

**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
ROELAND PARK
4600 W 51ST STREET
FEBRUARY 16, 2021 6:00 PM**

- I. Roll Call**
- II. Approval of Minutes**
 - 1. Planning Commission Minutes - 1/26/21
- III. Public Hearing**
- IV. Action Items**
- V. Discussion Items**
 - 1. Presentation on Residential Design Standards
- VI. Other Matters Before the Planning Commission**
- VII. Adjournment**

Scheduled Meeting Dates

Item Number: **Approval of Minutes- II.-1.**
Committee **2/16/2021**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 2/16/2021
Submitted By:
Committee/Department:
Title: **Planning Commission Minutes - 1/26/21**
Item Type:

Recommendation:

Approve minutes form 1/26/21 meeting. See attached.

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
☐ Minutes 1/26/21	Cover Memo

Item Number: Discussion Items- V.-1.
Committee 2/16/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 2/16/2021
Submitted By: Jennifer Jones-Lacy
Committee/Department: Admin
Title: **Presentation on Residential Design Standards**
Item Type: Presentation

Recommendation:

To review the recommendations by Confluence regarding residential design standards, massing and greenspace requirements.

Details:

The City completed its comprehensive plan update in September 2020. We are now in the process of implementing several of those recommendations and working on the action item list. Staff re-engaged Confluence-Chris Shires, Chris Klein and Marshall Allen, to assist with updating the City code to reflect changes as approved by the Planning Commission and Council. They will also prepare a design guidebook that will help builders, residents and staff easily interpret the code and understand what elements are required when new residential builds and substantial remodels/additions occur in Roeland Park.

The attached presentation walks through the timeline for their work and describes their recommendations on moving forward. Councilmembers and the Planning Commissioners are invited to discuss options and decide how they want these guidelines implemented.

Financial Impact

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

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description		Type
	Presentation on Residential Design & Massing	Presentation
	Comprehensive Plan	Presentation

Single-Family Residential Design Standards

ROELAND PARK, KANSAS

02.16.2021

CONFLUENCE



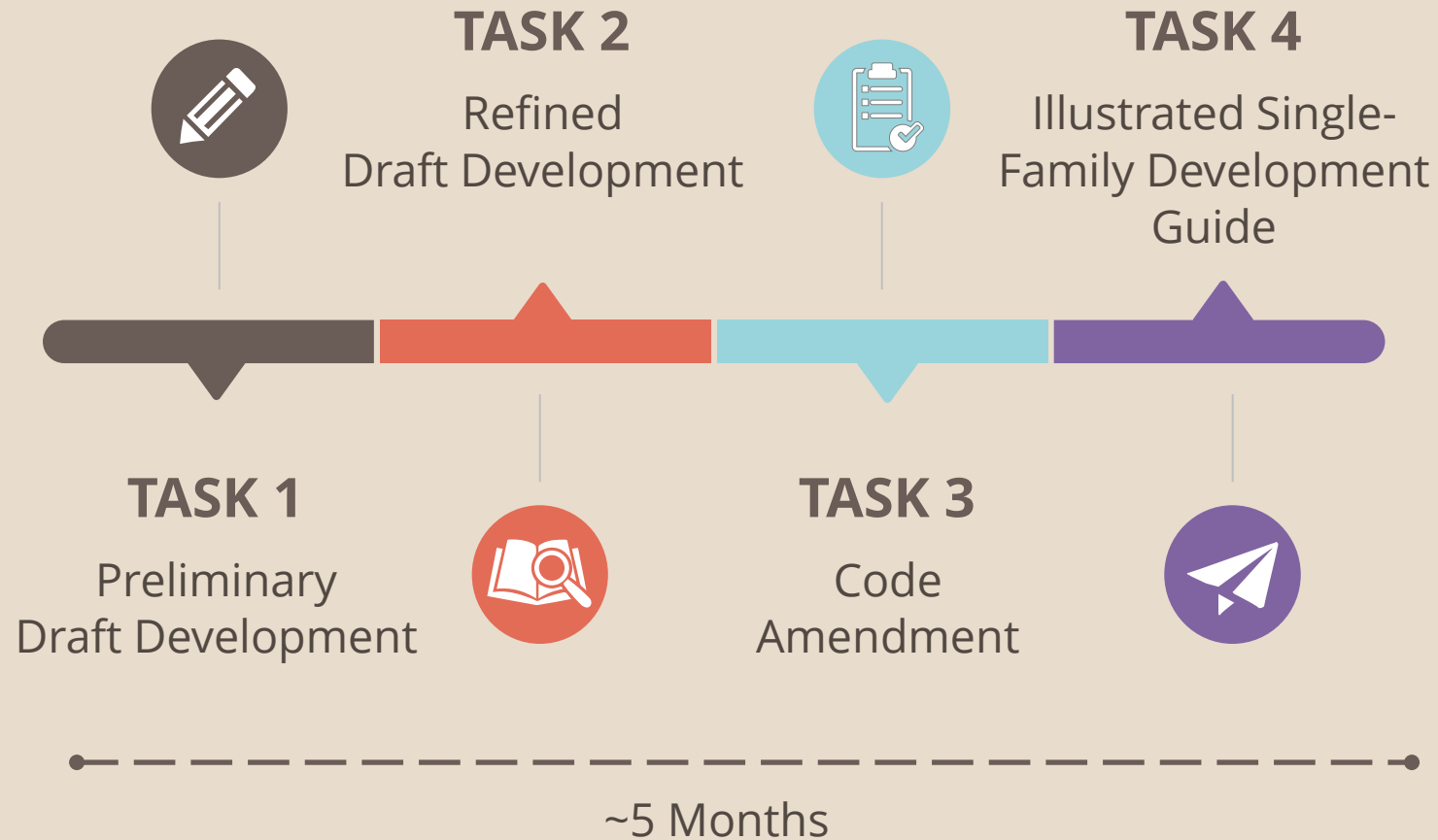
OUTLINE

- Project Purpose and Scope
- Comprehensive Plan Recommendations
- Draft Code Updates
- Next Steps

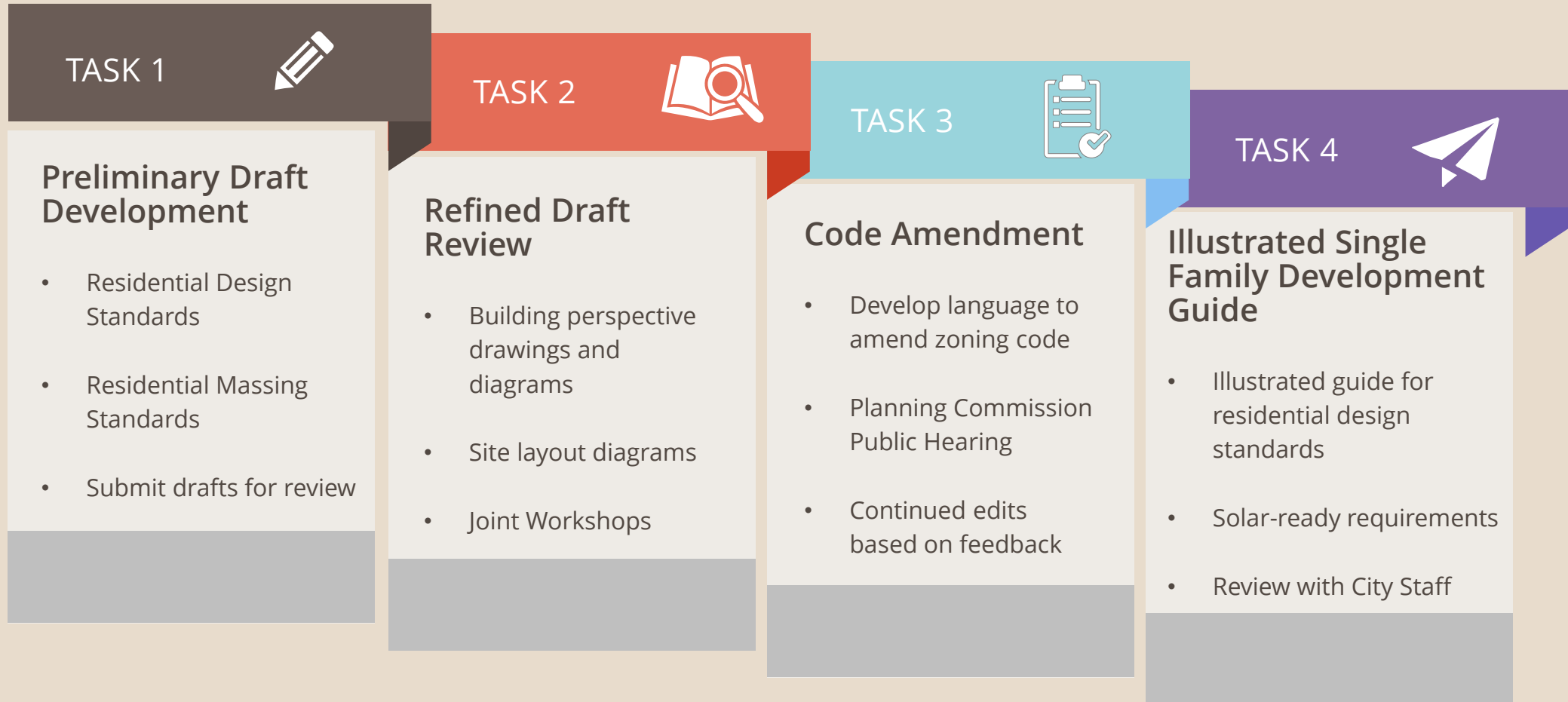


PROJECT PURPOSE AND SCOPE

PROJECT PURPOSE AND SCOPE



PROJECT PURPOSE AND SCOPE



COMPREHENSIVE PLAN RECOMMENDATIONS

COMP PLAN RECOMMENDATIONS

- Comprehensive Plan adopted – Sep. 2020
- 1-year collaborative process



ROELAND PARK

MOVING FORWARD 2040

City Council Adoption Date: 09-21-2020

COMP PLAN RECOMMENDATIONS

- Residential Design and Universal Design Standards
- Standards relate to:
 - Renovated / Expanded homes
 - Combined properties
 - Size / Massing of homes
 - Architectural character / details
 - Materials
 - Amount of paving / open space

5 RESIDENTIAL DESIGN AND UNIVERSAL DESIGN STANDARDS

Bulk Regulations

Keep the building setbacks the same but consider expanding the 35 ft max height limit to apply to all sides of the home and not just the front yard elevation.

