

**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
ROELAND PARK
4600 W 51ST STREET
DECEMBER 17, 2019 6:00 PM**

- I. Roll Call**
- II. Approval of Minutes**
 - 1. Minutes - November 19, 2019
- III. Public Hearing**
- IV. Action Items**
- V. Discussion Items**
 - 1. Comprehensive Plan Update - Public Input Summary
- VI. Other Matters Before the Planning Commission**
- VII. Adjournment**

Scheduled Meeting Dates

Item Number: **Approval of Minutes- II.-1.**
Committee **12/17/2019**
Meeting Date:



City of Roeland Park
Action Item Summary

Date:
Submitted By:
Committee/Department:
Title: **Minutes - November 19, 2019**
Item Type:

Recommendation:

Details:

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
11.19.2019	Exhibit

September 17, 2019, 6:00 P.M.

The Roeland Park Planning Commission met on September 17, 2019, in City Hall, 4600 West 51st Street.

Commissioner Gleason declared a quorum and called the meeting to order.

Present:	Paula Gleason	Pete Davis	Bill Ahrens
	Mike Hickey	Kyle Rogler	Mark Kohles

Absent: Darren Nielsen

Staff: Keith Moody, City Administrator
Jennifer Jones-Lacy, Assistant City Administrator
John Jacobson, Building Official
Steve Mauer, City Attorney

I. ROLL CALL

The roll was called and Commissioners Mike Hickey, Kyle Rogler, Paula Gleason, Mark Kohles, Pete Davis, and Bill Ahrens were present.

II. APPROVAL OF MINUTES

1. Planning Commission Minutes - 8/27/19

MOTION: MR. HICKEY MOVED AND MR. ROGLER SECONDED TO APPROVE THE AUGUST 27, 2019 PLANNING COMMISSION MEETING MINUTES AS SUBMITTED.
(MOTION CARRIED 6-0)

III. PUBLIC HEARING

1. Rezoning and Preliminary/Final Development Plan Approval at the Northeast Corner of Johnson and Roe

Commissioner Gleason declared the public hearing open.

There was a staff presentation by Ms. Jones-Lacy regarding the request by the developer who is purchasing the property at the northeast corner of Johnson Drive and Roe. The request is to rezone the property from Single Family to Planned Office District. The developer has also submitted their preliminary and final development plans. The developer wants to construct a two-story medical office building. The property is being purchased by Sunflower Medical Group who will occupy the first floor and plan to lease space on the second floor.

Mr. Jacobson said a comprehensive report was prepared and covered each element of the review process and the studies were also enclosed relevant to the report. It is noted that the gateway element is a major component of the City's Comprehensive Plan and does impact the architecture of the building. Staff has requested the developer leave the southwest corner open for the one percent for art element and also some pedestrian improvements. They have requested 8-foot sidewalks on the south end of the development to tie into a larger trail/sidewalk system at some point in the future. They have also reviewed the Granada Street area as well as the property's frontage along Granada with the City Engineer and have asked for five-foot sidewalks adjoining that and also to address the public improvement components of Granada in some fashion.

Mr. Jacobson reviewed the proposed Future Land Use Plan. He also presented the potential layout of the building on the site and the area designated for the one percent for art.

Ms. Jones-Lacy added that the one percent for art is a separate piece from the construction. They are currently working on the gateway feature and it is currently out for bid design.

Mr. Jacobson said there will be an extensive amount of landscaping on the site as well to address stormwater concerns. They will be addressed using best management practices (BMP). A rain garden will be put in to address the surface run-off. He also reviewed the parking lot connections that would be made to Granada and Roe.

Mr. Jacobson then reviewed the design elements of the building as well as the elevations.

Ms. Jones-Lacy continues to work with the City of Mission to de-annex their property to allow for annexation by Roeland Park so the area is one plat all within Roeland Park. The process is moving along and they want to ensure the additional stormwater retention under the parking lot will ameliorate the concerns of Mission.

Andrew Gabbert, the landscape architect with Renaissance Infrastructure Consulting, provided an overview of the current site. He said currently there is an existing entrance off of Roe and they intend on utilizing that. An additional exit is needed and will be utilized on Granada. Their intention is to push the entry/exit as far away from the residential uses as possible and also to make sure the design elements work together.

Commissioner Kohles asked about the width of Granada and Ms. Jones-Lacy said it is 16-feet. City Administrator Moody added that it is 20.5 feet back of curb to back of curb. It is also anticipated being widened to 26 feet back of curb to back of curb.

Commissioner Kohles thought it might be better to get the extra street width out of the site rather than to impose on the residential yards on the north. City Administrator Moody said they have asked for a property owner to provide for a sidewalk easement on their side. The intent is to come up with a profile and use the existing right-of-way to accommodate the 26-foot street and width and the 5-foot sidewalk.

Commissioner Kohles also asked about the one percent for art with Commerce. Ms. Jones-Lacy said that art is not finalized. They will be meeting with Commerce, who is holding off on the art, until design of Roe Boulevard is complete. She has met with them and provided them with the

gateway entrance features, preliminary renderings as well as Roe Boulevard design components. They will then get together with their architect, draft something and work with the City's Art Committee to run ideas by them.

Commissioner Kohles recommended a conversation between the two property owners to strengthen that gateway element.

Commissioner Ahrens expressed concerns at the entrance off Roe and said that most driveways need to have a throat line for vehicle stacking. He said it is required by code to have 120 parking stalls and there are 159 planned. He said he would like to see some attention given to the geometrics and thought there may be a problem with the first three stalls north of the dumpster and would create a maneuverability problem. He felt the entrance could be reconfigured to provide more vehicle stacking and safer operations by removing three or four parking stalls adjacent to the dumpster just for access and traffic flow.

Mr. Jacobson said they have looked at the stacking element. If they take away too much of the corner they will lose the ability to integrate the sidewalk within the road right-of-way and a good chunk of the landscaping. They have looked at the Roe Boulevard design to integrate all of the elements. He said it is not a best case scenario but is the most reasonable one.

Ms. Jones-Lacy said the engineers commented on the traffic study and they did not express any concerns.

Commissioner Ahrens said he re-ran the data from the traffic study and came up with essentially the same figures. He also stated that the American Association of State Highway Transportation Official AASHTO has the green book design guideline and recommends that minimum access spacing at 35 miles an hour should be at least 450 feet. In addition, the cities of Olathe and Lawrence access management plans identify recommendations for at least 400 feet from an arterial intersection. Then for a sight distance at 35 miles an hour it's recommended to be at least 408 to 510 feet of spacing to a full access driveway. He said there about 350 feet at this location.

Mr. Jacobson said there is a delicate balance when working in a developed condition in an urban environment.

City Administrator Moody said there was a median that prevented left-turn movement into the two sites. In 2015 or 2016, the City agreed to remove that segment of median and provide for full access to the northern driveway for Commerce Bank. Commerce also participated in half of the cost of roadway modification.

Mr. Gabbert said they will re-look at the parking lot layout and the parking counts.

Commissioner Rogler asked about the lighting in the parking lot. Mr. Jacobson said the zoning district defines the criteria at the property line. They are within the photometric plan within the boundaries. However, they will check them post-construction and prior to issuing the certificate of occupancy.

Commission Davis asked why they were not showing stormwater on the plan. Mr. Gabbert said it would be in chambers underneath the pavement. They are also still working to address the City of Mission's concerns.

Commissioner Kohles said the focus of the Roe Boulevard improvements is to provide a pedestrian walk-through through the City to close the divide between the two parks, provide bike facilities, and to help project Roeland Park as having a walkable center or to places that people can walk.

Commissioner Rogler asked why 26 feet was decided on for Granada. He said one of the topics covered in the Metro KC Climate Summit is that wider streets encourage excessive speeds in a residential area.

Mr. Jacobson said they will indeed have additional traffic on the road as a product of the development. They have reviewed the street width with emergency services and they are comfortable with the turning radius for their equipment.

Public Comment:

Jason Messersmith (5644 Granada) Mr. Messersmith expressed concerns over the stormwater from the development and worried that changing the grade would result in more water on his property.

Ms. Gleason said the stormwater plans have been reviewed. Ms. Jones-Lacy added that they have been reviewed by city engineer. They will be installing a rain garden in addition to the proposed underground water retention.

Mr. Jacobson said these are BMPs and their detention facilities are designed for their site to give a zero net increase from what's there today. He said that the development will not add to any problems that Mr. Messersmith might already be experiencing on his property.

MOTION: MR. KOHLES MOVED AND MR. AHRENS SECONDED TO APPROVE THE REZONING TO CP-O (PLANNED OFFICE BUILDING) DISTRICT ALLOWING A MEDICAL OFFICE BUILDING WITH THE STIPULATIONS NOTED IN THE STAFF REPORT; INCLUDING THE LAND PORTION THAT THE CITY OF MISSION IS DE-ANNEXING. (MOTION CARRIED 5-1 WITH MR. ROGLER VOTING NO.)

MOTION: MR. KOHLES MOVED AND MR. HICKEY SECONDED TO APPROVE THE PRELIMINARY AND FINAL DEVELOPMENT CONSIDERING THE FOLLOWING POTENTIAL CONDITIONS: EXTEND 8' SIDEWALKS ON THE SOUTH AND 5' SIDEWALKS ON THE GRANADA FRONTAGE WITHIN EASEMENTS DEDICATED FOR THAT PURPOSE; COMMIT TO FUTURE GRANADA STREET WIDENING IMPROVEMENTS, THROUGH AN APPROPRIATE FINANCIAL INSTRUMENT; AND ELIMINATING THE FOUR PARKING SPACES NORTH OF THE TRASH ENCLOSURE, AND TO INCLUDE THE ENTIRE SITE DEVELOPMENT PLAN AND INCLUDES THE PROPERTY TO BE DE-ANNEXED BY THE CITY OF MISSION. (MOTION CARRIED 5-1 WITH MR. ROGLER VOTING NO.)

IV. ACTION ITEMS

There were no items discussed.

V. DISCUSSION ITEMS

There were no items discussed.

VI. OTHER MATTERS BEFORE THE PLANNING COMMISSION

Ms. Jones-Lacy said that Confluence will do a second presentation to continue the Comprehensive Plan update at their November meeting.

VII. ADJOURNMENT

MOTION: COMMISSIONER DAVIS MOVED AND COMMISSIONER ROGLER SECONDED TO ADJOURN. (MOTION CARRIED 6-0)

(Roeland Park Planning Commission Meeting Adjourned)

Item Number: Discussion Items- V.-1.
Committee 12/17/2019
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 12/17/2019
Submitted By: Jennifer Jones-Lacy
Committee/Department:
Title: **Comprehensive Plan Update - Public Input Summary**
Item Type: Presentation

Recommendation:

For informational purposes only

Details:

Attached is the presentation to summarize the public input session led by Confluence. Last month's public workshop was well attended (about 30 non-staff/council attendees). The presentation also summarizes the stake holder interviews from those who live, work and conduct business in Roeland Park.

Financial Impact

Amount of Request: N/A	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description

 Comprehensive Plan Public Input Presentation

Type

Cover Memo

PUBLIC INPUT SUMMARY

Roeland Park Comprehensive Plan Update

December 17, 2019

CONFLUENCE

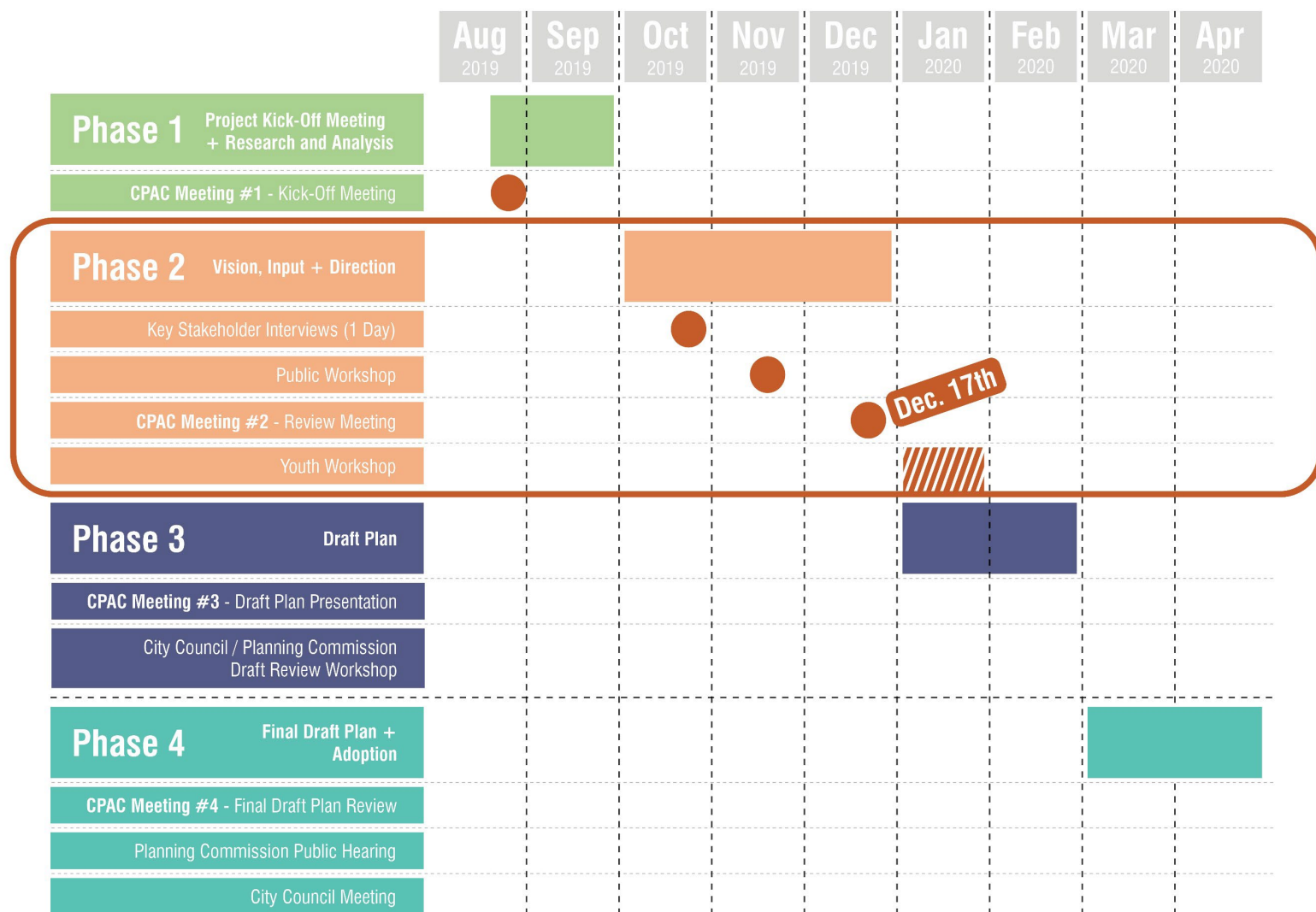


PUBLIC INPUT SUMMARY

MEETING AGENDA

- Project Schedule
 - Public Input Summary
 - Next Steps
-

PROJECT SCHEDULE



PUBLIC INPUT SUMMARY

PUBLIC INPUT EVENTS

- Comprehensive Plan Advisory Meeting
 - Key Stakeholder Interviews
 - Public Workshop
 - Youth Workshop (January 2020)
 - Community Survey (January 2020)
-

