Docket Item #5.1, 5.2, 5.3

CD-CPC-2025-00055

Area Plan Amendment

CD-CPC-2025-00054

Rezoning

CD-CPC-2025-00056

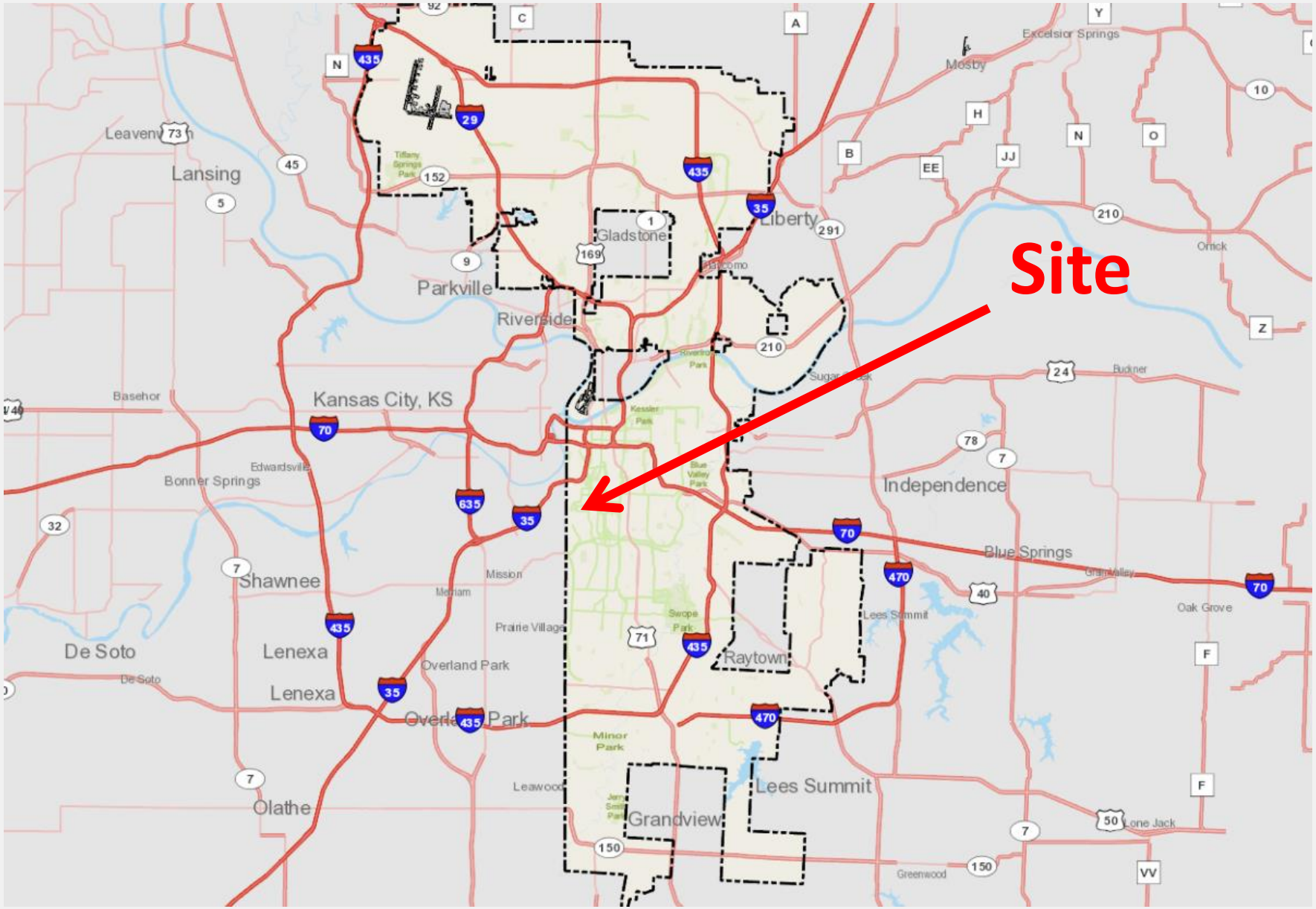
Development Plan (Residential)