- Front Yard Setback: 30 to 35 ft
- Rear Yard Setback: 15 ft
- Side Yard Setback: 5 ft (building limited to max 80% of lot width)
- Height Limit: 35 ft

Open Space Standards

City code currently requires single family residential properties have a minimum of 55% of the lot area maintained as a permeable or uncovered surface (pervious). This definition could be clarified that this area cannot be covered by any accessory structure (including sheds, garages, play structures, pool decks, patios or other paved areas to reinforce the importance of this provision. This standard could further be increased to 60% or 65%.

Floor Area Ratio (FAR)

Add a Floor Area Ratio (FAR) requirement between 0.45 and 0.50 to further limit the bulk of a new home on a large lot. This area calculation includes unfinished basements and attached garages.

As an alternative, this FAR requirement could be set to only apply on larger lots - such as lots that are greater than 10,000 square feet in area.

Lot Merger Regulations

In lieu of or as a supplement to a floor area ratio (FAR) building for single family residential properties, the City could adopt standards for joining or merging lots - requiring that no building be constructed over/through any property or lot line unless approved for merger via a lot-line agreement or replatted, subject to the following:

- Does not create a through lot, meaning it cannot allow street access from the front and rear yards.

Exterior Building Materials

No specific standards for exterior materials except that quality, exterior grade materials are required.

Acceptable materials include but are not limited to exterior grade/rated:

- Brick and stone veneer
- Stucco - traditional Portland based
- Wood - panels, siding, and trim
- Cement fiberboard and composite wood - panels, siding, and trim
- Vinyl and approved metal siding and trim
- Exterior Insulation and Finish System (EIFS) - water managed
- Glass windows and doors, and glass block
- Concrete block and cast-in-place concrete - foundation walls only
- Roofing materials include:
 - Laminate style asphalt shingles (architectural asphalt shingles)
 - Standing seam metal roofing
 - Slate and tile (including synthetic and composite)

Wall and Roof Articulation

Long blank walls and roof lines shall not be permitted. The walls and roofs on all sides of each building shall be broken up by a combination of methods including window and door openings, corners, changes in the roof and wall planes, wall and roof projections and off-sets, or changes in exterior building materials.

No street facing building wall shall exceed 30 feet in width without a change of articulation in the wall plane by means of a horizontal offset of at least 2 feet in depth or projection running vertically from top to bottom of the wall. No street facing roof shall exceed 24 feet in width without a change in the roof direction, articulation of the roof plane by means of an off-set of at least 2 feet, or other significant change to the roof form.

Windows

All street facing facades shall include window openings that comprise at least 10% of the facade area.



Figure 5.5 - Example of acceptable building materials



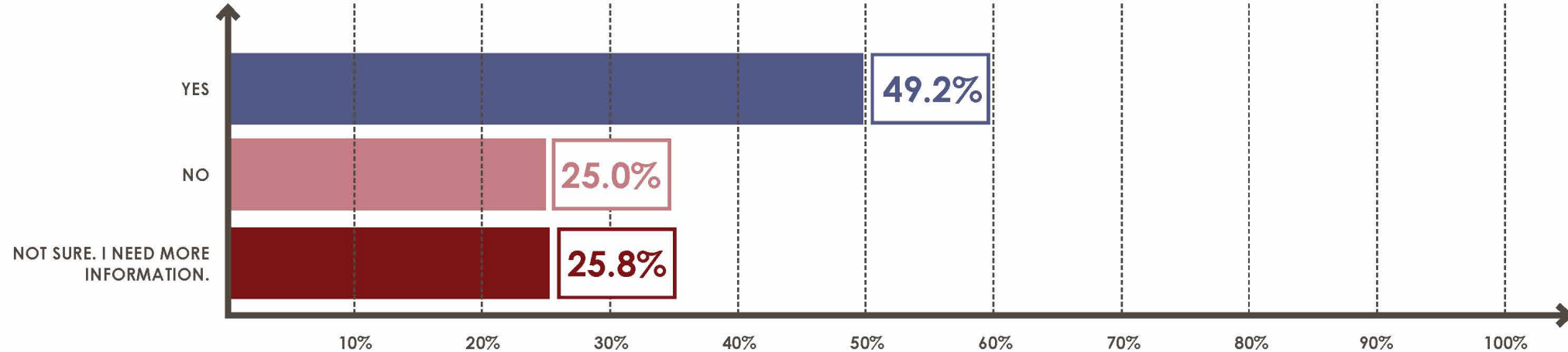
Figure 5.6 - Examples of acceptable wall and roof articulation



Figure 5.7 - Example of acceptable window coverage

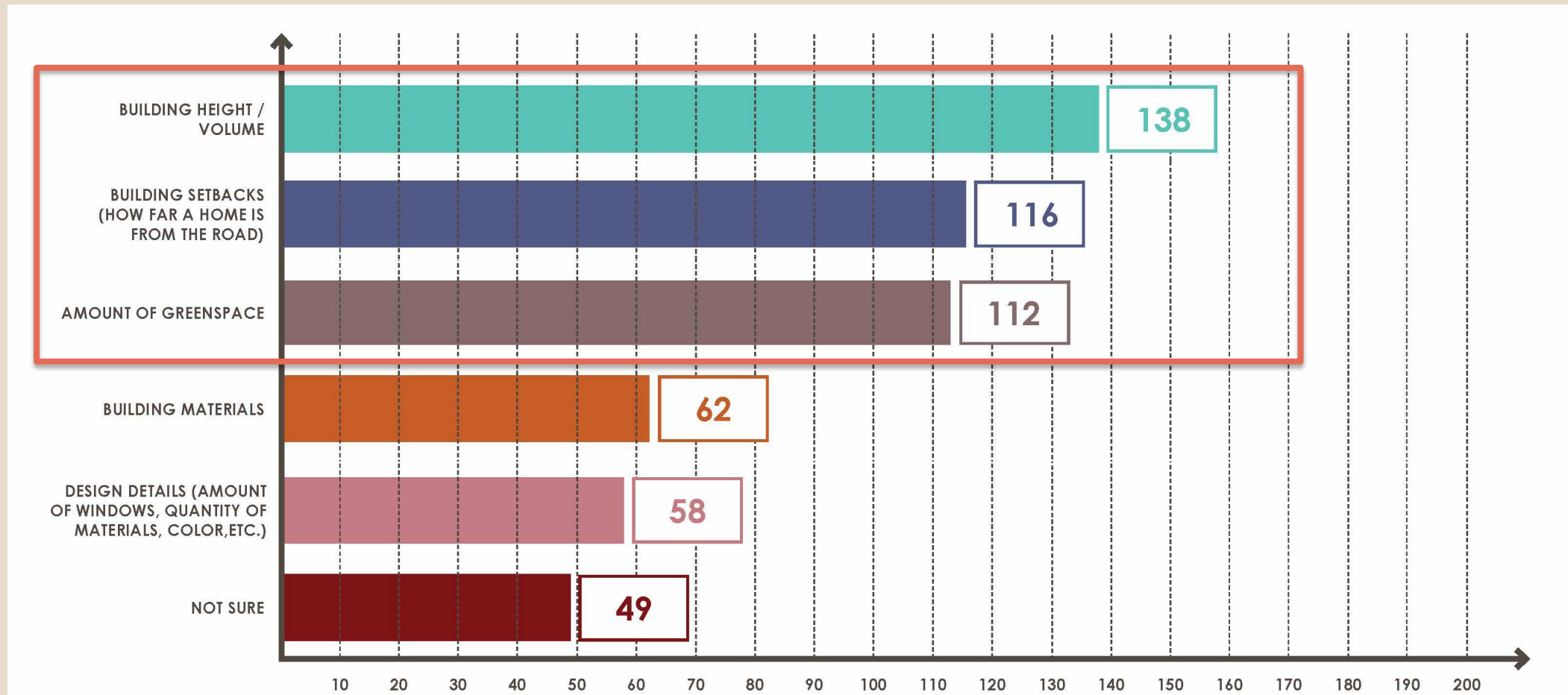
COMP PLAN RECOMMENDATIONS

Do you think Roeland Park should initiate some form of residential design standards?



COMP PLAN RECOMMENDATIONS

If Residential Design Standards are implemented, what features of homes should be regulated?



