): 3.0
Min. front setback: none
Max. rear setback (abutting R district: 30ft
Side setback: none/8 ft (abutting R district
Max height: 55ft

Looking northwest on W 39th St (subject site on right). (June 2024)

Looking towards the site from W 39th St. (June 2024)

Looking towards the site from Roanoke Rd. (June 2021)

CPC Meeting: June 4, 2025

- Case discussed for 2.5 hours
- Public testimony for 1 hour
  - Main concerns:
    - Traffic
    - Parking
    - Building massing, setbacks, height
    - Unit count
    - Zoning
    - Area Plan amendment

Protest Petition Submitted and Received by City Clerk

KC Spirit Playbook(2023) – Goal Supporting Criteria

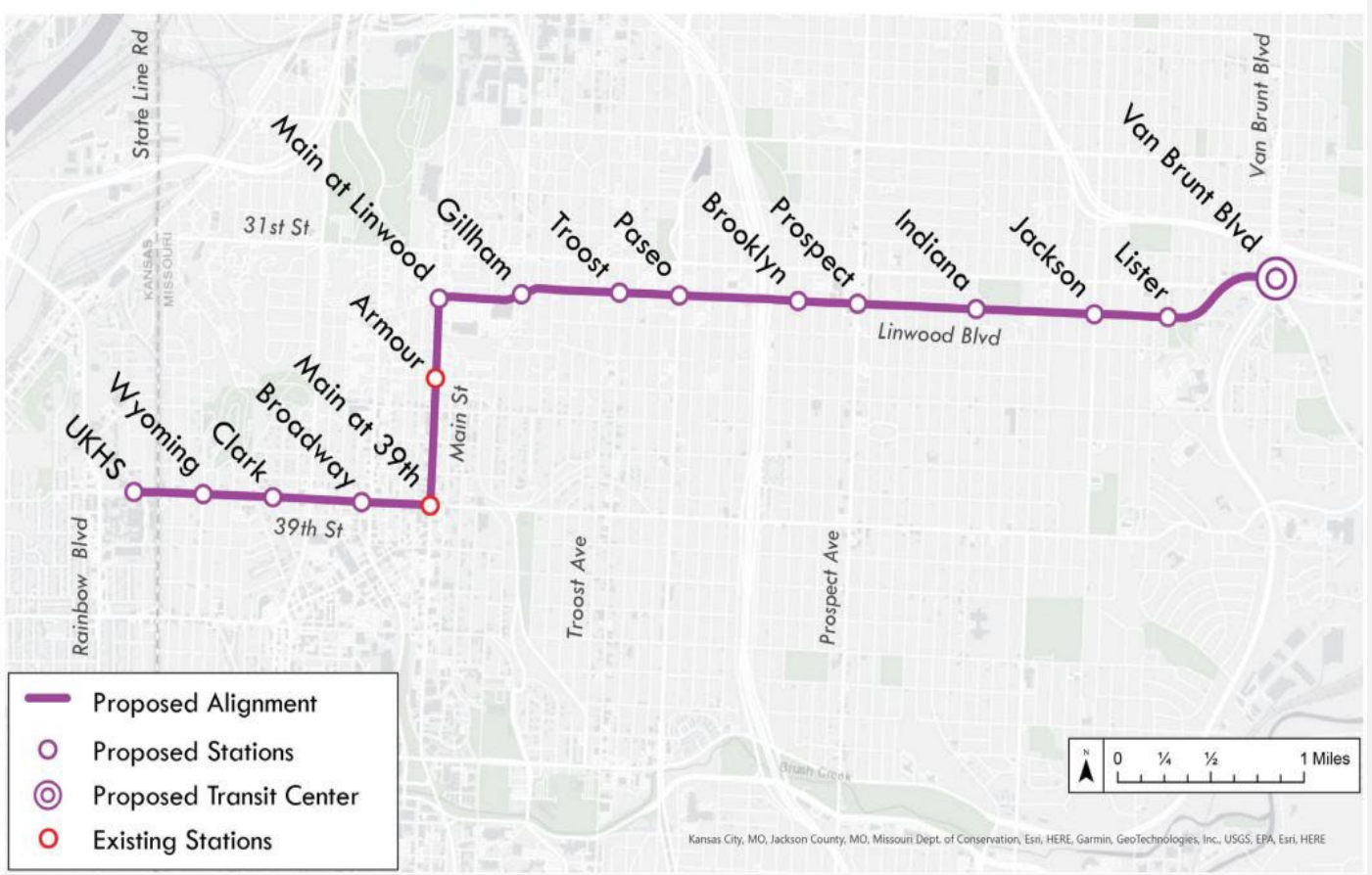
- Diversity and Opportunity
  - Providing a diverse array of affordable housing near job centers
- Strong and Accessible Neighborhoods
  - Providing greater housing density in areas served by transit and connected to job centers
- Connected Communities
  - Promoting pedestrian scale blocks and streetscapes
- Sustainable and Equitable Growth
  - Prioritizing infill or contiguous development that utilizes existing infrastructure and services over “leapfrog” developments

Midtown/Plaza Area Plan(2016)