Hickok Homes 39th Street – 3809 Roanoke Rd

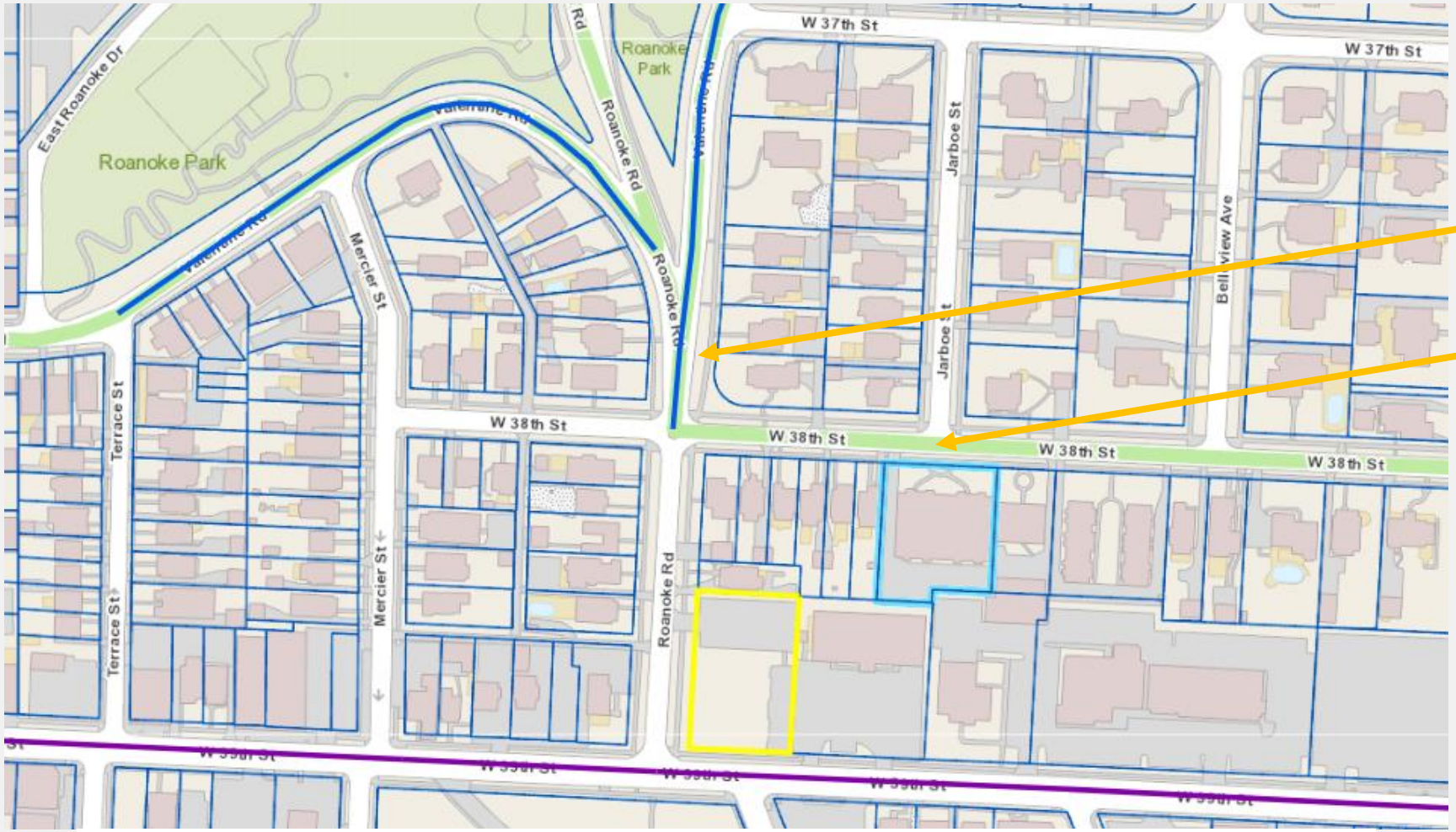
June 4, 2025

Prepared for

City Plan commission


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