COMP PLAN RECOMMENDATIONS

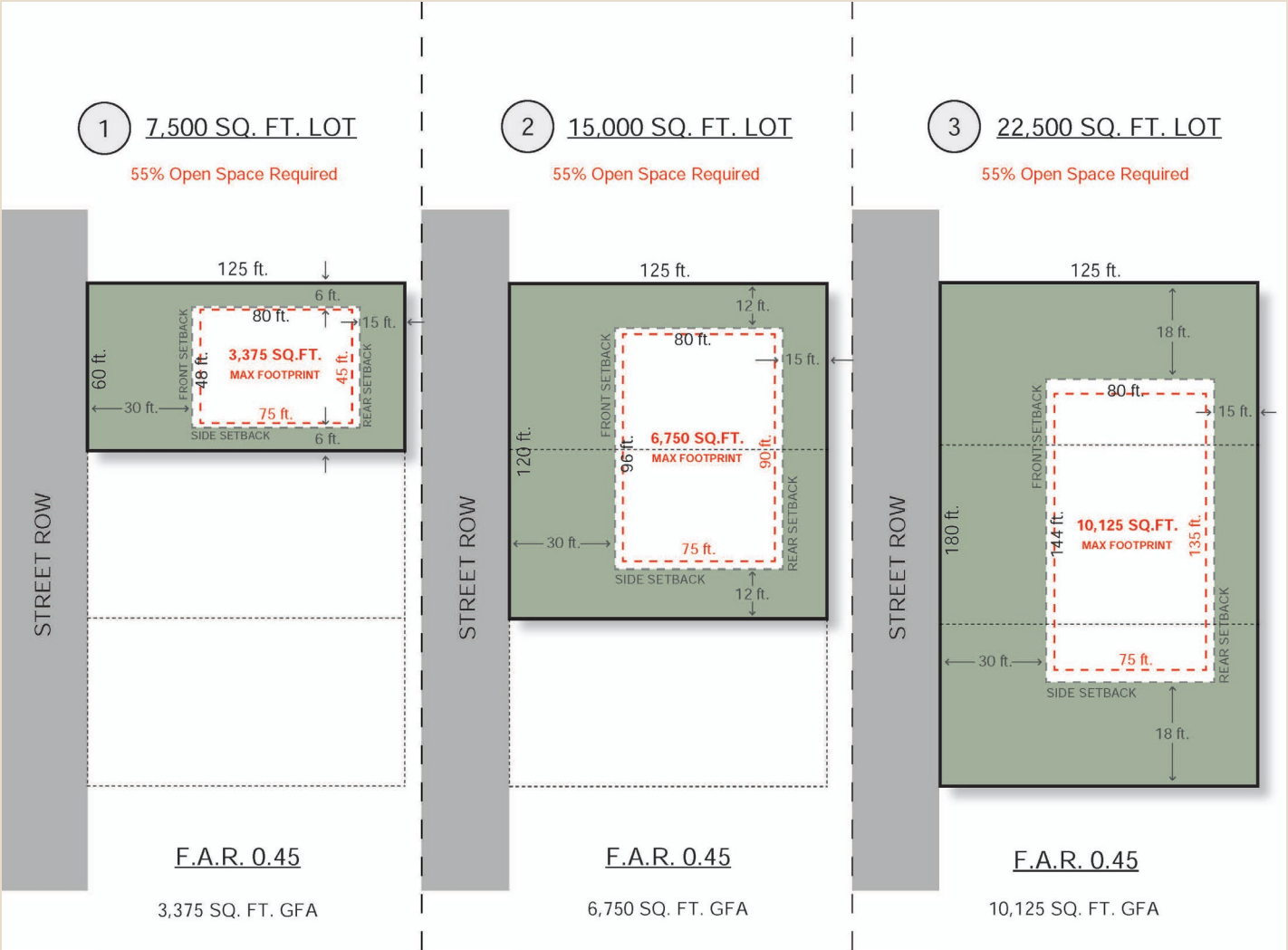
Bulk Regulations

Building Height

Keep bulk standards the same but consider expanding the 35 ft. as max height limit to apply to all sides and not just the front yard elevation.

Floor Area Ratio (FAR)

Add a FAR requirement between 0.45 and 0.50 to further limit the bulk of a new home on a large lot. This area calculation includes un-finished basements and attached garages.



COMP PLAN RECOMMENDATIONS

Bulk Regulations

Open Space Standards

The definition of having a minimum of 55% of a property remain as permeable or uncovered surface could be clarified as an area that cannot be covered by any accessory structure (including sheds, garages, play structures, pools, decks, patios, or other paved areas to reinforce the importance of this provision. This standard could further be increased to 60% or 65%.

Lot Merger Regulations

No single-family residential building nor accessory structure shall be constructed over or across any property line, lot line, or parcel line unless approved for a merger via a lot-tie agreement or re-platted. All such lot mergers and re-platting must comply with the following:

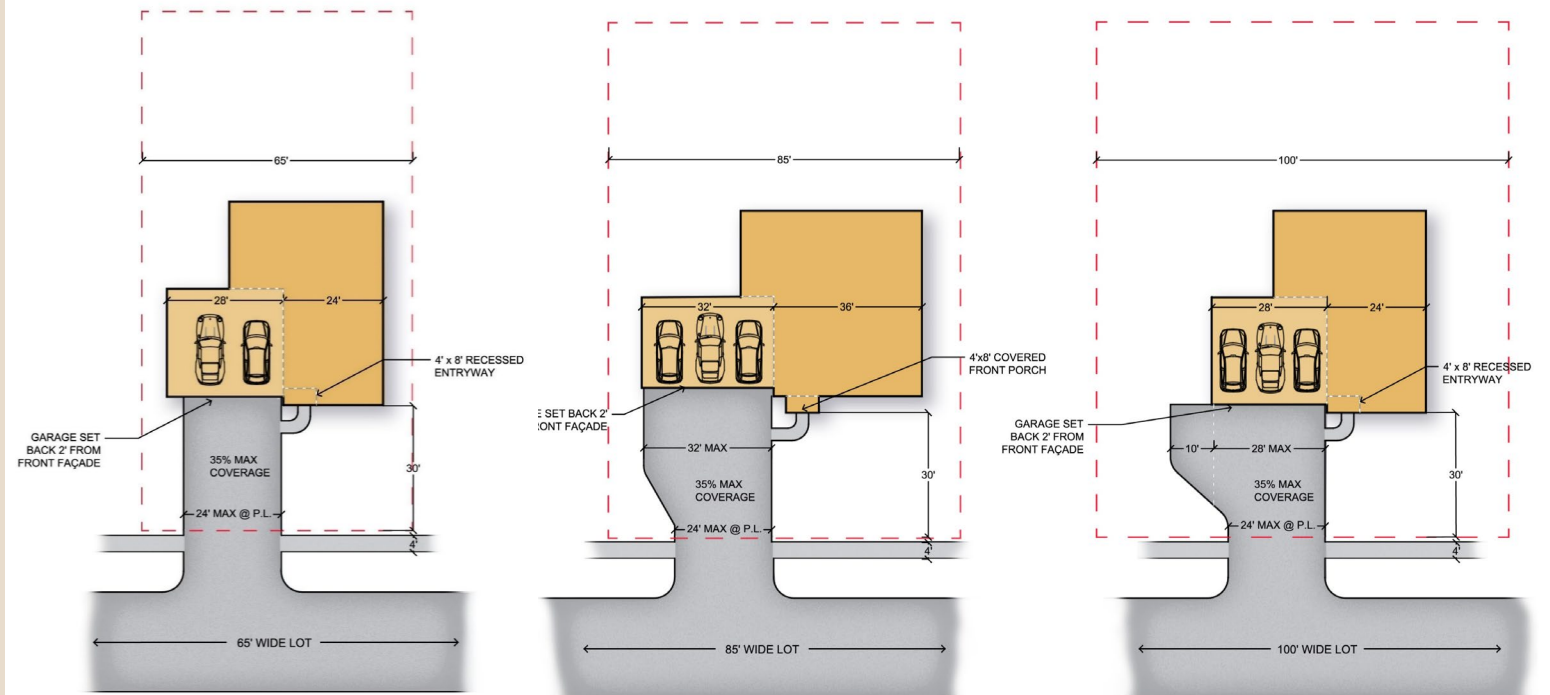
- Shall not create a through lot that has more than two street frontages
- Shall not create a lot with a width that is greater than 50% of the average lot widths of all the lots within 200 linear feet measured property line to property line.
- Shall not create a lot with an area that is greater than 50% of average lot areas of all lots within 200 linear feet measured property line to property line.

COMP PLAN RECOMMENDATIONS

Architectural Design

Street Facing Garage Doors

Street facing garage doors that either exceed 50% of the width of the street-facing façade or have a combined total width of 30 feet shall be architecturally treated and setback a minimum 2-ft from the front façade of the house.



COMP PLAN RECOMMENDATIONS

Architectural Design

Exterior Building Materials

No specific standards for exterior materials except that quality exterior grade material required.

Acceptable materials include but are not limited to exterior grade/rated:

- Brick and stone veneer
- Stucco – traditional Portland based
- Wood – panels, siding and trim
- Cement fiberboard and composite wood – panels, siding and trim
- Vinyl and approved metal siding and trim
- Exterior Insulation and Finish System (EIFS) – water managed
- Glass windows and doors, and glass block
- Concrete block and cast-in-place concrete – foundation walls only
- Roofing materials include:
 - Laminate style asphalt shingles (architectural asphalt shingles)
 - Standing seam metal roofing
 - Slate and tile (including synthetic and composite)



COMP PLAN RECOMMENDATIONS

Architectural Design

Wall and Roof Articulation

Long blank walls and roof lines shall not be permitted. The walls and roofs on all sides of each building shall be broken up by a combination of methods including window and door openings, dormers, changes in the roof and wall plans, wall and roof projections and off-set, and changes in exterior building materials.



COMP PLAN RECOMMENDATIONS

Architectural Design

Windows

All street facing facades shall include window openings that comprise at least 10% of the façade area.



COMP PLAN RECOMMENDATIONS

Driveway Considerations

Driveways

Maintain 35%-yard area coverage limit for driveways and parking and 2-ft setback requirement.

Driveway Widths

Add limit that driveways shall be no greater than 24-feet wide or the width of a garage door opening that faces the street, whichever width is greater, and shall taper to no greater than 24-feet in width at the street right-of-way line.

Additional parking of vehicles may be permitted on a surfaced area off to one side of a driveway. This auxiliary parking area shall be no more than 10-feet in width and shall not encroach into the right-of-way.