KEY STAKEHOLDER INTERVIEWS

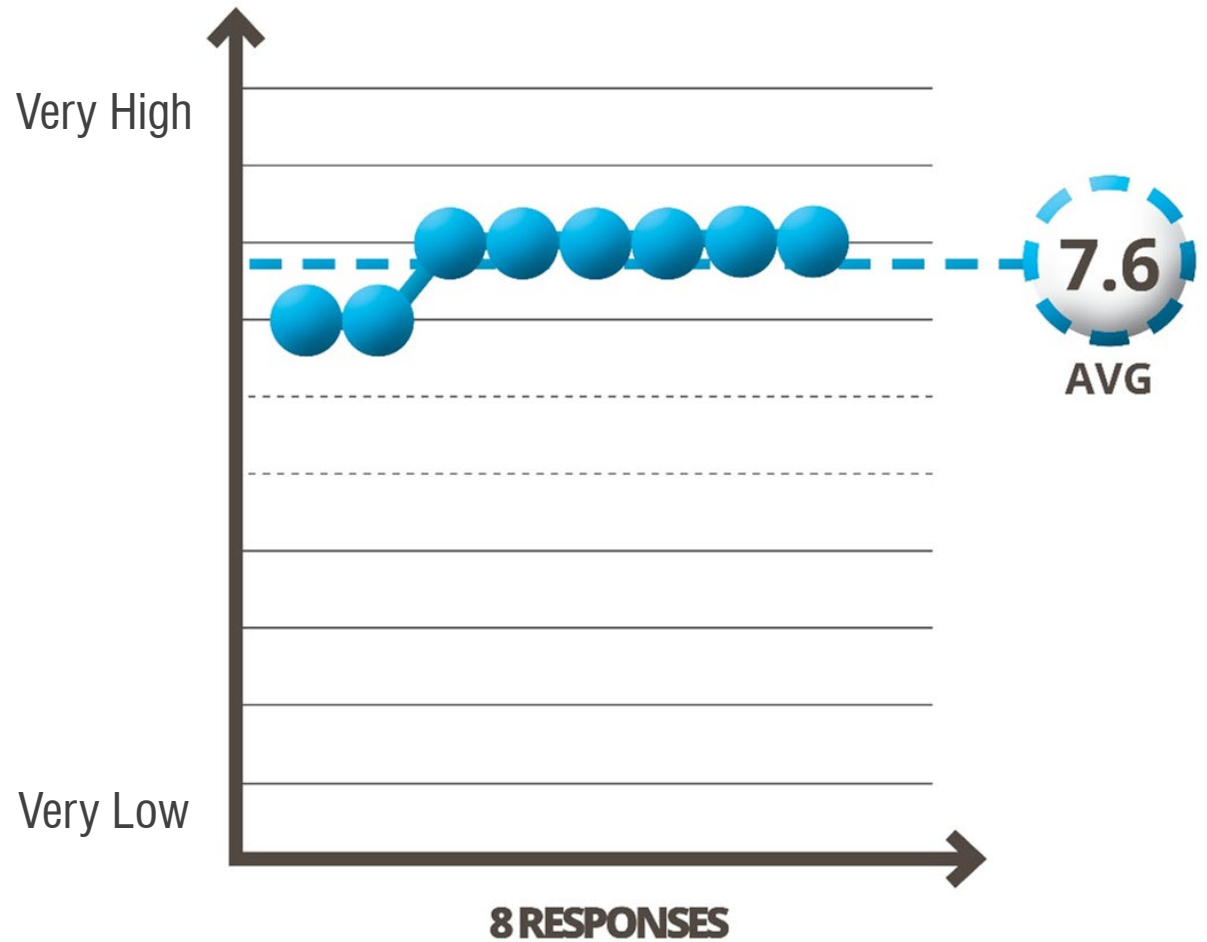
STAKEHOLDERS INTERVIEWED

- Roger Payne – FLA Properties
 - United Methodist Church
 - St. Agnes
 - AJ Farris / Shawn Strate – KCATA
 - Deb Settle – NE Johnson County Chamber of Commerce President
 - John Elder – Elder Custom Homes
 - Judy Hyde – Sustainability Committee Chair
 - Gretchen and Ardie Davis – Friends of R Park
 - Jeremy Electric
 - ALH Home Renovations
 - Marek Gliniecki – ARTS Advisory Committee,
Parks Committee Chair
 - Price Chopper
-

KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS

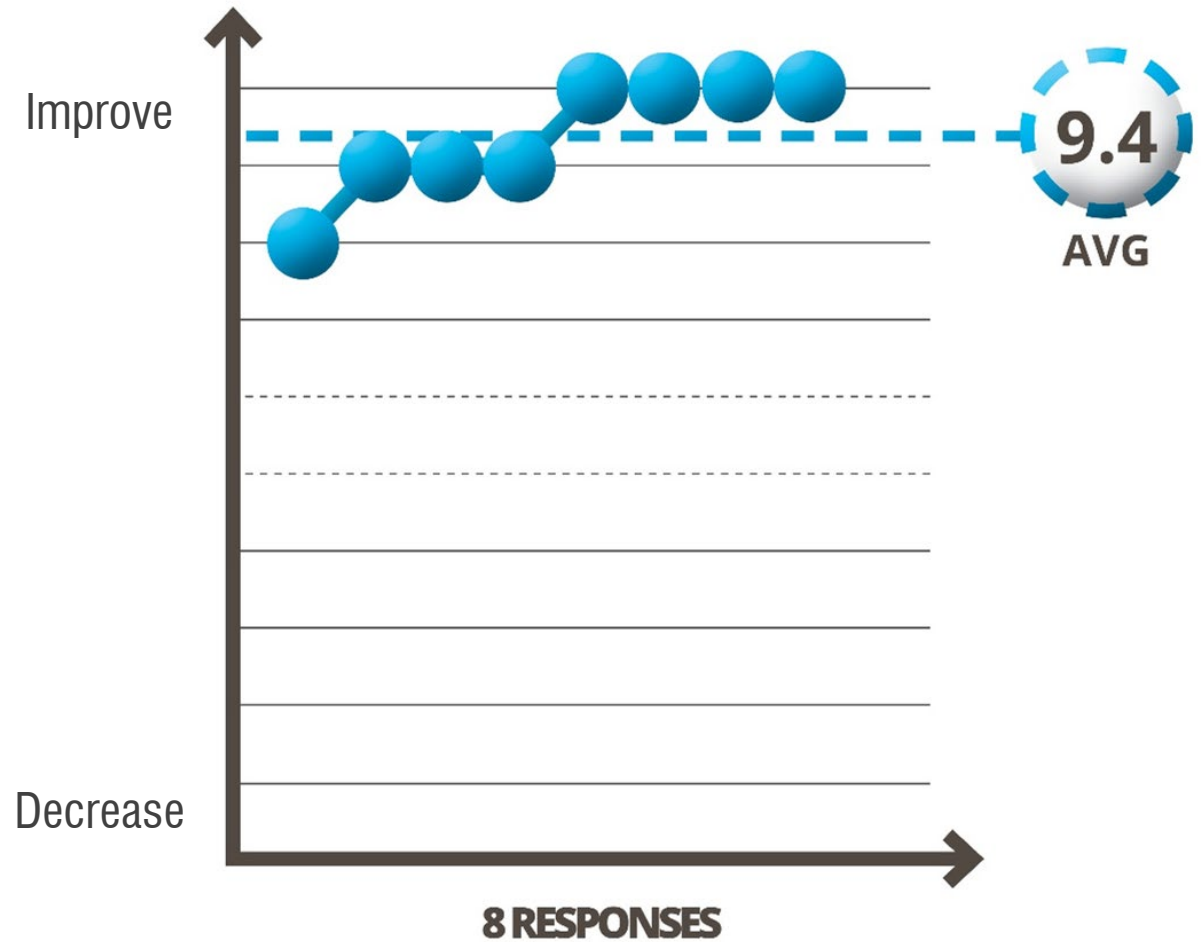
1. How would you rate the current quality of life in Roeland Park?



KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS

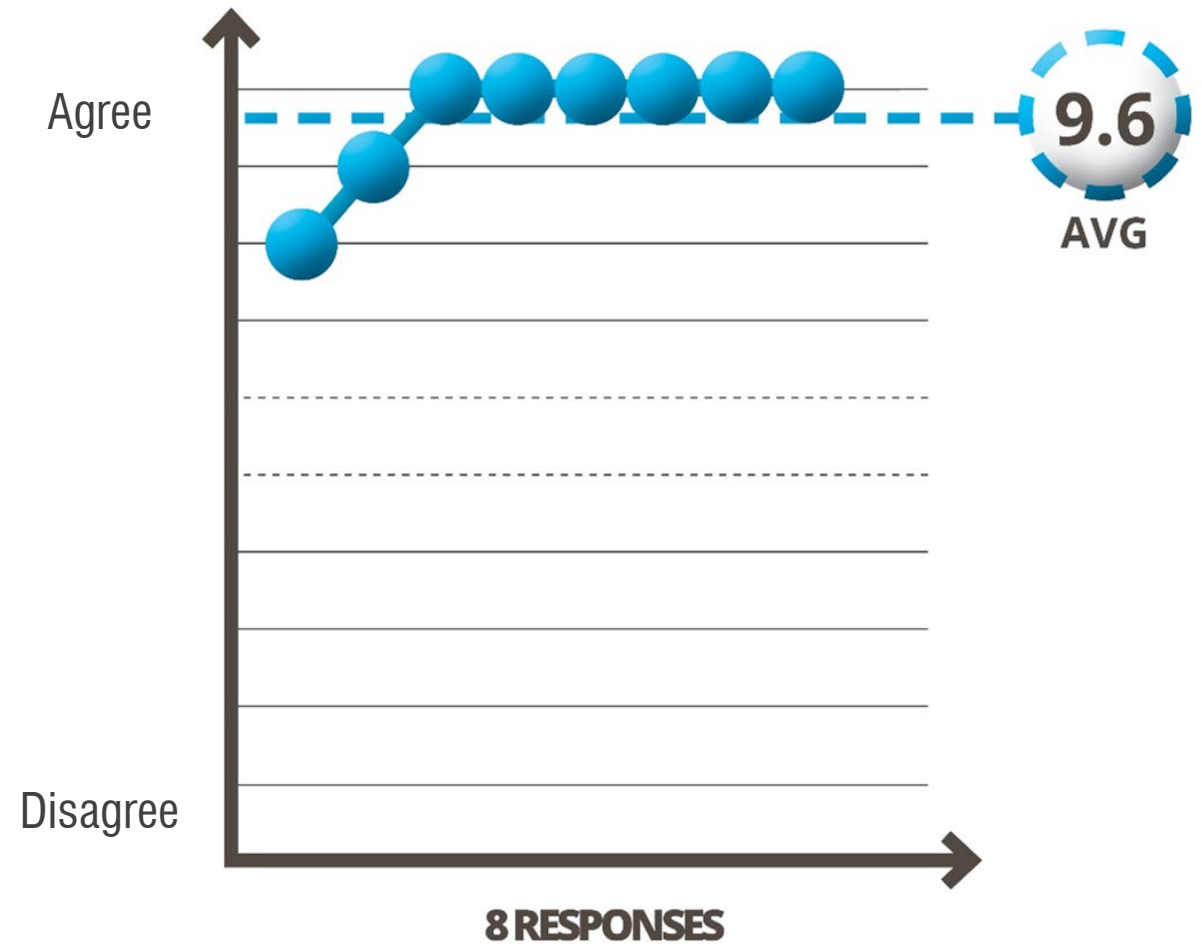
2. Over time, do you expect the quality of life in Roeland Park to:



KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS

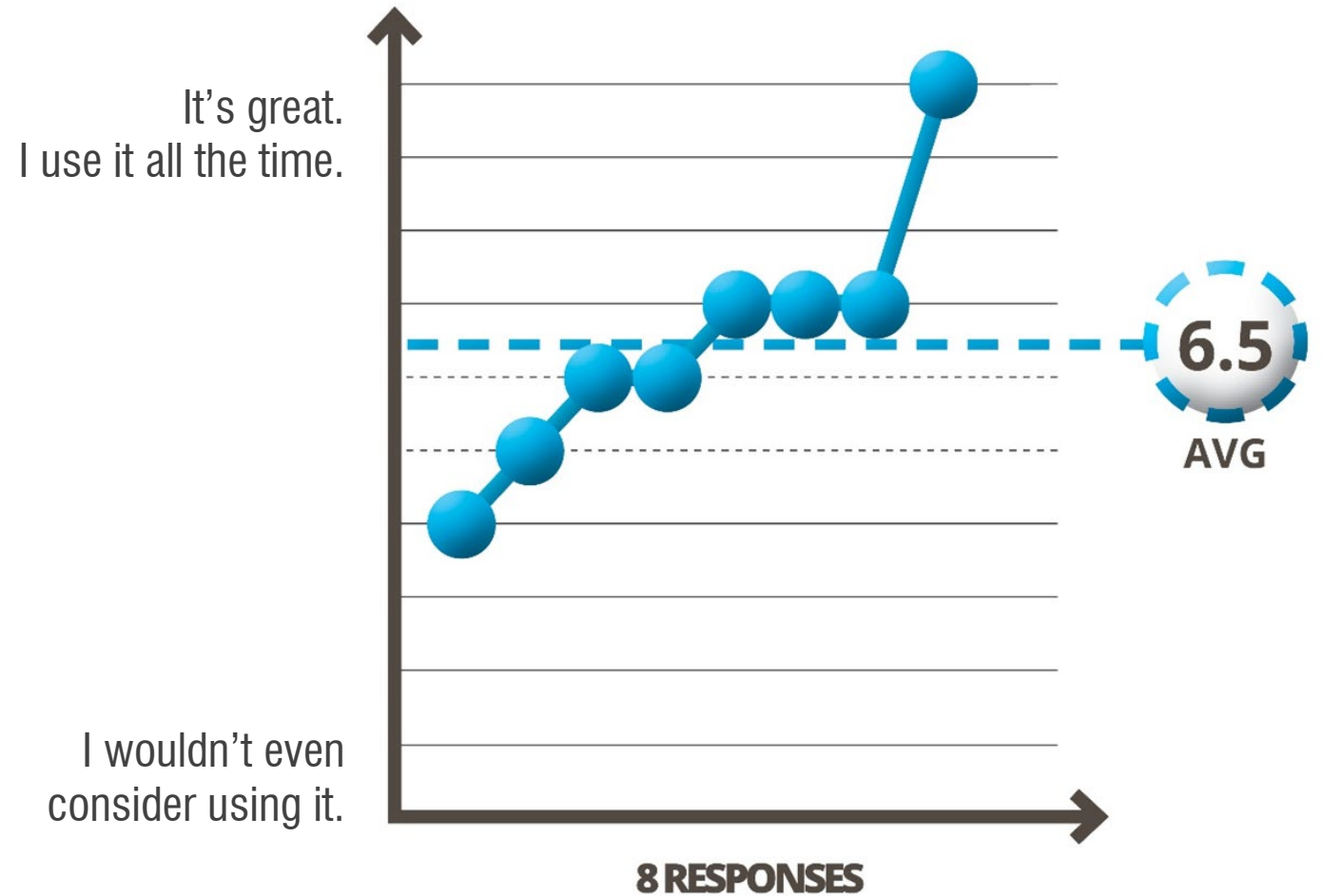
3. Roeland Park should try to attract growth and development. Agree or disagree?



KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS

4. How would you rate the level of service provided by multi-modal transportation in Roeland Park?



KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS

5. What are the most important objectives which should be used to guide future growth and development in Roeland Park? **Select up to 3 responses.**



KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS

5. What are the most important objectives which should be used to guide future growth and development in Roeland Park? **Select up to 3 responses.**

1st Having access to open space

KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS

5. What are the most important objectives which should be used to guide future growth and development in Roeland Park? **Select up to 3 responses.**

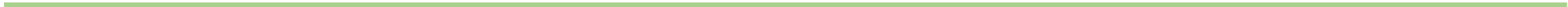
1st Having access to open space

2nd Attracting new housing and growth

2nd Maintaining livable neighborhoods

2nd Implementing enhanced streetscapes in focused areas

Tie



KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS

5. What are the most important objectives which should be used to guide future growth and development in Roeland Park? **Select up to 3 responses.**

1st Having access to open space

2nd Attracting new housing and growth

2nd Maintaining livable neighborhoods

2nd Implementing enhanced streetscapes in focused areas

3rd Other

- *Multi-Modal Transportation*
- *Increasing meaningful community connections and partnerships to help people feel less lonely and more hopeful*

KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS

5. What are the most important objectives which should be used to guide future growth and development in Roeland Park? **Select up to 3 responses.**

1st Having access to open space

4th Expanding / Enhancing the visual appearance of buildings

2nd Attracting new housing and growth

2nd Maintaining livable neighborhoods

2nd Implementing enhanced streetscapes in focused areas

3rd Other

- *Multi-Modal Transportation*
- *Increasing meaningful community connections and partnerships to help people feel less lonely and more hopeful*

KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS

5. What are the most important objectives which should be used to guide future growth and development in Roeland Park? **Select up to 3 responses.**

1st Having access to open space

4th Expanding / Enhancing the visual appearance of buildings

2nd Attracting new housing and growth

5th Maintaining a low level of environmental pollution

2nd Maintaining livable neighborhoods

2nd Implementing enhanced streetscapes in focused areas

3rd Other

- *Multi-Modal Transportation*
- *Increasing meaningful community connections and partnerships to help people feel less lonely and more hopeful*

KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS

5. What are the most important objectives which should be used to guide future growth and development in Roeland Park? **Select up to 3 responses.**

1st Having access to open space

4th Expanding / Enhancing the visual appearance of buildings

2nd Attracting new housing and growth

5th Maintaining a low level of environmental pollution

2nd Maintaining livable neighborhoods

6th Increasing recreation opportunities for all age groups

2nd Implementing enhanced streetscapes in focused areas

3rd Other

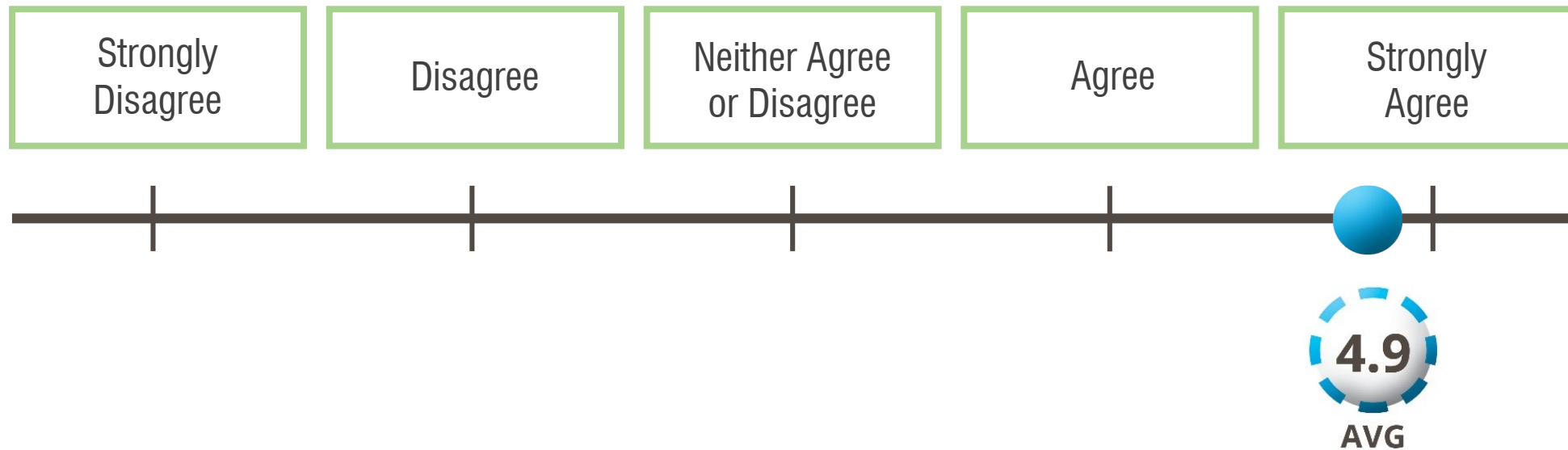
- *Multi-Modal Transportation*
- *Increasing meaningful community connections and partnerships to help people feel less lonely and more hopeful*

KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS

6. Please indicate your feelings for the following goals and priorities:

A. There should be an overall plan that directs future growth and development in appropriate areas

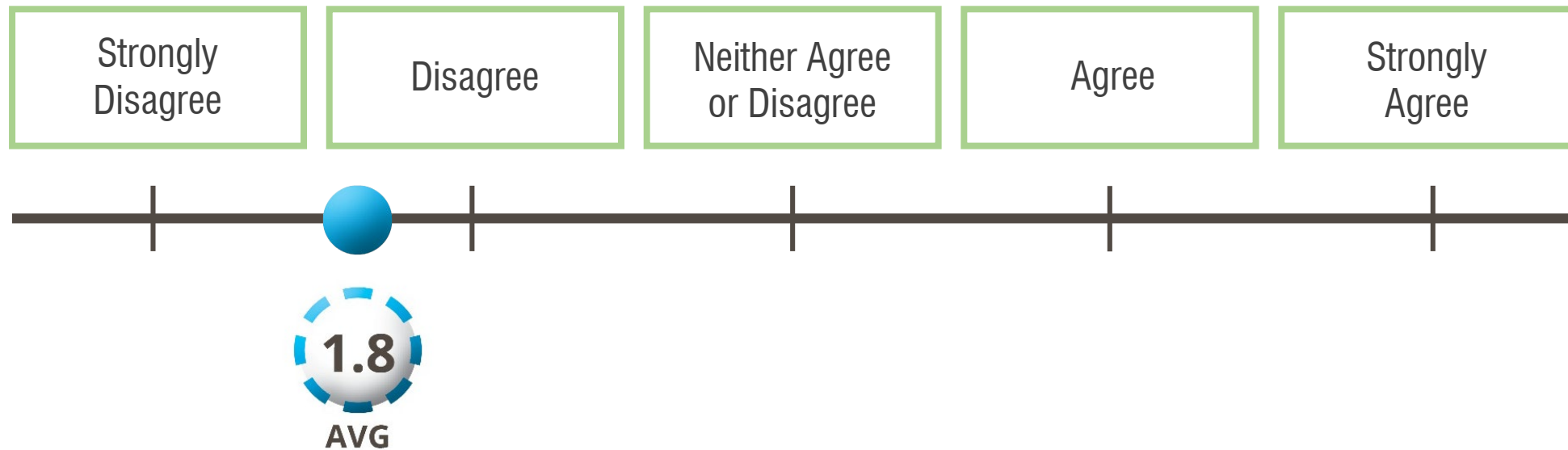


KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS

6. Please indicate your feelings for the following goals and priorities:

B. Individuals and developers should be free to develop with minimal controls from the City

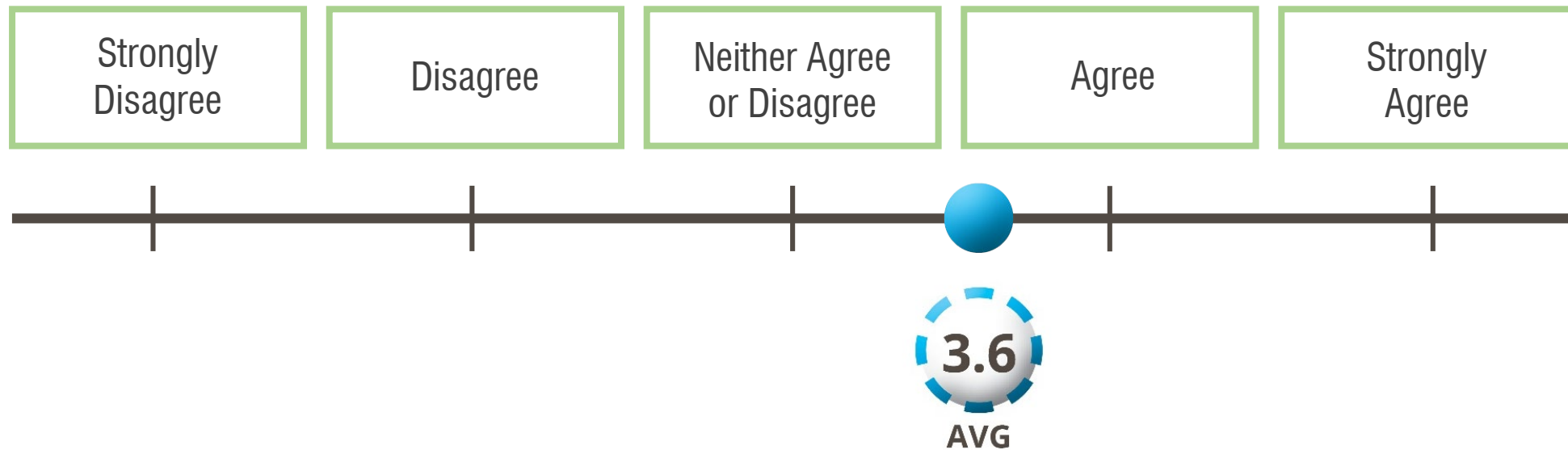


KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS

6. Please indicate your feelings for the following goals and priorities:

C. Economic studies should be the driving force
for what type of development takes place

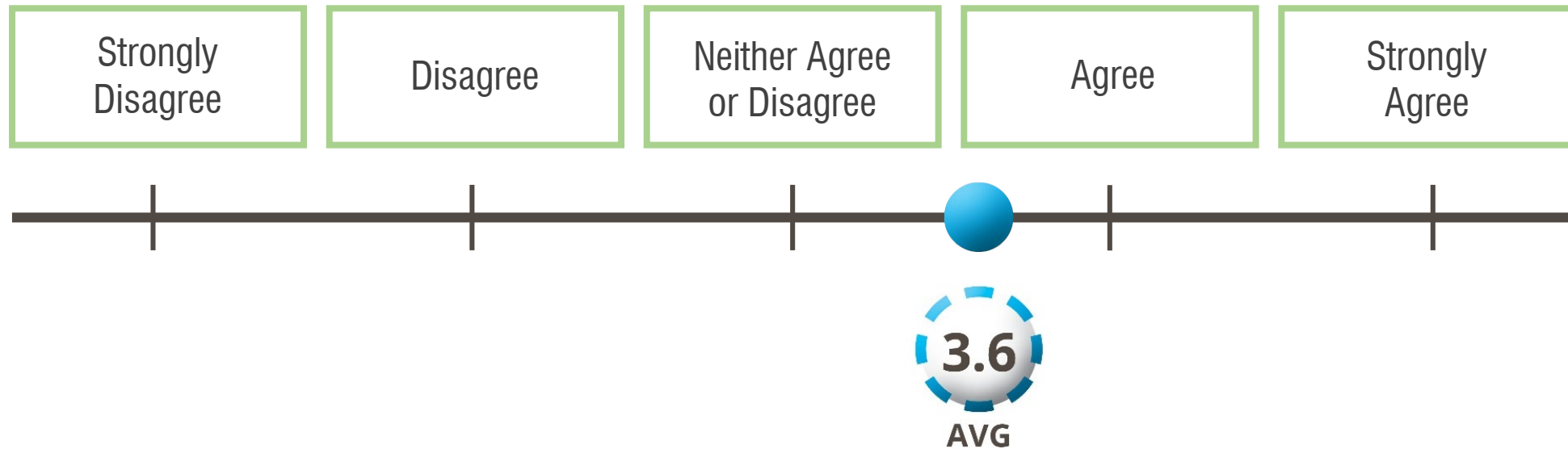


KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS

6. Please indicate your feelings for the following goals and priorities:

D. City should use local tax resources to protect historic landmarks and buildings

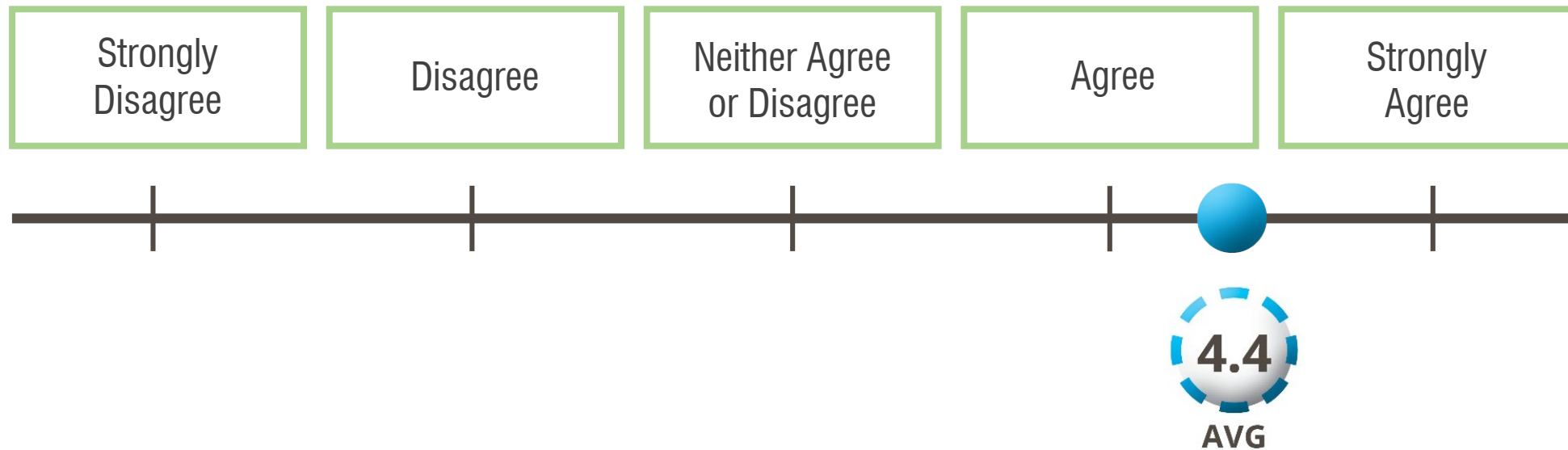


KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS

6. Please indicate your feelings for the following goals and priorities:

E. City should use local tax resources to implement environmentally sustainable infrastructure

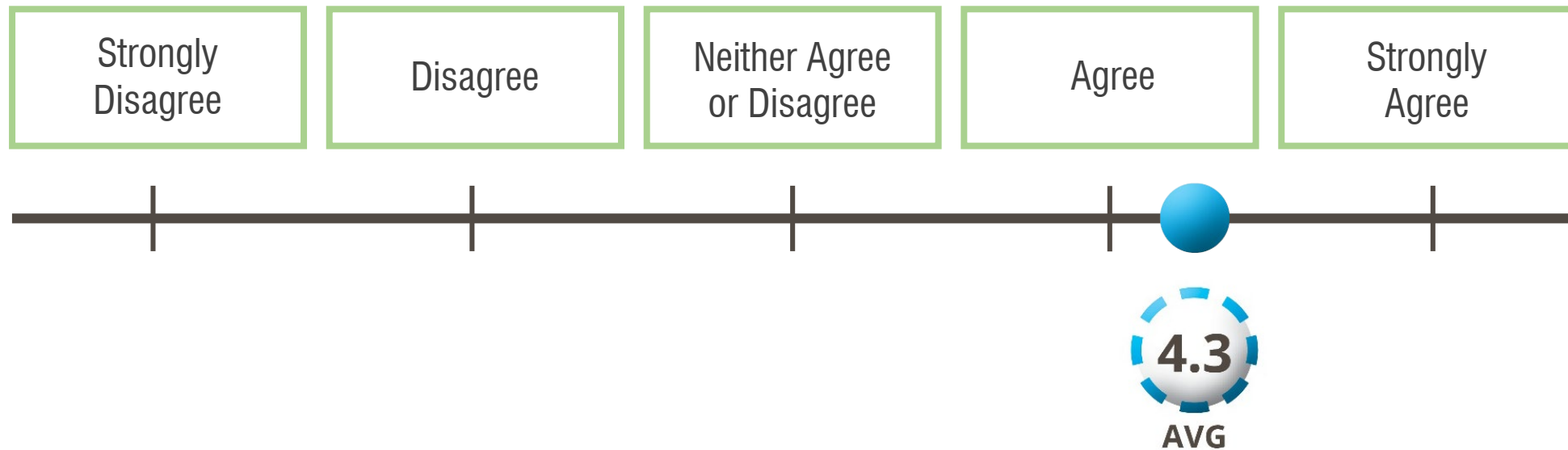


KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS

6. Please indicate your feelings for the following goals and priorities:

F. City should use local tax resources to attract new businesses



KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS - THEMES

CITY GOVERNMENT

- City good to work with
- Currently have good leadership – future is being driven by council
- City has been good with regulations
- Great mayor and council – improving the community
- City is good to work with (don't over-regulate)
- Keep the City permitting process simple
- City building inspection is easy to work with but need to make sure to enforce building codes
- New build was easy process

WALKABILITY

- Need to improve walkability
 - Continue to make sidewalk and street improvements in older neighborhoods
 - Walkability poor across Roe Boulevard
 - Walkability issues to schools, transit, shopping
-

KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS - THEMES

UNIVERSAL DESIGN

- Don't require universal design
- Provide info on how to do it – don't require it
- Should be required for new development (Especially for City facilities like R- Park)
- City should require UD in new construction and renovation (plus education on the topic)
- Would support aging-in-place

ROELAND PARK PERCEPTION

- Roeland Park is becoming cool. Popularity to live here is growing.
 - Had a bad reputation but now is very desirable – growing population values.
 - Market in this area is improving – making it worth reinvesting
 - Affordable to 1st time buyers
 - People returning to retire / empty nester
 - Inclusion
 - Slower pace
-

KEY STAKEHOLDER INTERVIEWS

KEY TAKEAWAYS - THEMES

CITY CENTER

- Need a community gathering space / marketplace
- Need a Downtown greenspace / Downtown Square
- Big transit potential on Roe as a retail and job center
- Social gathering spot
- Lost town center with Wal-Mart
- No City Center (like OP Downtown)
- Zona Rosa type development would be good (walkable, dining / shopping)

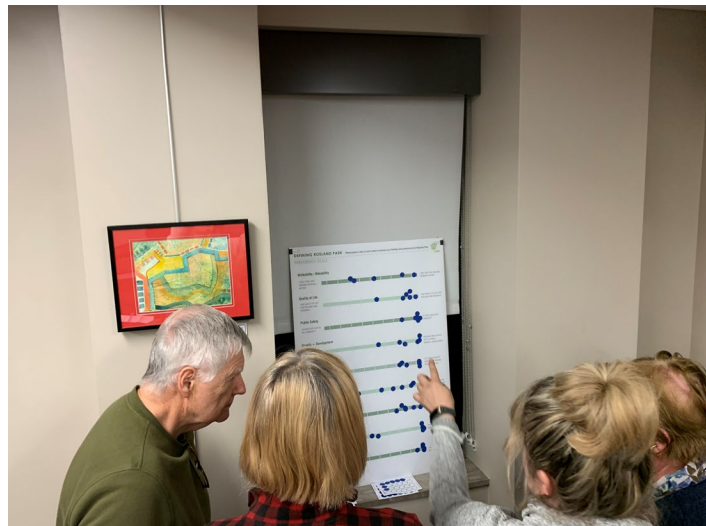
RESTAURANTS

- City needs a bar or sit-down restaurant with alcohol
 - Need quality development - restaurants
 - Need restaurants / better next to Joe's BBQ
-

PUBLIC WORKSHOP

NOVEMBER 21, 2019

30+ People



ICE BREAKER



ROELAND PARK COMPREHENSIVE PLAN

Roeland Park, Kansas

PLACE
STAMP
HERE

Dear Friend/Family,

It is the year 2040 and you should visit me here in Roeland Park because...

ICE BREAKER



ROELAND PARK COMPREHENSIVE PLAN

Roeland Park, Kansas

PLACE
STAMP
HERE

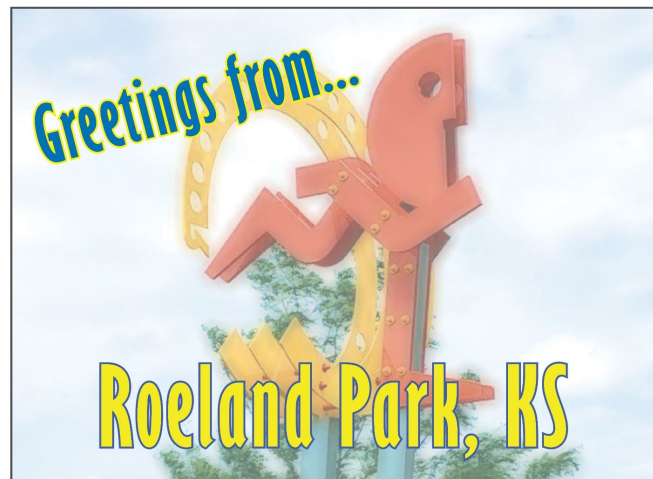
Dear Friend/Family,

It is the year 2040 and you should visit me here in Roeland Park because...

We have a fabulous walkable and bikeable community for all ages and accessible / welcoming for everyone; reflected in multi-purpose trails, activity-based park programming and interactive art where we can age in place.



ICE BREAKER



ROELAND PARK COMPREHENSIVE PLAN

Roeland Park, Kansas

PLACE
STAMP
HERE

Dear Friend/Family,

It is the year 2040 and you should visit me here in Roeland Park because...

It is a vibrant community with beautiful public art, locally owned businesses including stores and restaurants and restored vintage homes. It's also diverse and a positive community with cool parks and other community spaces.



ICE BREAKER



ROELAND PARK COMPREHENSIVE PLAN

Roeland Park, Kansas

PLACE
STAMP
HERE

Dear Friend/Family,

It is the year 2040 and you should visit me here in Roeland Park because...

Our City and homeowners have worked together to create
landscapes that use and preserve native horticulture and
reduce the need to plant grass – no more lawns!



ICE BREAKER



ROELAND PARK COMPREHENSIVE PLAN

Roeland Park, Kansas

PLACE
STAMP
HERE

Dear Friend/Family,

It is the year 2040 and you should visit me here in Roeland Park because...

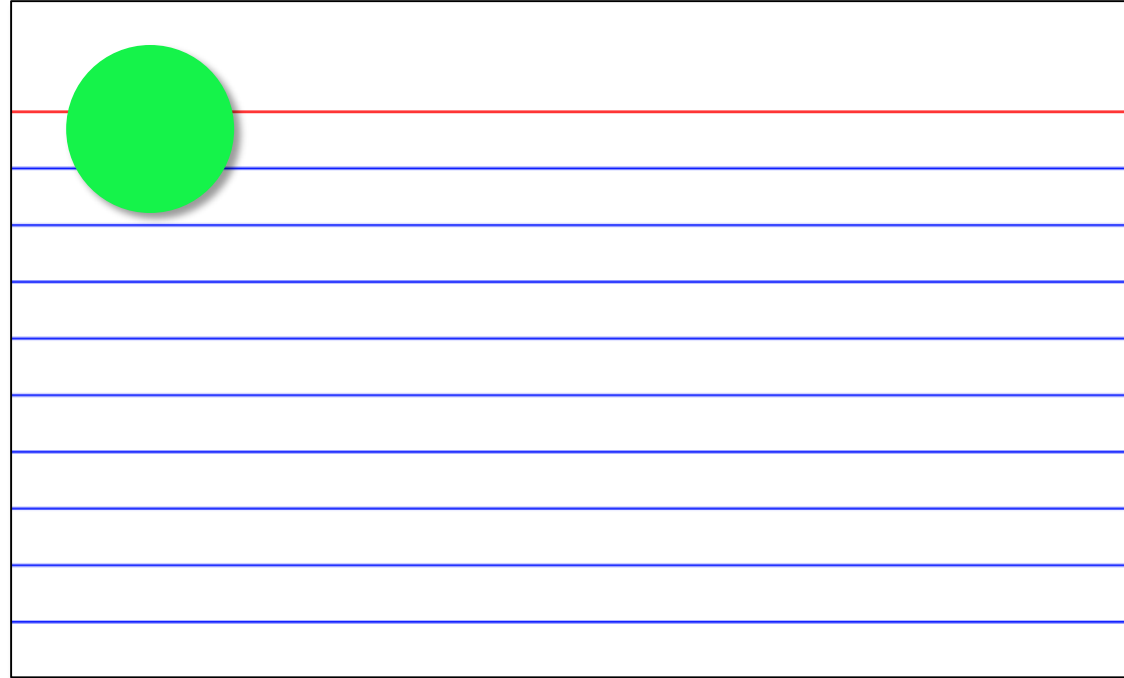
it is a great place for young families! Great schools, parks and library. You can set down roots here and stay. It's also an ideal place to "age-in-place." Lots of community support and increasing taxes won't force you out of retirement.