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

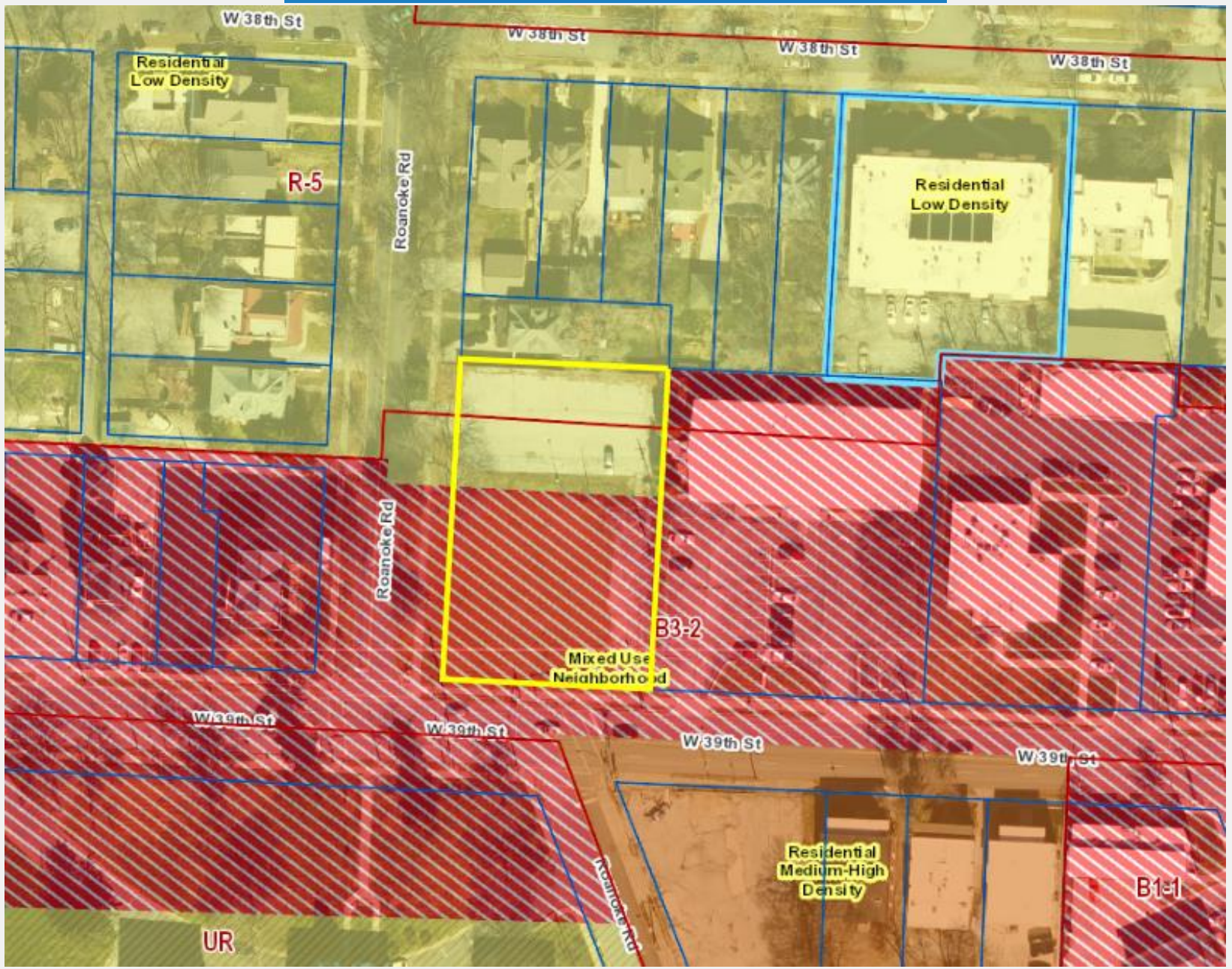


Boulevard

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 B3-3