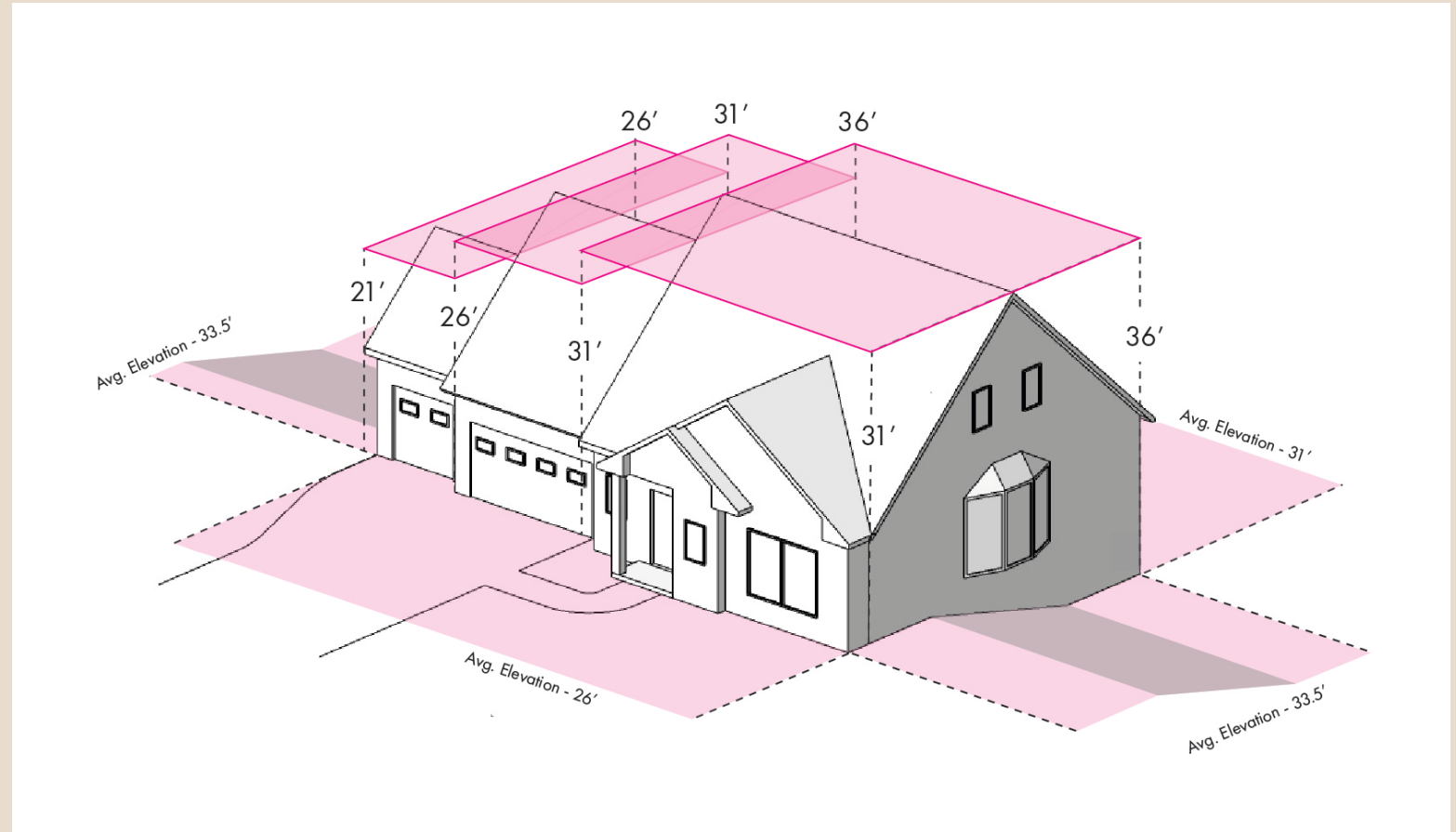


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Bulk Regulations – Maximum Building Height Standard

- Height measured from average finished grade along all building elevations to the highest point of the coping or a flat or low-slope roof

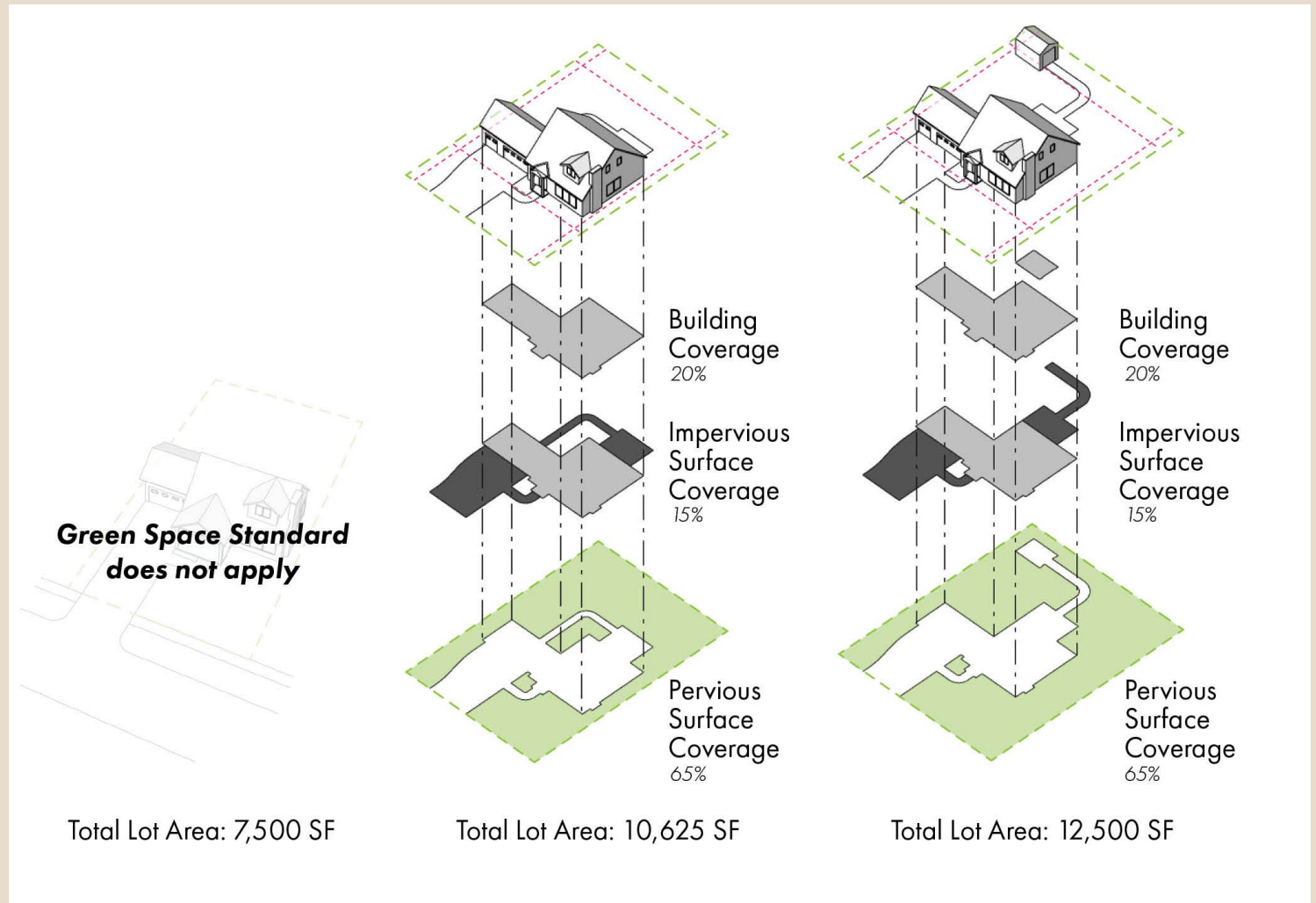


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Bulk Regulations – Green Space Standards

Code update recommendation:

- Lots shall maintain a minimum of 55% as permeable, uncovered green space.
- Permeable pavers and elevated decks considered hard-surfaced or impervious areas.
- Lots 10,000 square feet and larger to maintain a minimum of 65% of lot as greenspace.

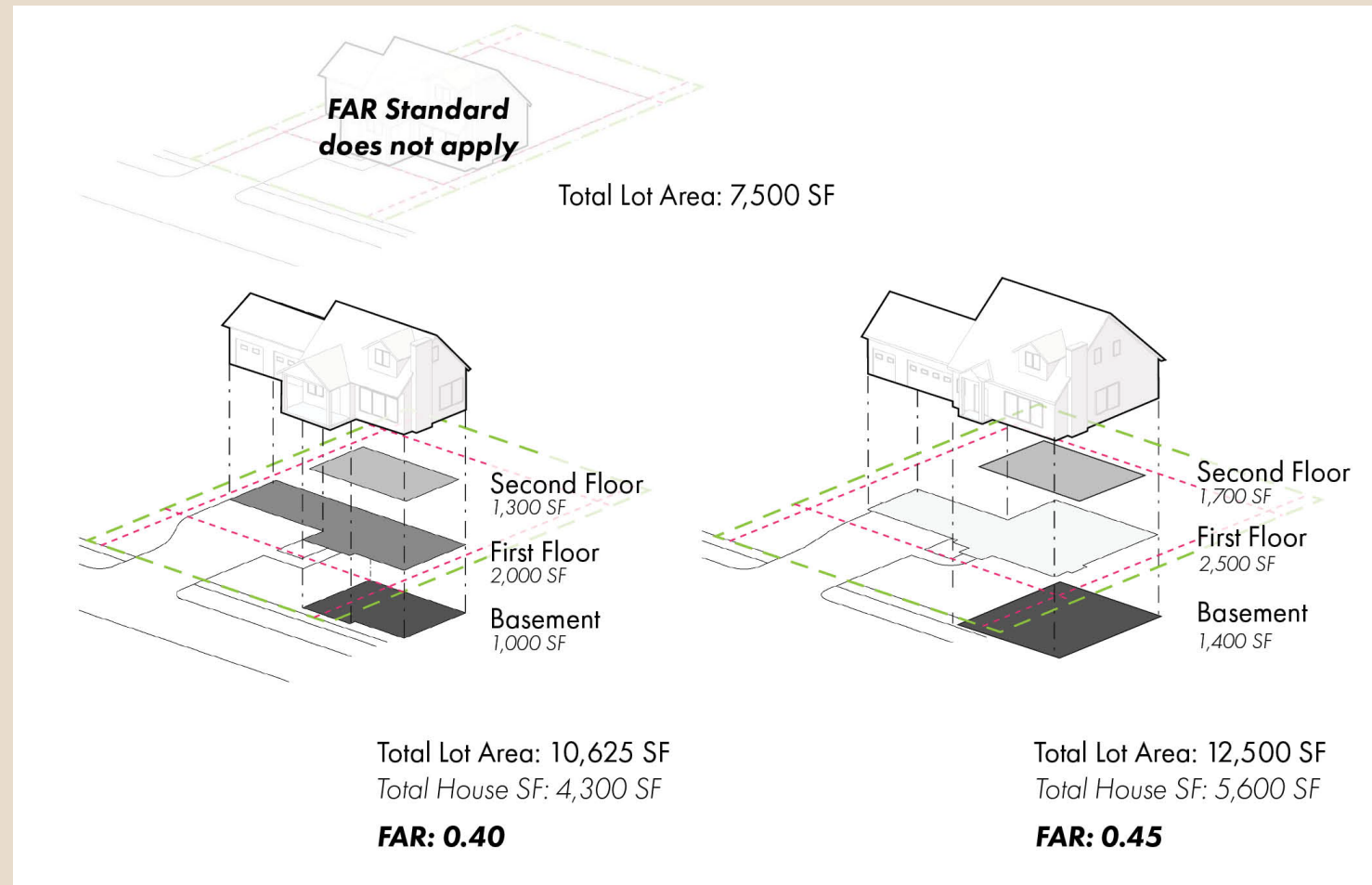


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Bulk Regulations – Floor Area Ratio Standard (FAR)