VISIONING EXERCISE

What are the biggest **opportunities** for Roeland Park?

(Green dot note card)



A rectangular note card template with a black border. It features a red horizontal line near the top and ten blue horizontal lines below it. A solid green circle is positioned on the left side, overlapping the red line and the first blue line.

VISIONING EXERCISE

What are the biggest **opportunities** for Roeland Park?



VISIONING EXERCISE

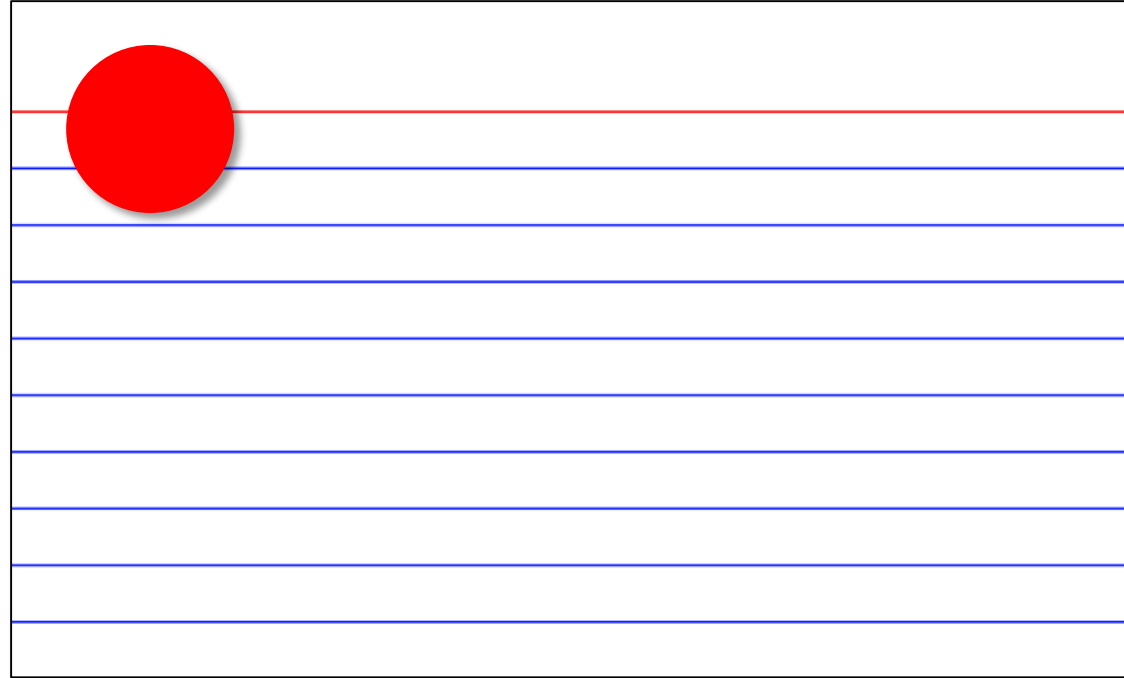
What are the biggest **opportunities** for Roeland Park?



VISIONING EXERCISE

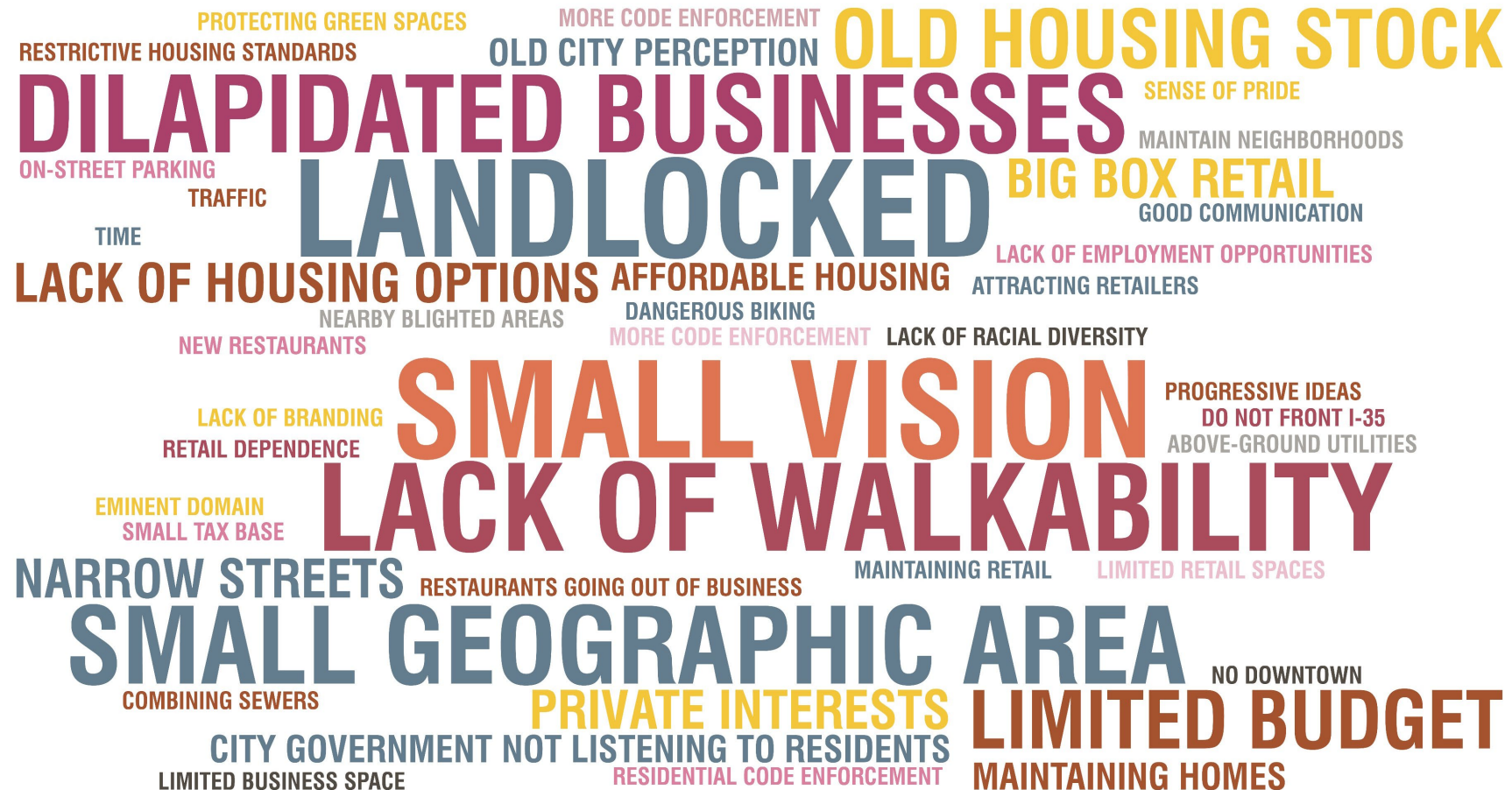
What are the biggest **challenges** for Roeland Park?

(Red dot note card)

A rectangular note card template with a black border. It features a large red circle in the top-left corner, serving as a dot for bullet-pointing. The card is ruled with horizontal lines: a single red line at the top, followed by ten blue lines. The red circle is positioned such that its center is on the first blue line.

VISIONING EXERCISE

What are the biggest challenges for Roeland Park?



VISIONING EXERCISE

What are the biggest challenges for Roeland Park?



VISIONING EXERCISE

What is your **one big dream** for Roeland Park?

(Blank note card)

VISIONING EXERCISE

What is your one big dream for Roeland Park?



VISIONING EXERCISE

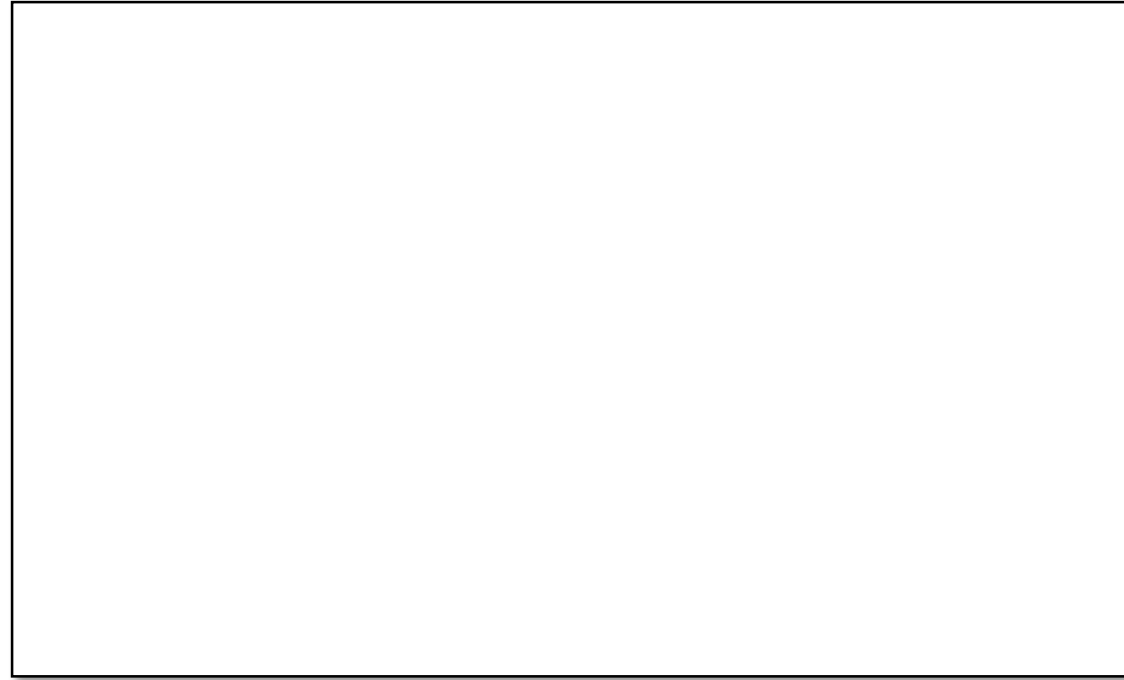
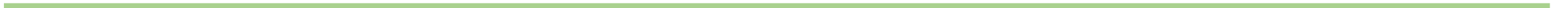
What is your one big dream for Roeland Park?



VISIONING EXERCISE

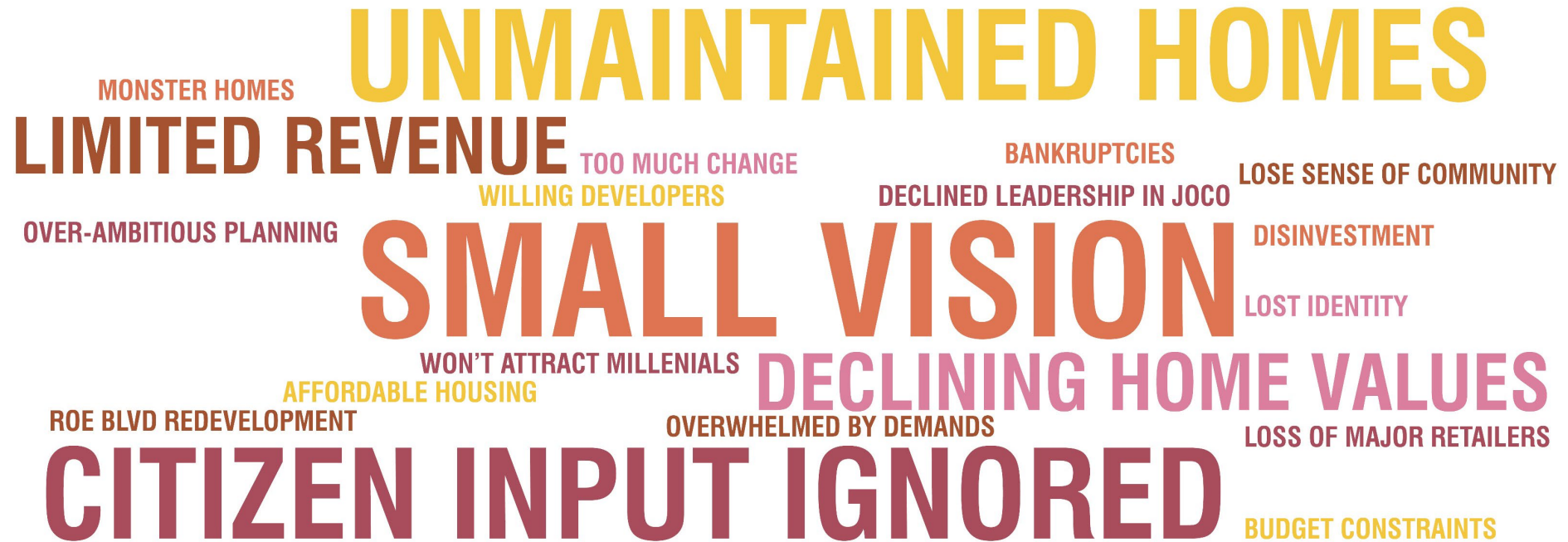
What is your **one big fear** for Roeland Park?