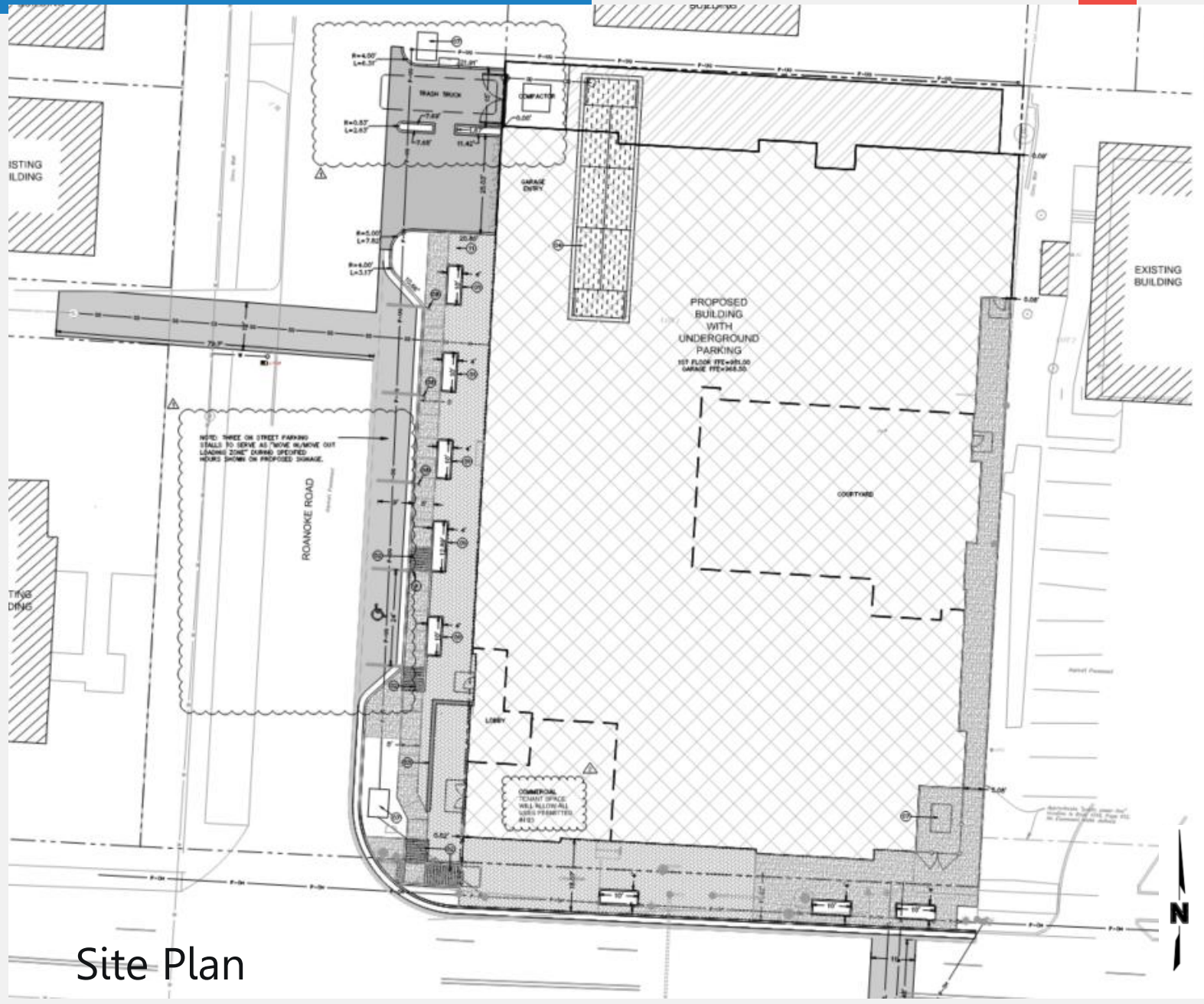
62,987 SqFt

4 Stories

73 Residential Units
(For Rent)

73 Parking Spaces

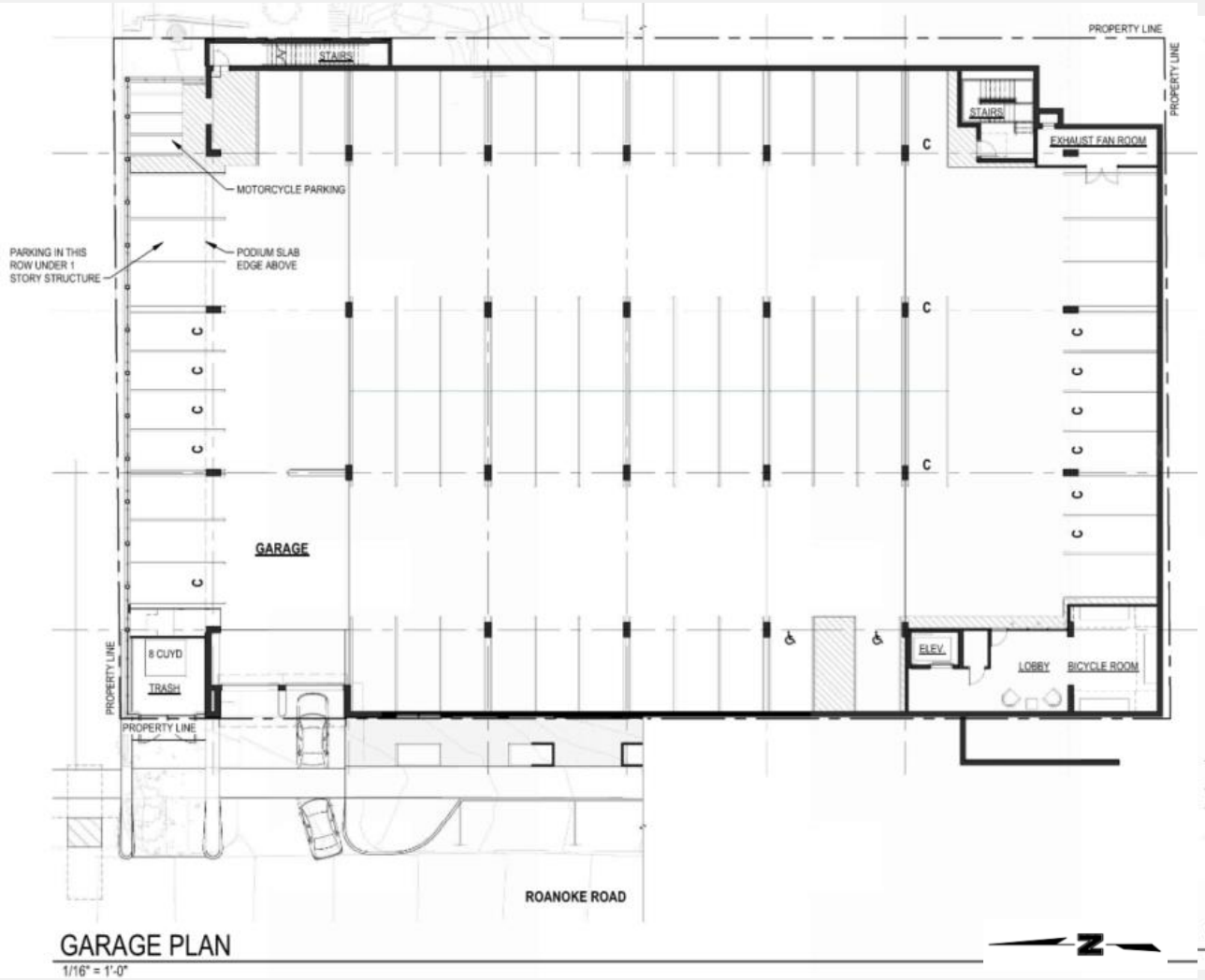
1,233 SqFt Commercial Space