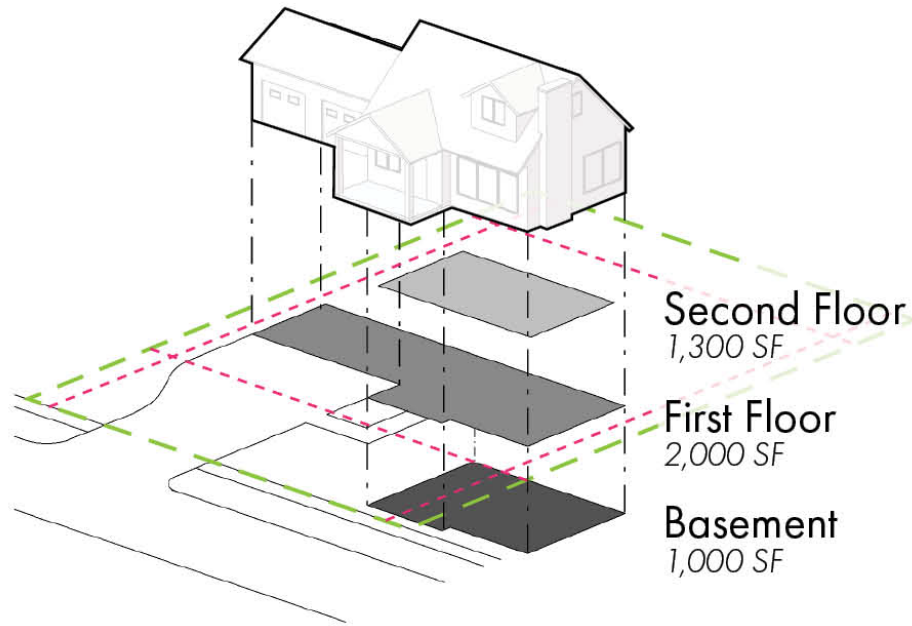
Code update recommendation:

- Dwellings on lots larger than 10,000 square feet shall not exceed a FAR of 0.45.
- Includes basement (finished or unfinished) and attached garages.
- Accessory structures not included.

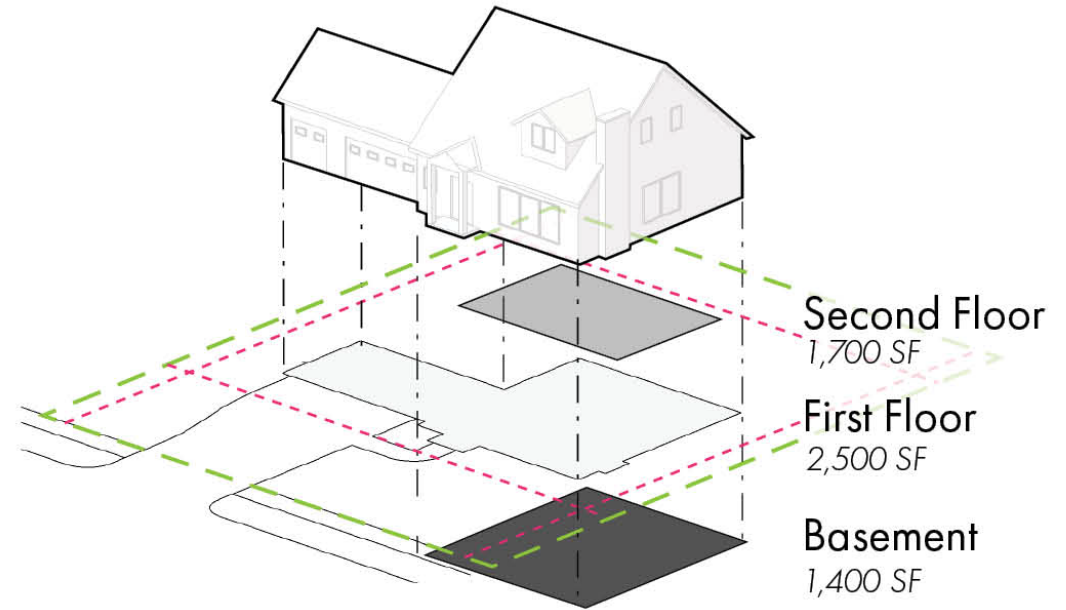


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Bulk Regulations – Floor Area Ratio Standard (FAR)



Total Lot Area: 10,625 SF
Total House SF: 4,300 SF
FAR: 0.40



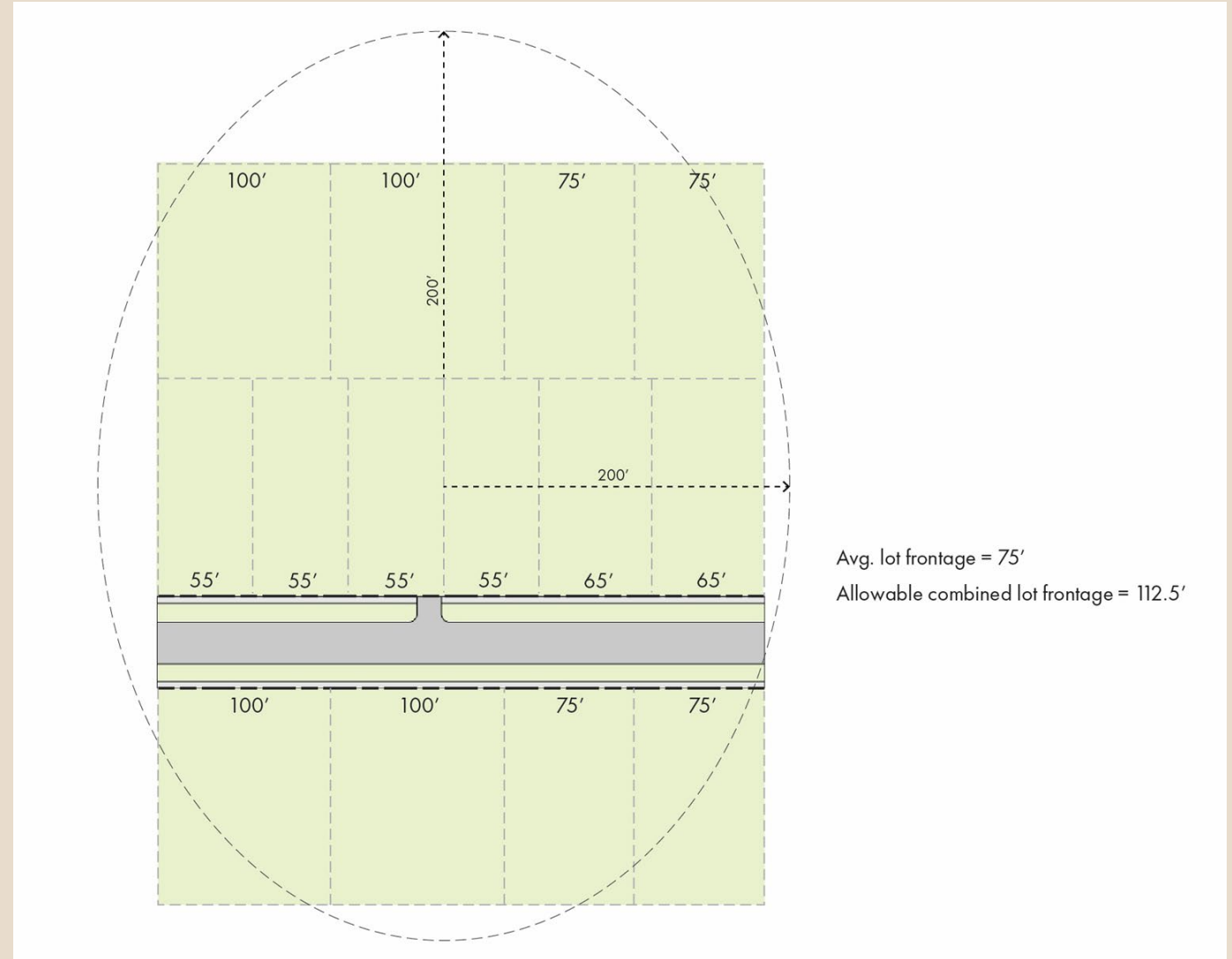
Total Lot Area: 12,500 SF
Total House SF: 5,600 SF
FAR: 0.45

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Bulk Regulations - Maximum Lot Size Standard

Code update recommendation:

- No dwelling or accessory structure shall be constructed over or across any property line, lot line, or parcel line unless approved for merger via a lot-tie agreement or re-platted.
- Lot mergers must comply with:
 - Not creating a through lot that has more than two street frontages
 - Shall not create a lot with a width that is greater than 50% of the average lot widths of all the lots within 200 linear feet – measured property line to property line.
 - Shall not create a lot with an area that is greater than 50%.