(Back of blank note card)

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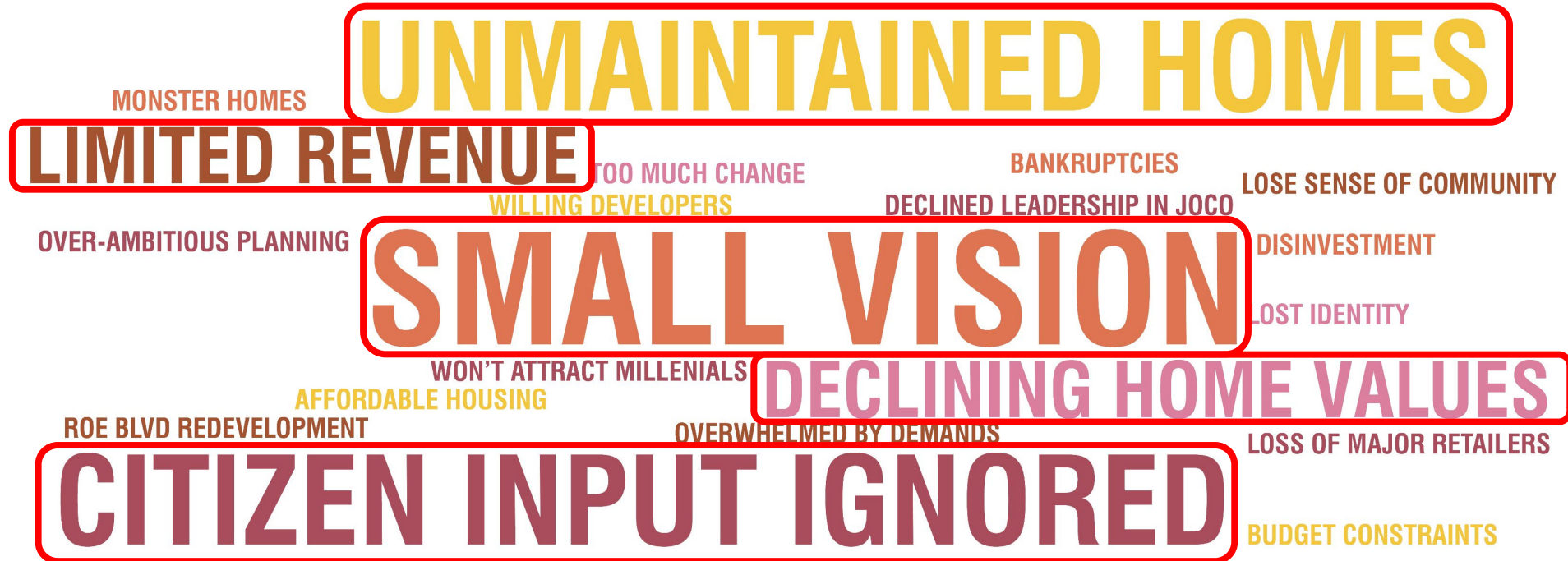
VISIONING EXERCISE

What is your one big fear for Roeland Park?



VISIONING EXERCISE

What is your one big fear for Roeland Park?



VISUAL PREFERENCING

DEFINING ROELAND PARK Please place a GREEN dot on the amenity or feature Roeland Park should prioritize and a RED dot on the amenity or feature that is lower priority.

PREFERENCE SCALE


Single-Family Homes (Infill)



Townhome / Rowhouse



Multi-Family




ROELAND PARK
MOVING FORWARD | 2040


DEFINING ROELAND PARK Please place a GREEN dot on the amenity or feature Roeland Park should prioritize and a RED dot on the amenity or feature that is lower priority.

PREFERENCE SCALE


Mixed-Use



Retail



Office Space



ROELAND PARK
MOVING FORWARD | 2040

DEFINING ROELAND PARK Please place a GREEN dot on the amenity or feature Roeland Park should prioritize and a RED dot on the amenity or feature that is lower priority.

PREFERENCE SCALE

Industrial



Parks and Greenspace



ROELAND PARK
MOVING FORWARD | 2040

DEFINING ROELAND PARK Please place a dot on each scale to indicate your feelings and preferences for Roeland Park.

PREFERENCE SCALE

Walkability / Bikeability

I DON'T FEEL SAFE WALKING OR RIDING MY BIKE

I FEEL VERY SAFE WALKING OR RIDING MY BIKE

Quality of Life

LOW QUALITY OF LIFE FOR MERIAM RESIDENTS

HIGH QUALITY OF LIFE FOR MERIAM RESIDENTS

Public Safety

I DO NOT FEEL SAFE IN MY COMMUNITY

I DO FEEL SAFE IN MY COMMUNITY

Growth + Development

MERIAM SHOULD NOT TRY TO ATTRACT GROWTH + DEVELOPMENT

MERIAM SHOULD TRY TO ATTRACT GROWTH + DEVELOPMENT

Equity

CITY SHOULD NOT INVEST MORE IN STRUGGLING NEIGHBORHOODS

CITY SHOULD INVEST MORE IN STRUGGLING NEIGHBORHOODS

Economic Development

CITY SHOULD NOT OFFER TAX OR FINANCIAL INCENTIVES

CITY SHOULD OFFER TAX OR FINANCIAL INCENTIVES

Housing Options

NOT HAPPY WITH THE HOUSING OPTIONS AVAILABLE RIGHT NOW

HAPPY WITH THE HOUSING OPTIONS AVAILABLE RIGHT NOW

Sustainability

SUSTAINABILITY SHOULD BE A LOW CITY PRIORITY

SUSTAINABILITY SHOULD BE A HIGH PRIORITY

Community Pride

I AM NOT PROUD OF MY COMMUNITY

I AM VERY PROUD OF MY COMMUNITY

ROELAND PARK
MOVING FORWARD | 2040

VISUAL PREFERENCING

IMAGE CATEGORIES

- Single-Family Homes (Infill)
- Townhome / Rowhouse
- Multi-Family
- Mixed-Use
- Retail
- Office Space
- Industrial
- Parks and Greenspace

DEFINING ROELAND PARK

Please place a GREEN dot on the amenity or feature Roeland Park should prioritize and a RED dot on the amenity or feature that is lower priority.



PREFERENCE SCALE

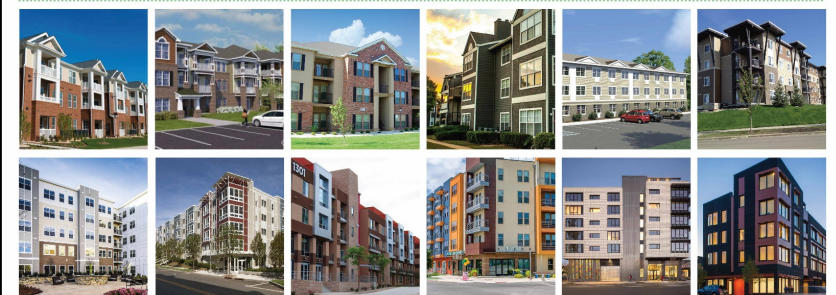
Single-Family Homes (Infill)



Townhome / Rowhouse



Multi-Family



VISUAL PREFERENCING

DEFINING ROELAND PARK

Please place a GREEN dot on the amenity or feature Roeland Park should prioritize and a RED dot on the amenity or feature that is lower priority.



VISUAL PREFERENCING

Single-Family Homes (Infill)



MOST LIKED

VISUAL PREFERENCING

DEFINING ROELAND PARK

Please place a GREEN dot on the amenity or feature Roeland Park should prioritize and a RED dot on the amenity or feature that is lower priority.



VISUAL PREFERENCING

Single-Family Homes (Infill)