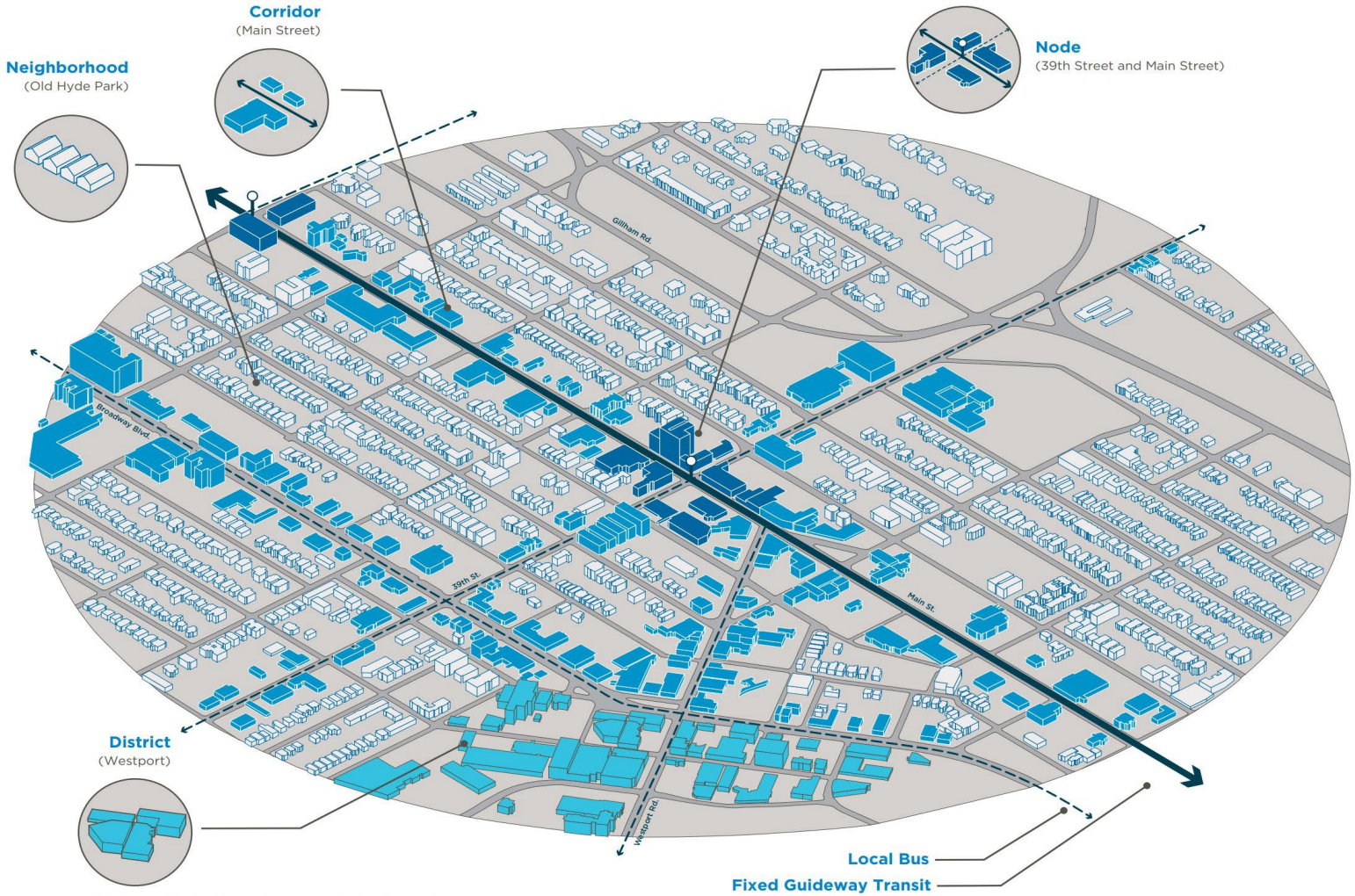
- Reinforce and embrace and urban development form (23)
  - Vertically mixed-use developments that incorporate residential uses and purely multi-family developments would provide a more diverse and active environment.
  - Any mixed use development between nodes should contain multi-family residential and may contain neighborhood oriented commercial uses.
  - Blocks should have a higher lot coverage and higher scale and intensity than suburban environments.
- Development Form
  - Corridors are typically major roadways that connect districts, nodes, and neighborhoods featuring a greater density of commercial and/or residential uses. (31)
  - Cluster high density housing in nodes and along corridors as consistent with the Recommended Land Use Map and Development Form Map. (130)

Transit considerations

- TOD in Area Plan
  - Apply the concepts of transit-oriented development (TOD) along the primary transit corridors and near *future* transit stations. (23)
    - TOD: higher density blend of residential/commercial along corridors and at intersections.
    - Lower emphasis on parking, more emphasis on walkability
- East-West Transit Study (2024)
  - Streetcar recommended along 39th St.
  - Proposed stops nearby at Wyoming & Clark streets.



Transit-Oriented Development Policy(2017)



39th and Main Streets in Kansas City shows how each Development Form is a unique component of a complex city.

- Zoning for Density
  - Update base zoning districts in TOD areas to accommodate dense, mixed-use development at a scale and intensity appropriate to each TOD location.
  - *Rezoning efforts can be also be undertaken in coordination with new development in TOD areas. (42)*
- Housing Variety
  - Provide a variety of housing options at higher densities that make it easier for most people to live in housing in a TOD area, regardless of their housing needs or price ranges.

Common Questions from CPC

- Is the Midtown/Plaza plan being amended?
  - Only the future land use is being changed. The lot is split between Mixed-use Neighborhood and Residential Low. Lots should not have split future land use designations.
- Is this consistent with the Midtown/Plaza plan?
  - Yes. Midtown/Plaza calls for denser, mixed-use development along corridors, like 39th St.
- Does this override other recommendations in the area plan?
  - No, the plan calls for maintaining the urban fabric along corridors. No portion of the broader plan is being changed.

City Plan Commission (4-1) & Staff Recommendation

Case No. CD-CPC-2025-00055

Approve

Case No. CD-CPC-2025-00054

Approve

Case No. CD-CPC-2025-00056

Approval with Conditions