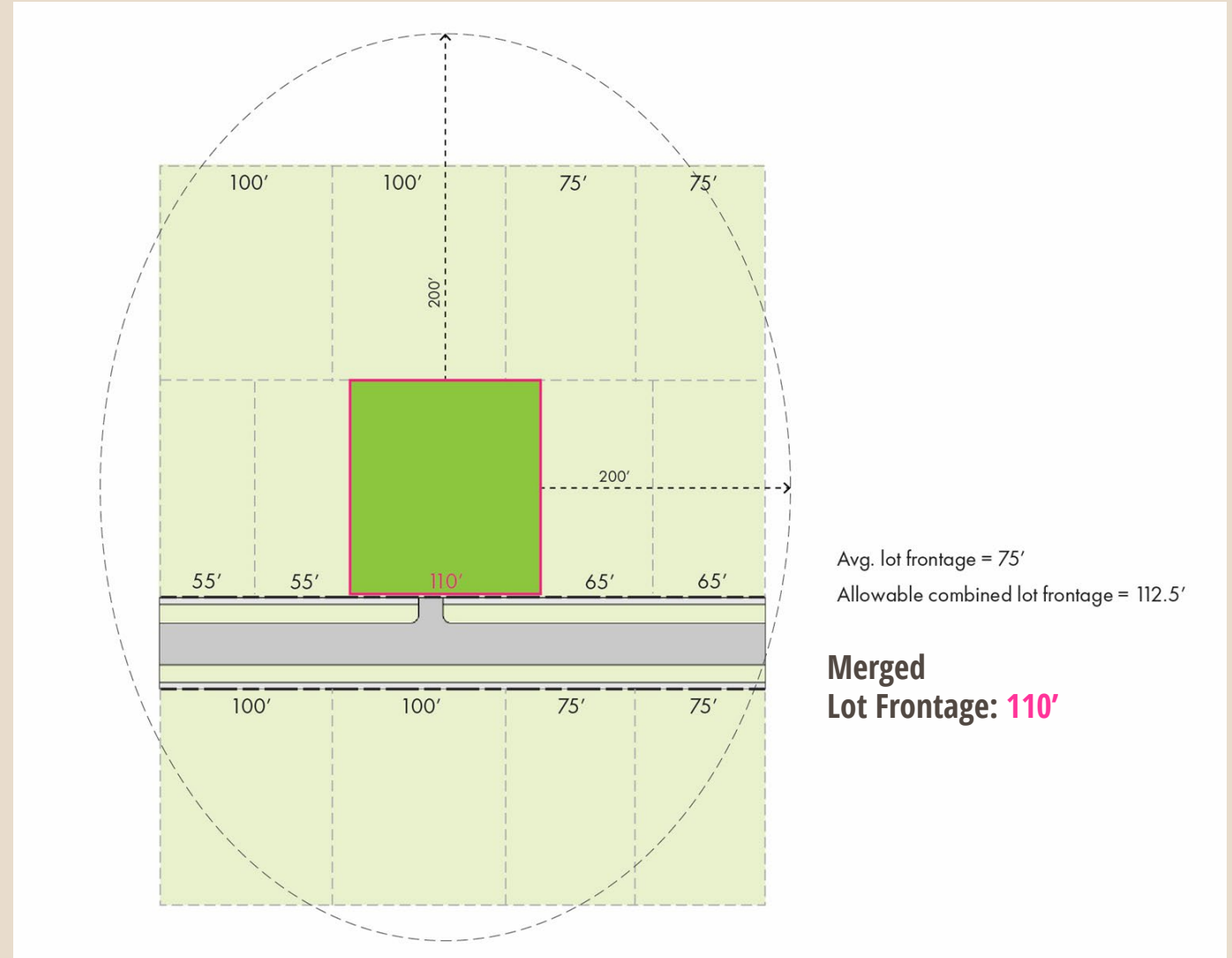


DRAFT CODE UPDATES

Bulk Regulations - Maximum Lot Size Standard

Code update recommendation:

- No dwelling or accessory structure shall be constructed over or across any property line, lot line, or parcel line unless approved for merger via a lot-tie agreement or re-platted.
- Lot mergers must comply with:
 - Not creating a through lot that has more than two street frontages
 - Shall not create a lot with a width that is greater than 50% of the average lot widths of all the lots within 200 linear feet – measured property line to property line.
 - Shall not create a lot with an area that is greater than 50%.

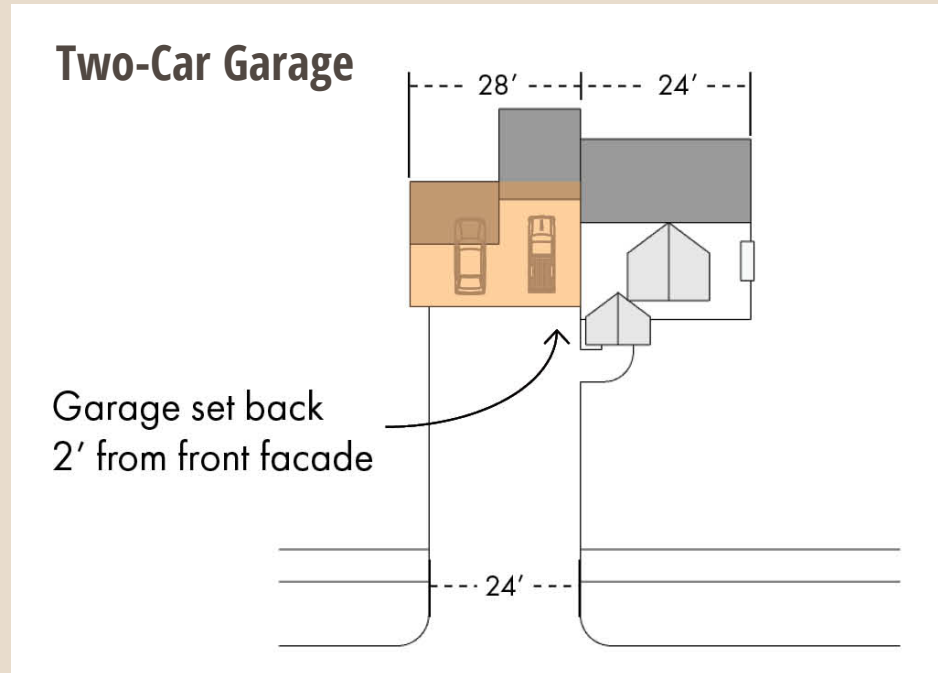


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Architectural Design - Street Facing Garage Door Standards

Code update recommendation:

For single-family dwellings, street facing garage doors that either exceed 50% of the width of the street-facing façade or have a combined total width of 30-feet shall be architecturally treated and setback a minimum 2-ft from the front façade of the house.



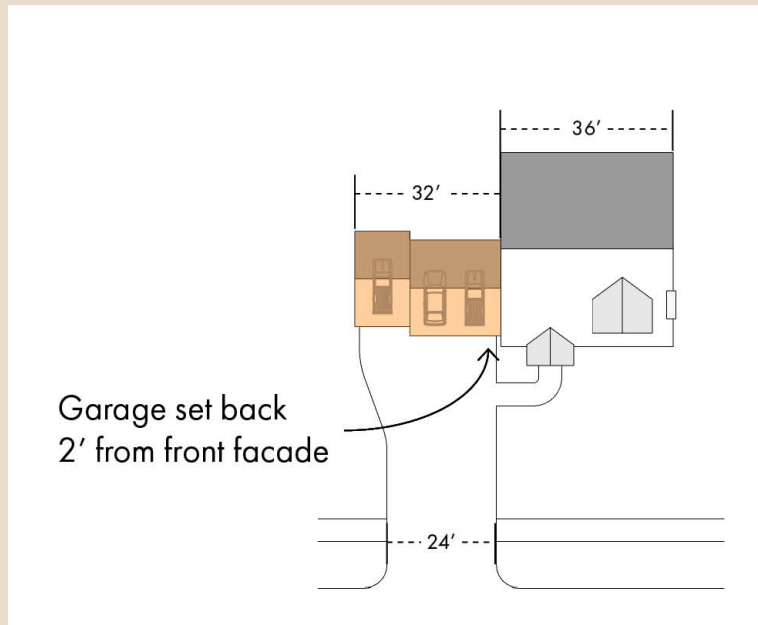
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Architectural Design - Street Facing Garage Door Standards

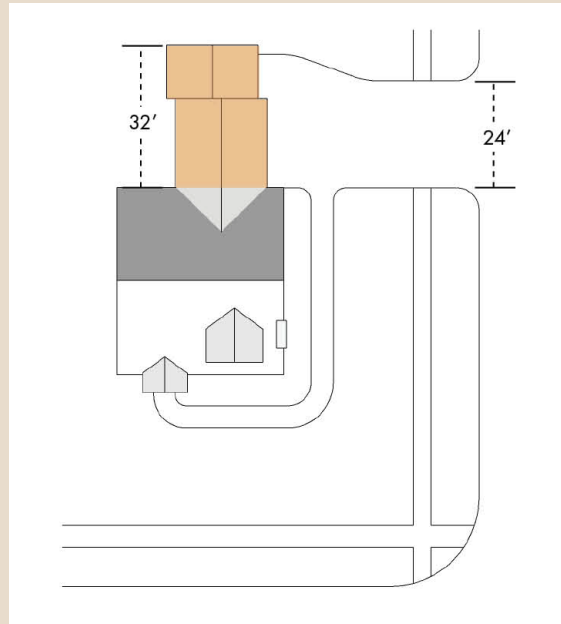
Code update recommendation:

For single-family dwellings, street facing garage doors that either exceed 50% of the width of the street-facing façade or have a combined total width of 30-feet shall be architecturally treated and setback a minimum 2-ft from the front façade of the house.

Three-Car Garage



Three-Car Garage – Corner Lot



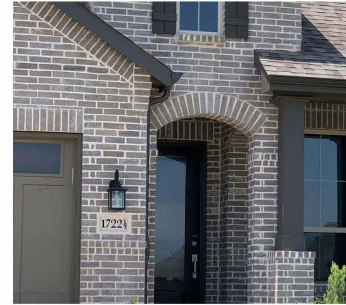
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Architectural Design - Exterior Building Materials

Code update recommendation:

The exterior of single-family dwellings must be composed of quality, exterior grade materials customary for residential construction, such as the following:

- Brick and stone veneer
- Stucco – traditional Portland based
- Wood – panels, siding, and trim
- Cement fiberboard and composite wood – panels, siding, and trim
- Architectural grade metal and vinyl siding and trim designed for residential applications



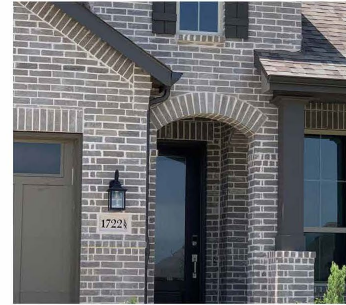
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Architectural Design - Exterior Building Materials

Code update recommendation:

The exterior of single-family dwellings must be composed of quality, exterior grade materials customary for residential construction, such as the following:

- Exterior Insulation and Finish System (EIFS) – water managed
- Glass windows and doors, and glass block
- Roofing materials include:
 - Laminate style asphalt shingles (architectural asphalt shingles)
 - Standing seam metal roofing
 - Slate and tile (including synthetic and composite)



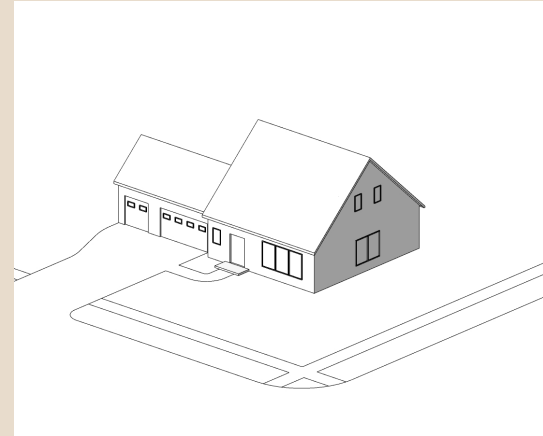
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Architectural Design - Wall and Roof Articulation Standard

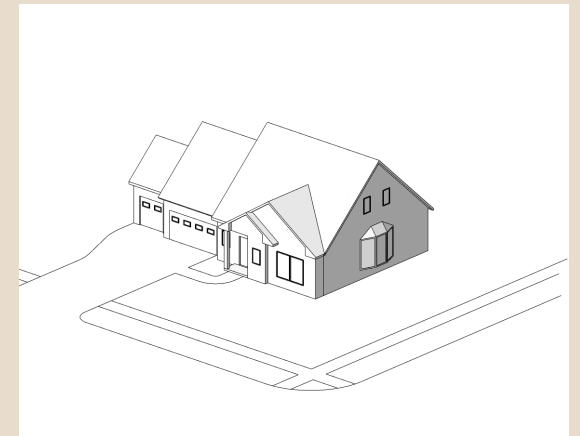
Code update recommendation:

- All walls and roofs shall be varied by a combination of methods including:
 - Window and door openings
 - Dormers
 - Changes in roof and wall plains
 - Wall and roof projections and off-sets
 - Exterior building materials
- No street facing building wall shall exceed 30-feet in width without a change of articulation by at least 2-feet.
- No street facing roof shall exceed 24-feet in width without a change in articulation by at least 2-feet.