LEAST LIKED

VISUAL PREFERENCING

Townhome / Rowhouse



MOST LIKED

VISUAL PREFERENCING

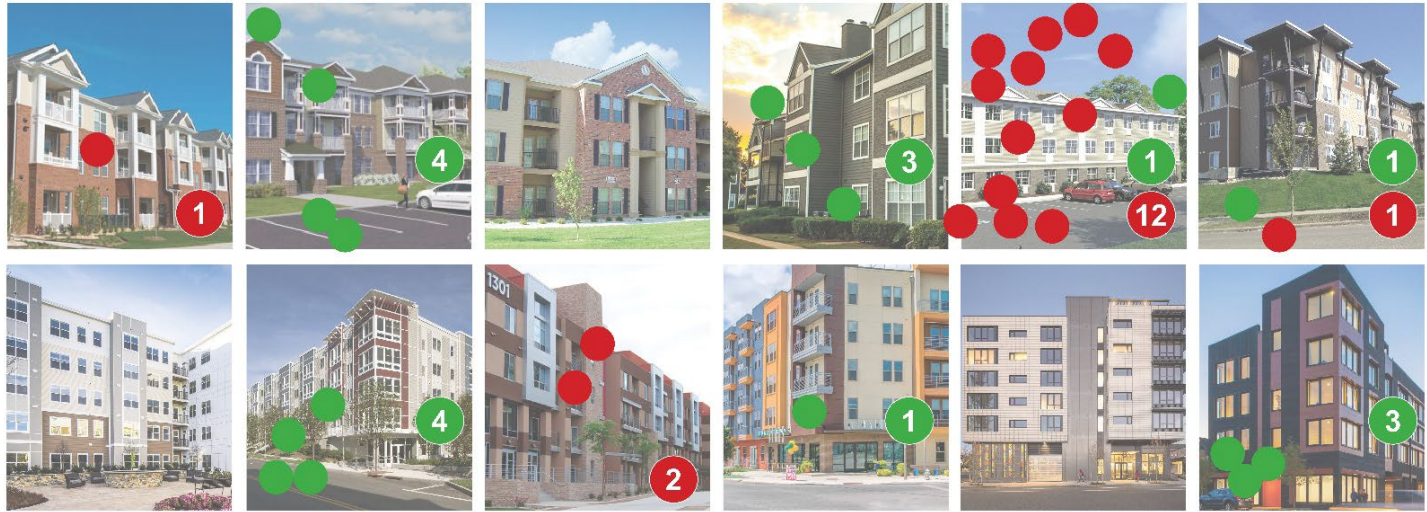
Townhome / Rowhouse



LEAST LIKED

VISUAL PREFERENCING

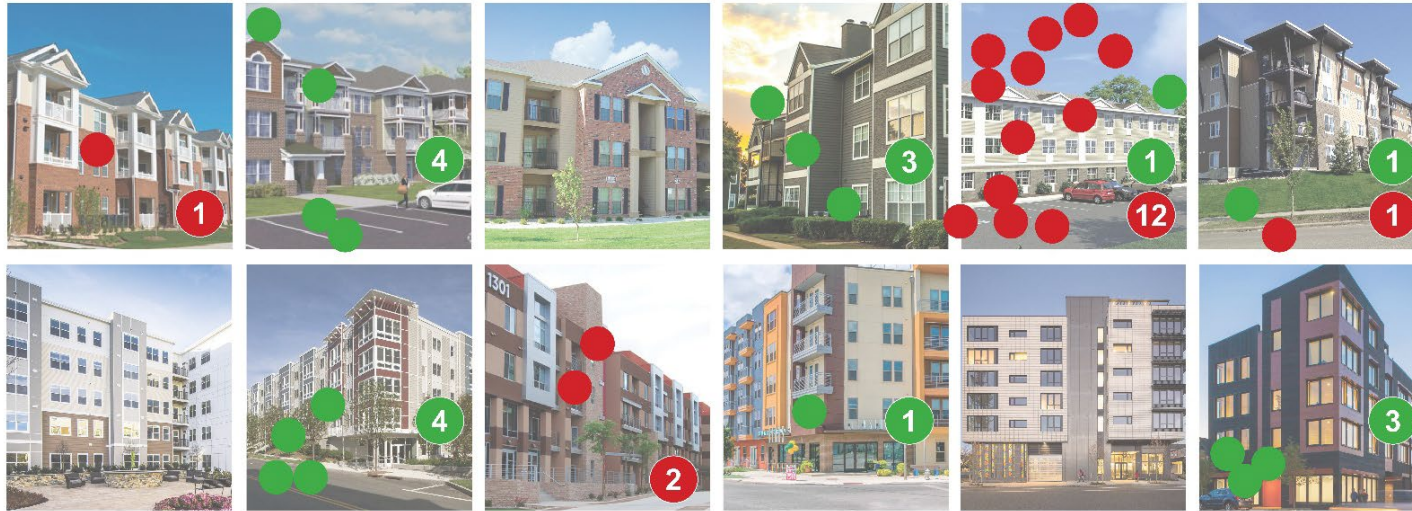
Multi-Family



MOST LIKED

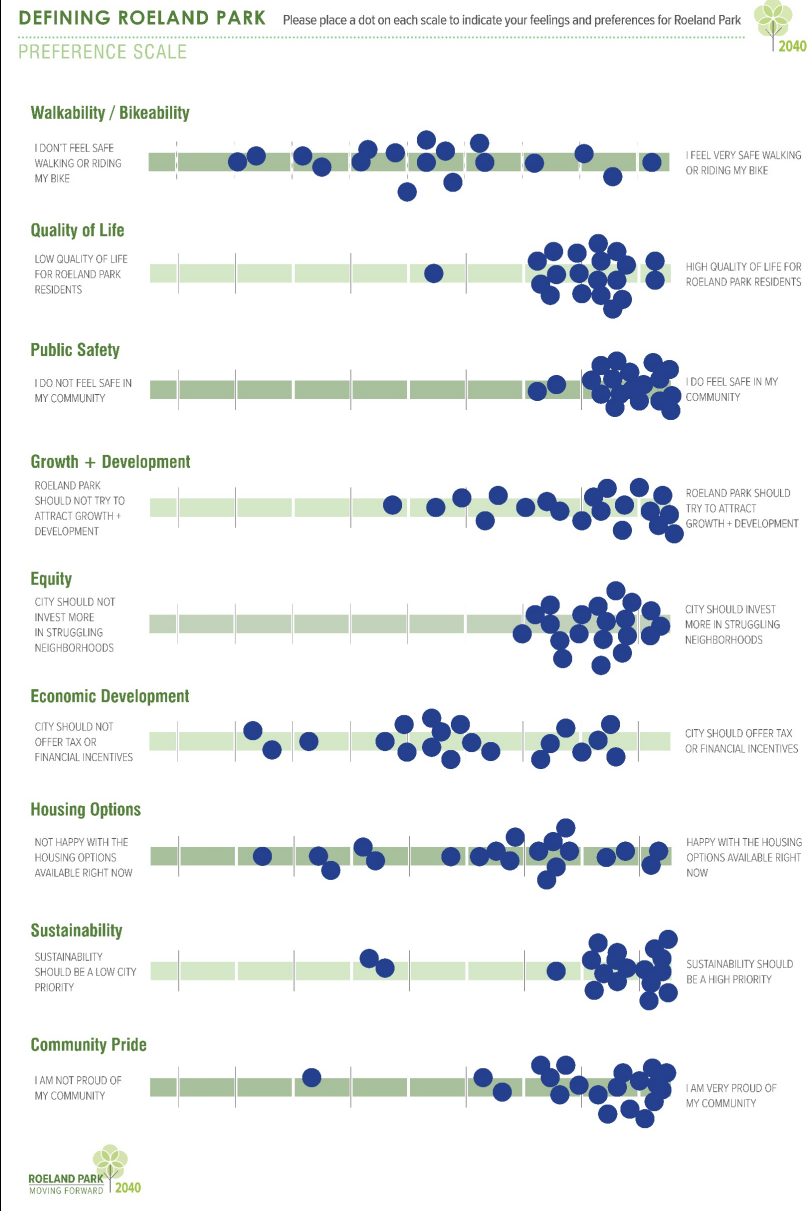
VISUAL PREFERENCING

Multi-Family

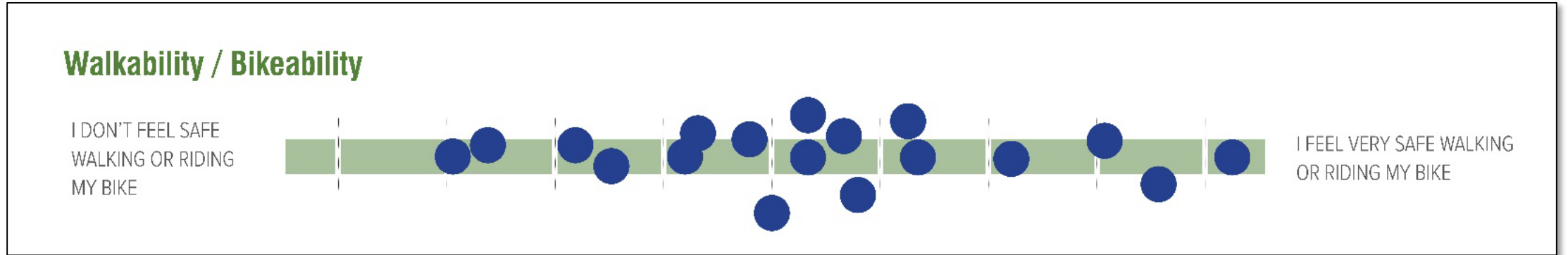


LEAST LIKED

PREFERENCE SCALE

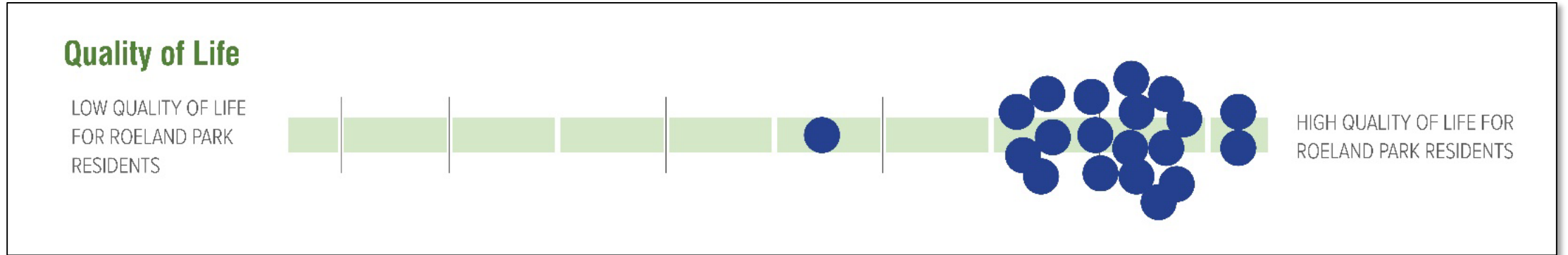


PREFERENCE SCALE



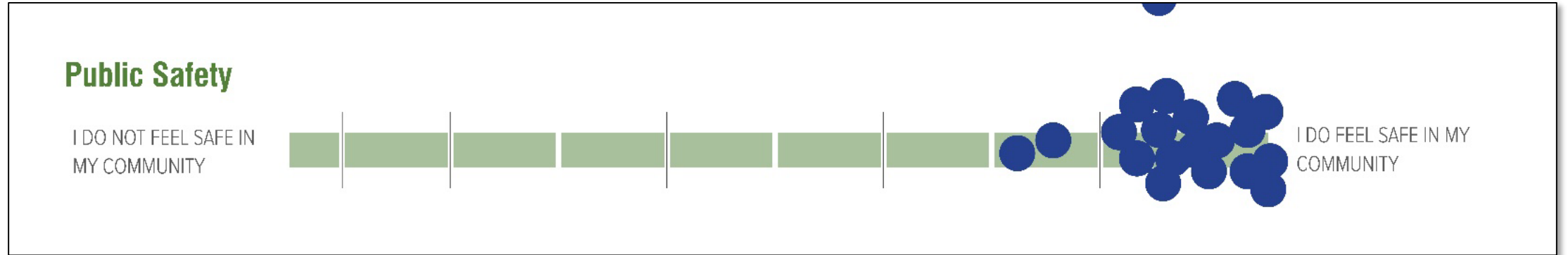
Mixed views on feeling safe walking and biking

PREFERENCE SCALE



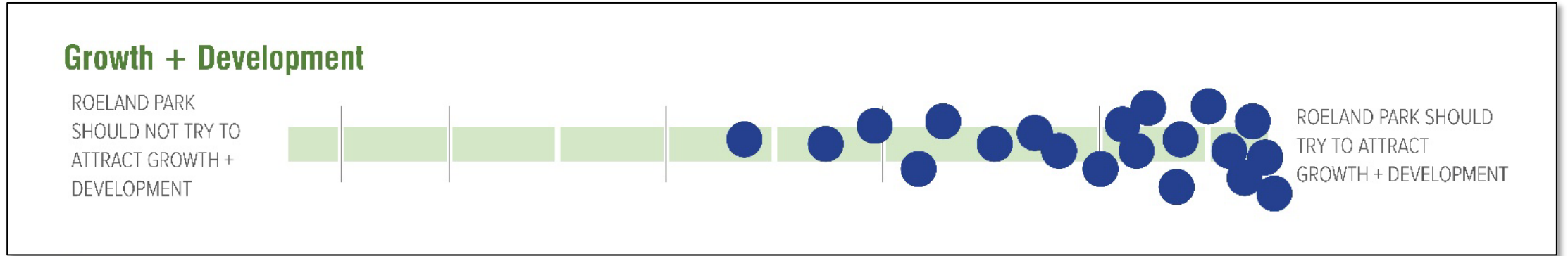
Most believe Roeland Park has a high quality of life

PREFERENCE SCALE



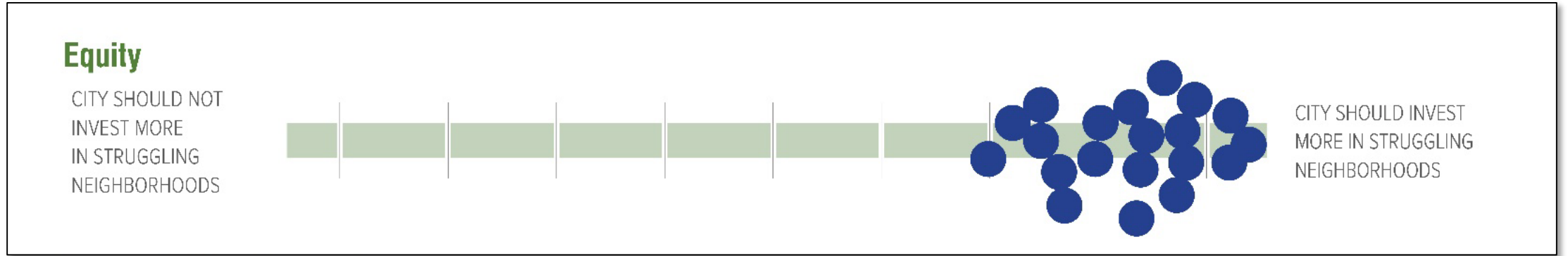
Most feel safe in Roeland Park

PREFERENCE SCALE



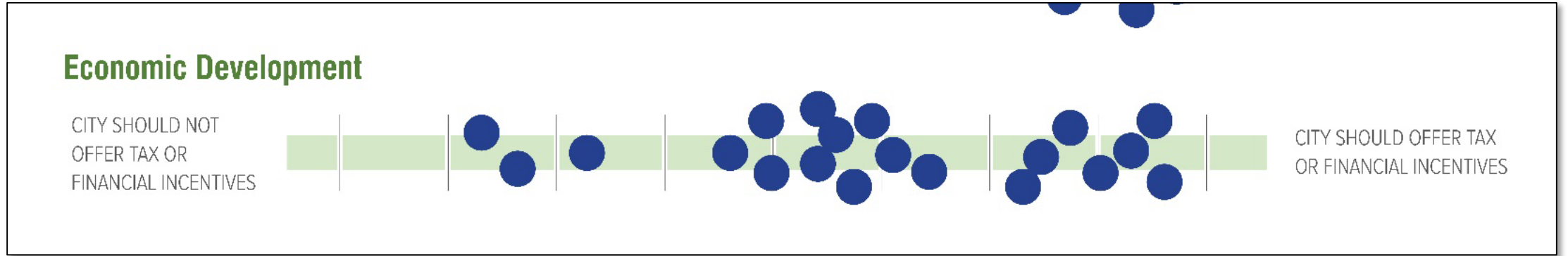
Most believe Roeland Park should try to attract growth and development

PREFERENCE SCALE



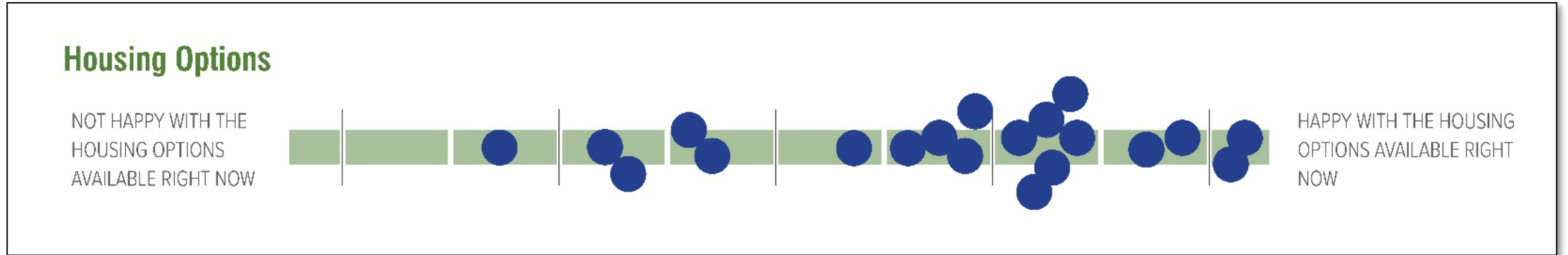
Most believe Roeland Park should invest more in struggling neighborhoods

PREFERENCE SCALE



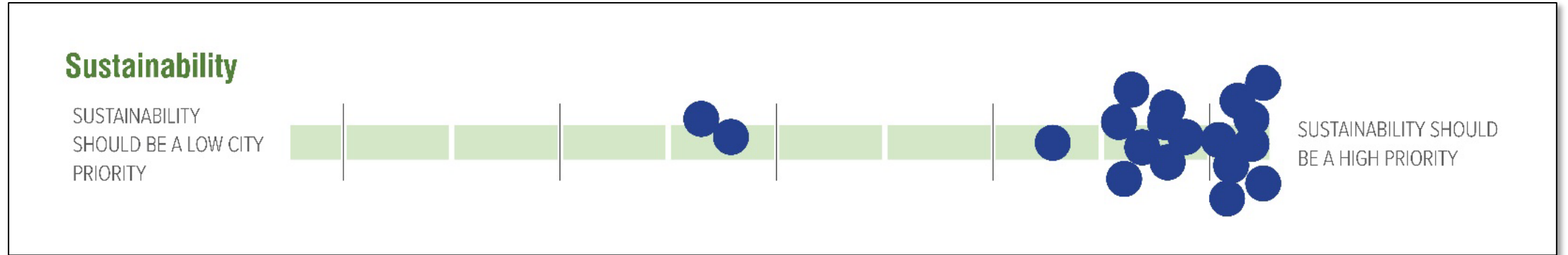
Mixed feelings on whether the City should offer tax incentives