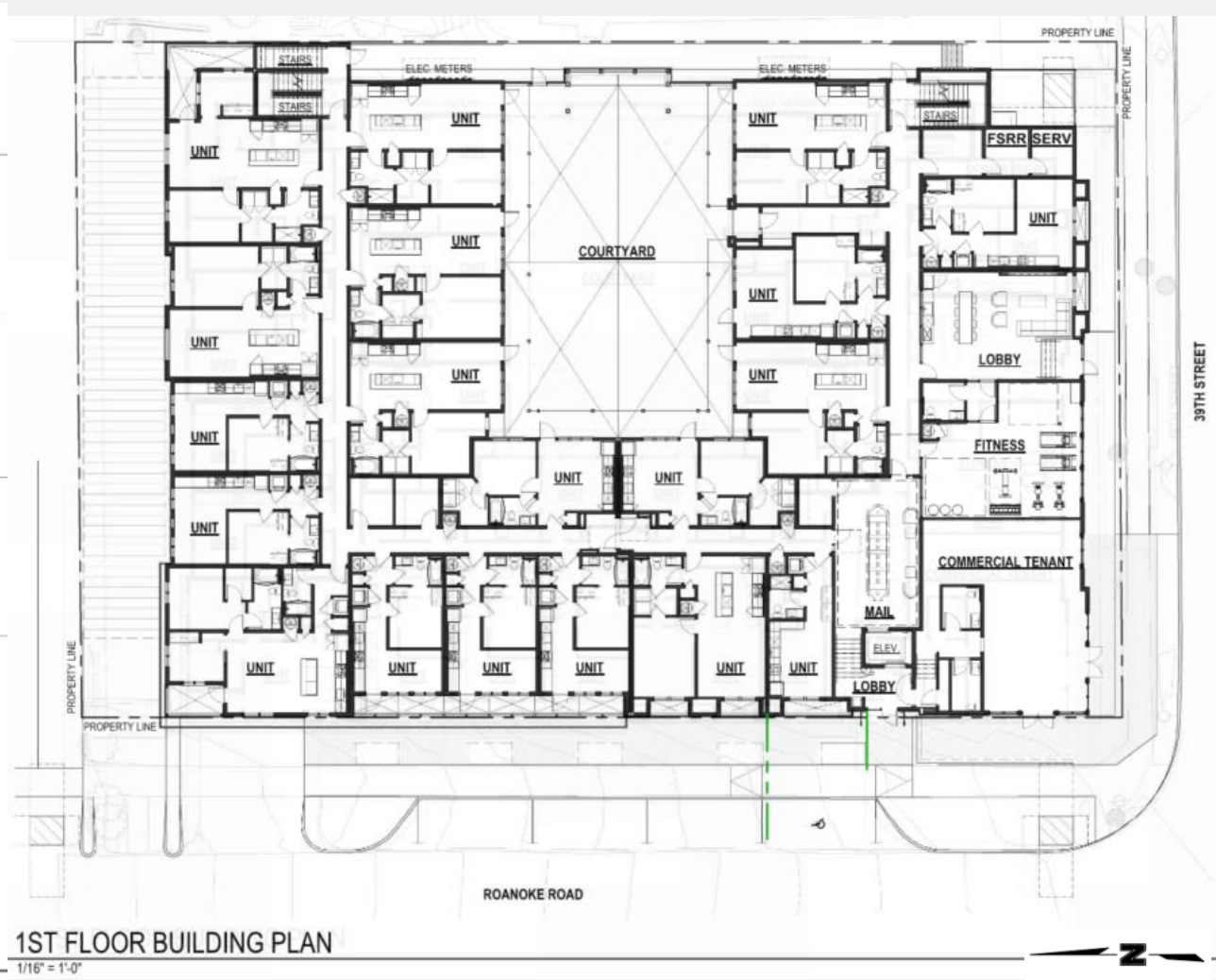


Site Plan

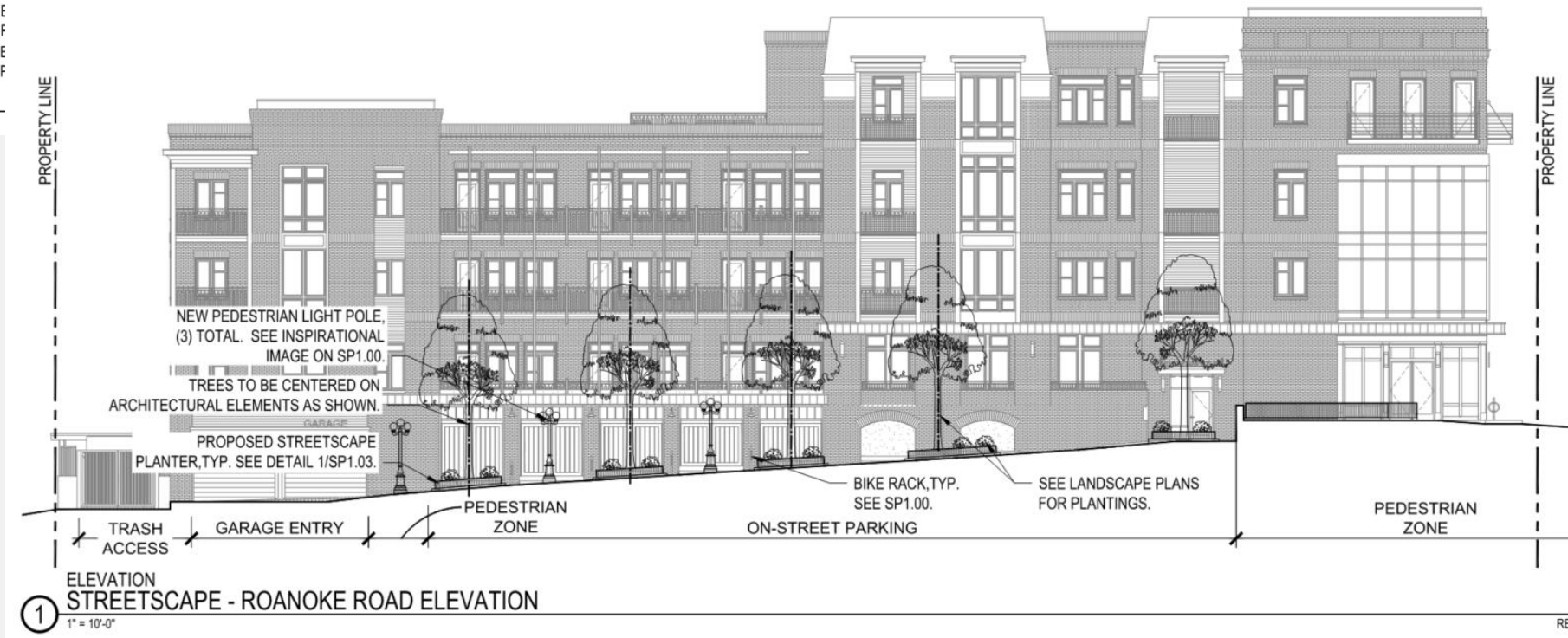
***Deviations Requested**

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
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
PROPERTY LINE
PROPERTY LINE
ROANOKE ROAD
GARAGE PLAN
1/16" = 1'-0"


PROPERTY LINE
STAIRS
STAIRS
ELEC. METERS
ELEC. METERS
UNIT
COURTYARD
FSRR
SERV
LOBBY
FITNESS
COMMERCIAL TENANT
MAIL
ELEV.
LOBBY
39TH STREET
PROPERTY LINE
PROPERTY LINE
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