Without wall and roof articulation



With wall and roof articulation

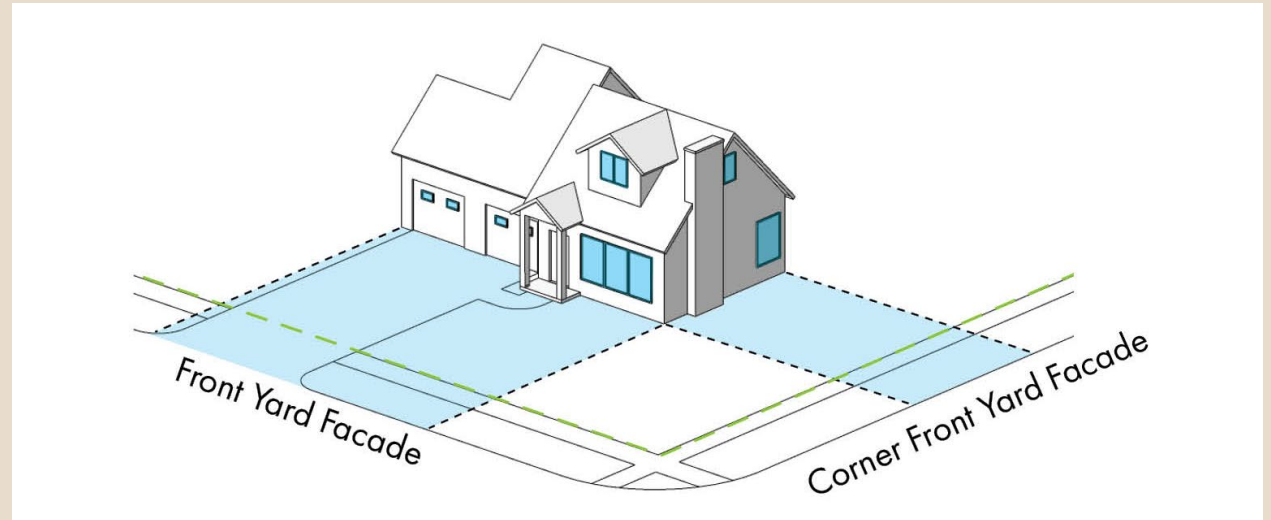


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Architectural Design - Windows Standard

Code update recommendation:

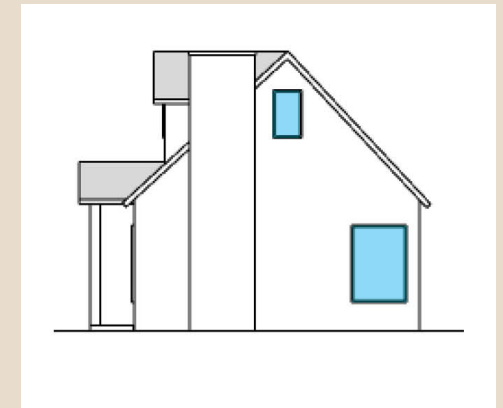
All street facing facades of a single-family dwelling shall include window openings that comprise at least 10% of the total façade area.



Front Yard Facade



Corner Front Yard Facade



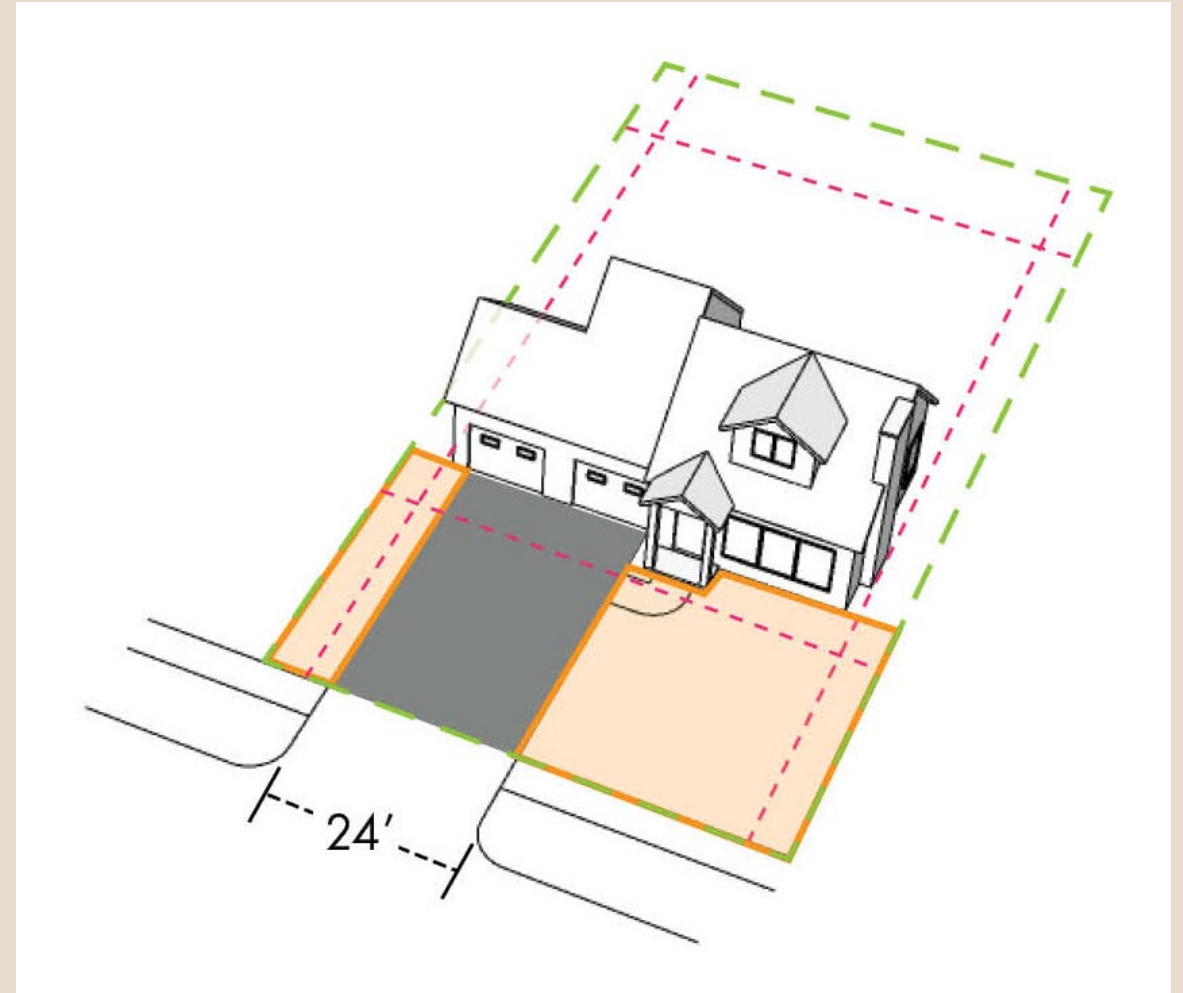
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Driveway Width Standards

Code update recommendation:

- Driveways shall be no greater than 24 feet wide or the width of the garage door opening (facing the street), whichever is greater.
- Driveway shall taper to no greater than 24 feet in width at the ROW.
- There shall be no more than one driveway approach per lot, except that a corner lot may have a second driveway approach subject to the street classification.
- The 35% setback coverage maximum and 2-ft setback to be maintained in all scenarios.

Two-Car Driveway



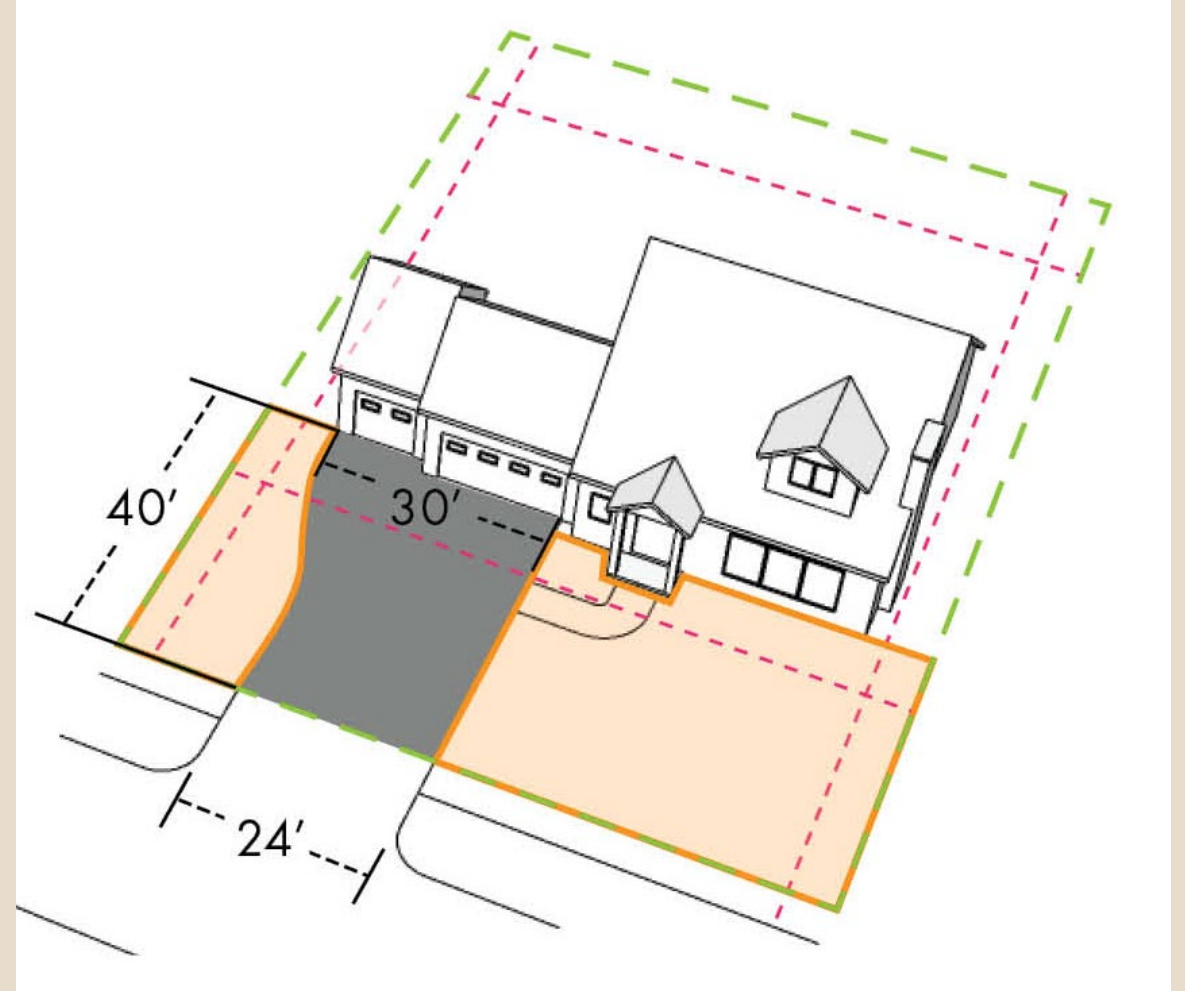
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Driveway Width Standards