VISUAL PREFERENCING



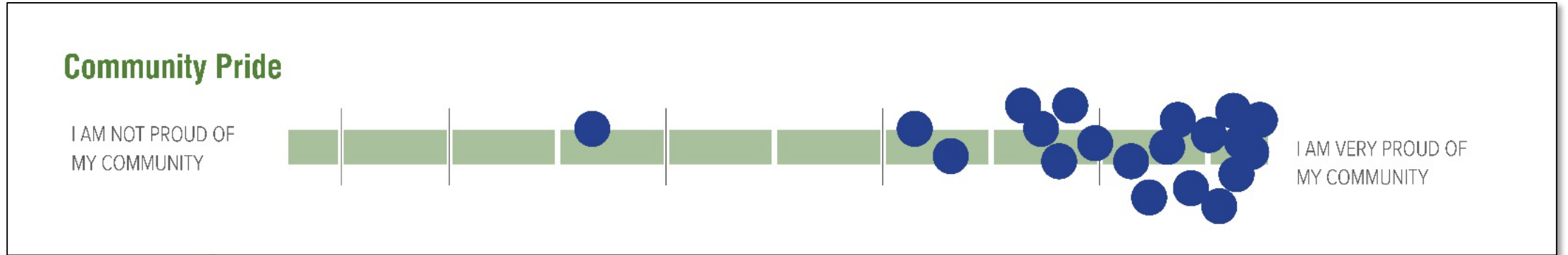
Mixed feelings on the housing options available in Roeland Park

PREFERENCE SCALE



Most believe sustainability should be a high priority

VISUAL PREFERENCING



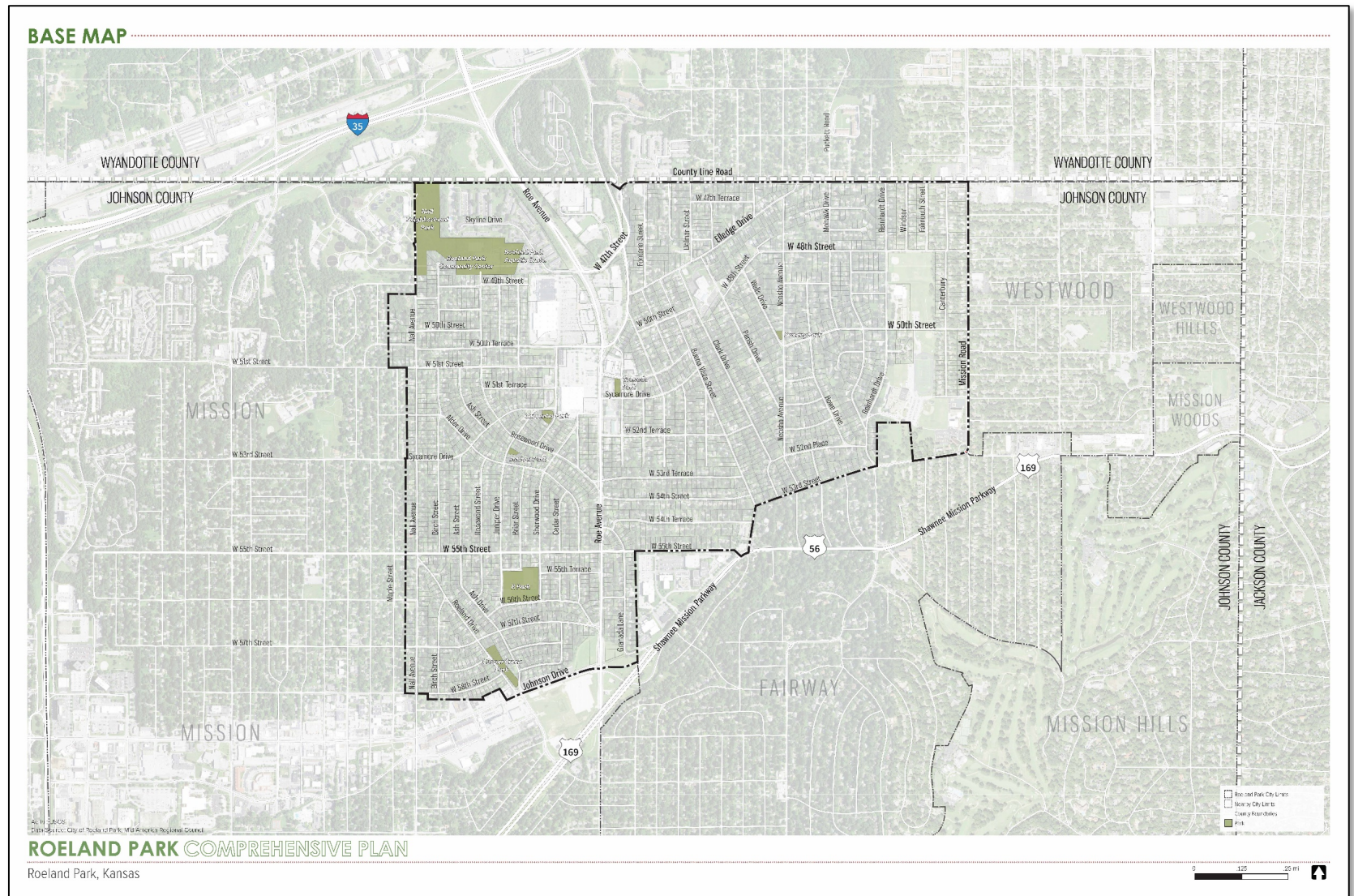
Most are proud or very proud of their community

SMALL GROUP DISCUSSIONS

Focus Areas

Universal Design

Building Design Standards

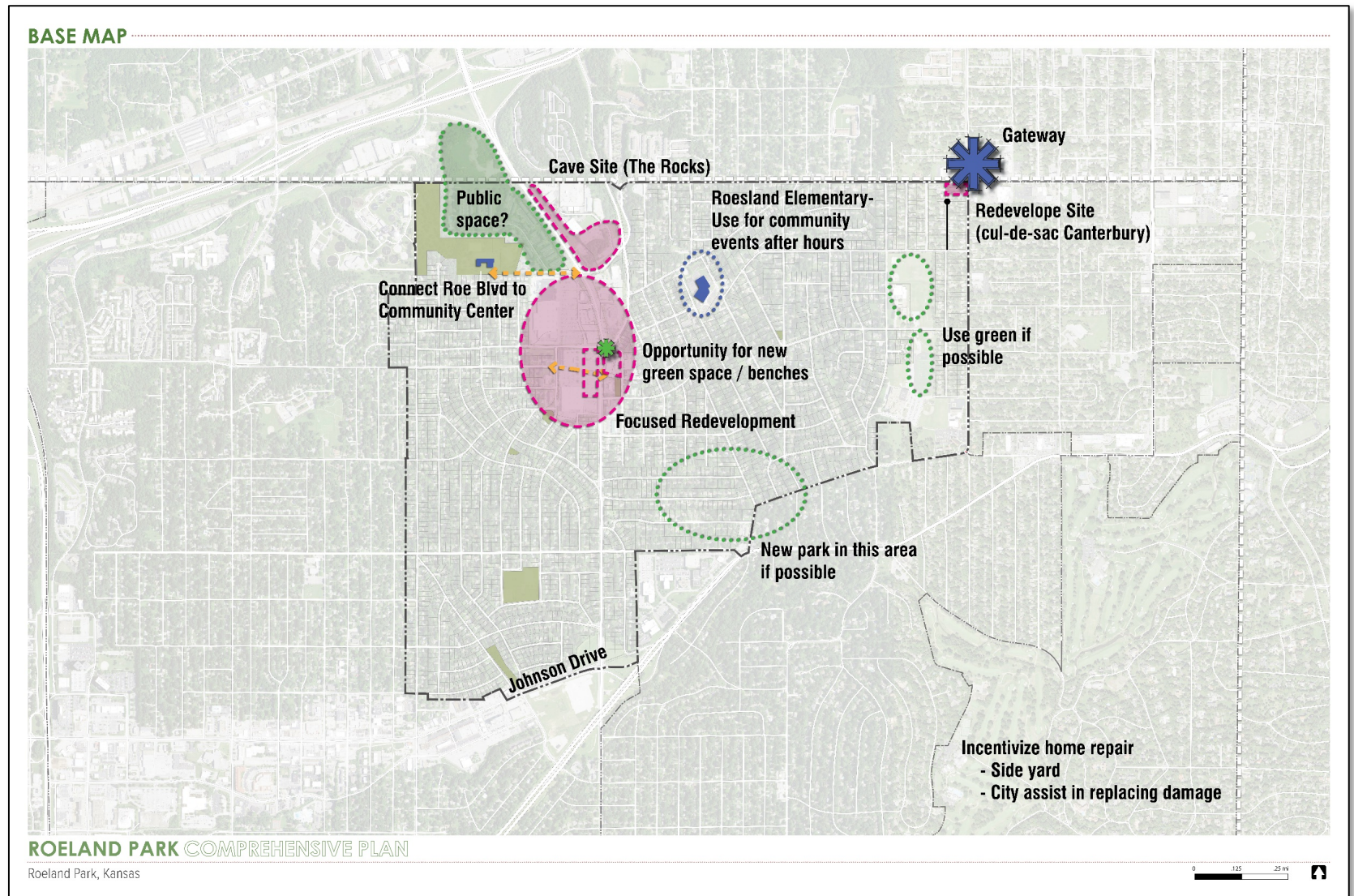


SMALL GROUP DISCUSSIONS

Focus Areas

Universal Design

Building Design Standards



VISIONING EXERCISE

UNIVERSAL DESIGN

- Don't mandate
 - City incentive program
 - Education / Classes / Awareness on Universal Design
 - New Construction
 - Awareness program
 - Requiring UD standards for a certain percentage of new construction
 - Opportunity for incentive
 - Don't make units cost prohibitive
 - Be Pragmatic
 - Doorway widths
 - Can't call ourselves for all ages without these standards
-

VISIONING EXERCISE

RESIDENTIAL DESIGN STANDARDS

Concerns

- Pricing out existing neighbors
- Loss of housing units (when combining lots)
- Styles – loss of character with new construction
- Overwhelming building height – trade off with more green space
- Losing eclectic quality of existing homes
- Regulating building materials
- How do we address additions?

Opportunities

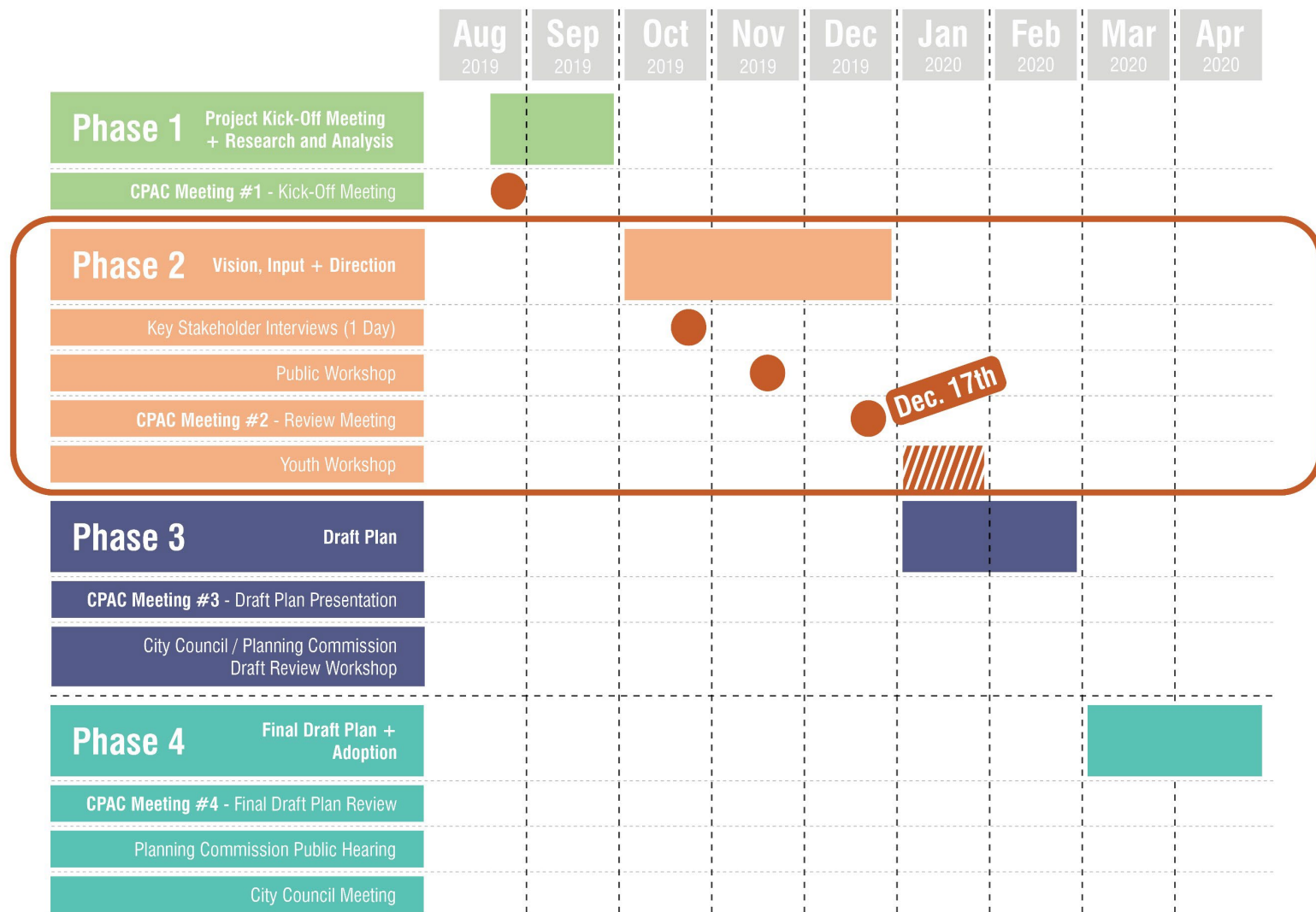
- No blank walls
 - Proportion Standards
 - Openings required
 - Garage door restrictions and setbacks
 - Front entries
 - Accessory dwelling units
 - Dark sky guidelines
 - Max lot size to limit monster homes
 - 1-level senior housing - townhomes
-

PROJECT SURVEY

Stay tuned for more information and release date of this survey



PROJECT SCHEDULE



NEXT STEPS...

Youth Workshop – January 2020 (TBD)

Draft Plan Development