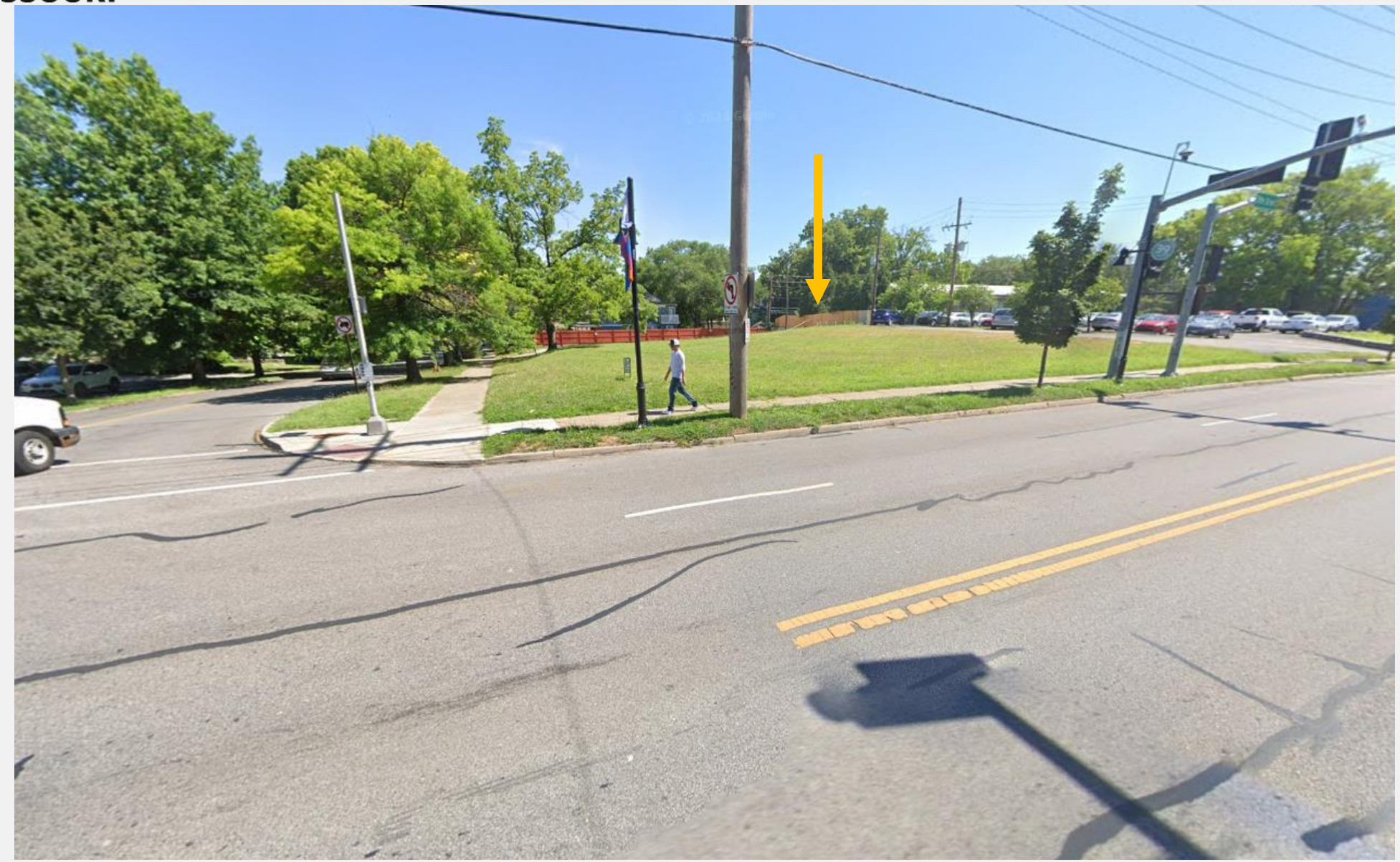
1/8" = 1'-0"

Building Elevations

NORTH ELEVATION

Building Elevations

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)

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