Code update recommendation:

- Driveways shall be no greater than 24 feet wide or the width of the garage door opening (facing the street), whichever is greater.
- Driveway shall taper to no greater than 24 feet in width at the ROW.
- There shall be no more than one driveway approach per lot, except that a corner lot may have a second driveway approach subject to the street classification.
- The 35% setback coverage maximum and 2-ft setback to be maintained in all scenarios.

Three-Car Driveway



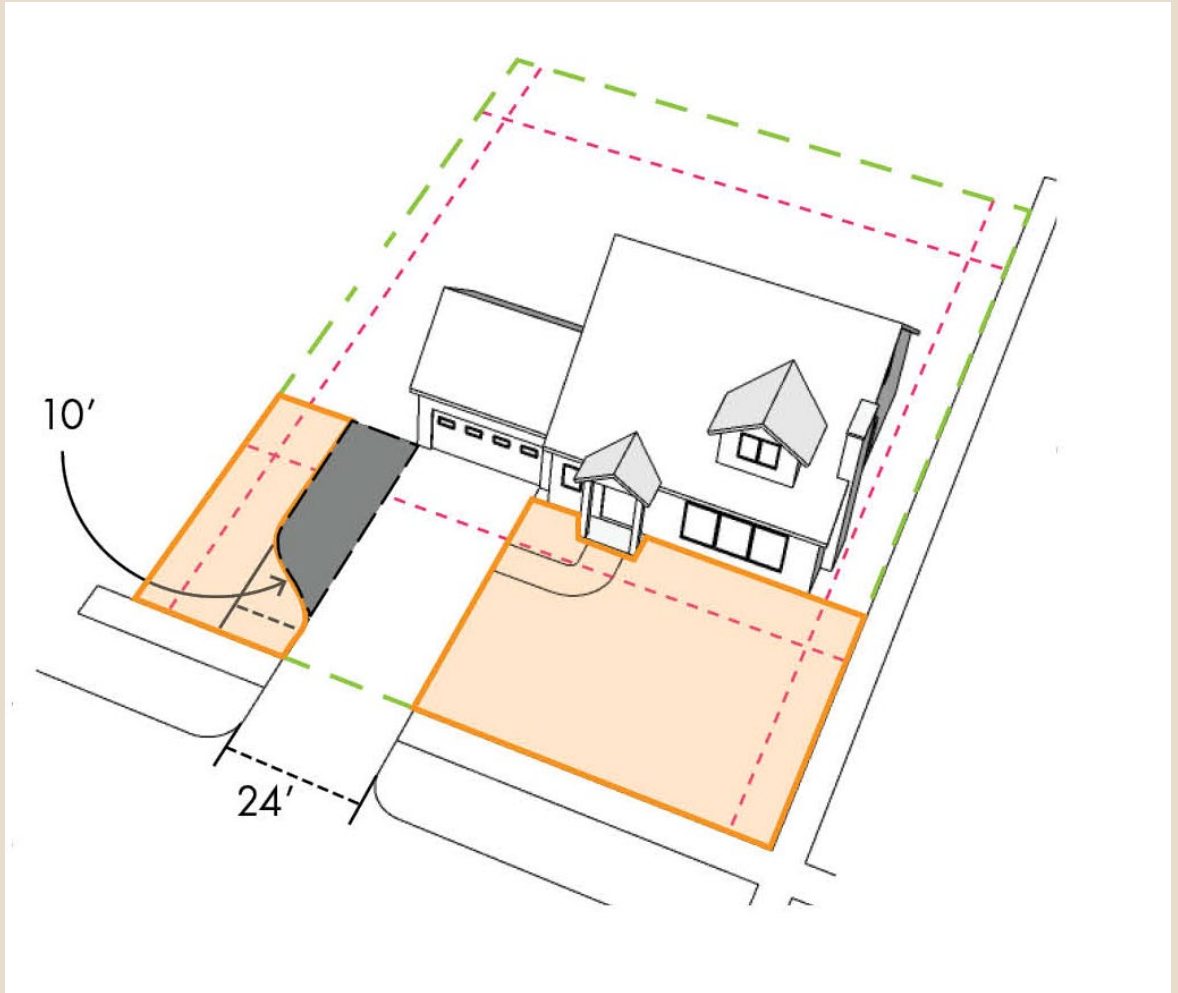
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Driveway Width Standards

Code update recommendation:

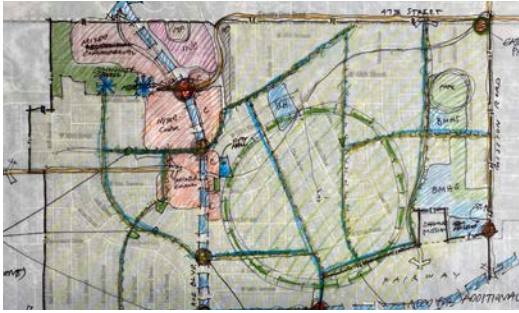
- Auxiliary parking may be permitted on a surfaced area to one side of a driveway.
- Area shall be no more than 10 feet in width and shall not encroach into the ROW.
- The 35% setback coverage maximum and 2-ft setback to be maintained in all scenarios.

Auxiliary Parking



PROJECT PURPOSE AND SCOPE REVIEW





ROELAND PARK

MOVING FORWARD 2040

City Council Adoption Date: 09-08-2020

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FOREWARD

The Roeland Park: Moving Forward 2040 will help guide growth and decision making in the City of Roeland Park for the next twenty years. This plan establishes a vision for the city of Roeland Park based on the extensive and invaluable feedback given by citizens, business owners and city leaders.

The planning team extends our appreciation to all that participated in the planning process with special gratitude to the steering committee. You are the experts of your community and your consistent efforts and guidance have been instrumental in the formation of this plan. We listened, and trust this plan accurately reflects the community's desires for improving the City of Roeland Park.

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1

COMMUNITY VISION



COMPREHENSIVE PLAN OVERVIEW

Comprehensive plans are guiding documents for growth in a community. They are designed to assist communities in decision-making on activities and subject areas that affect local government. They cover a wide set of topics ranging from land use, to parks, to natural resources, or infrastructure. The Roeland Park: Moving Forward 2040 Plan describes a vision for the future in Roeland Park and identifies an implementation strategy for the community to reach a collective vision. This plan addresses the needs of Roeland Park through the year 2040 and beyond by laying out goals, policy statements and action items that will help the City navigate decision making for the next twenty years. This plan also serves as the community's compliance with the Code of Kansas Statute No. 12-747 section b.

Comprehensive plans are built on an extensive existing conditions analysis to help determine what is working well in a community and what improvements are needed. Additionally, future demand estimates for personnel, facility space and land needs are calculated to a set level of service goals. The existing conditions assessment is then followed by a robust public engagement strategy designed to receive feedback from a diverse set of community stakeholders. The engagement exercises provide an opportunity for a community to hear directly from its residents on issues regarding quality of life and desires for the future. The results of the existing conditions analysis can be found throughout the plan while the public participation efforts are described in detail in Chapter 3.

The Roeland Park: Moving Forward 2040 Plan is a living document and needs to be revisited continuously. This regular review and update of the existing plan is to ensure that the vision laid out by the community has not stagnated over the last several years. Moving forward, the city should continue to review the implementation plan to evaluate progress on the various action items and to determine if changes are needed. Every five years, the city should review the entire plan to see if there are any amendments that should be made to the report, including the Future Land Use Plan.

The City of Roeland Park should use this plan as a reference for decision making, a marketing tool for development, a detailed source of existing conditions and a summary of the community's feedback on key issues. When a development proposal, rezoning or ordinance is proposed, leadership should refer to the recommendations in this plan to help guide them. If components of the plan no longer represent the community or its vision, then that part of the plan should be amended.

Roeland Park's last Comprehensive Plan was completed in 2012. Since then, the demographics and economy of Roeland Park have experienced some amount of change. The Roeland Park: Moving Forward 2040 Comprehensive Plan addresses changing demographics and economic conditions in the community and has created a strategy for Roeland Park to retain its identity as a quality inner-ring suburb that will continue to attract residents of all ages.

The State of Kansas requires that a Comprehensive Plan must be reviewed by the Planning Commission and City Council annually to ensure that it remains relevant. This review involves updating all changes in land use, stated goals of the plan and other city policies based on any rezoning, special use permits, and / or other plan approvals.

PLANNING PROCESS

The Roeland Park: Moving Forward 2040 Plan was completed over four phases:

- Phase 1: Kick-Off, Research and Analysis
- Phase 2: Vision, Input & Direction
- Phase 3: Draft Plan & Evaluation
- Phase 4: Final Draft Plan & Adoption

Phase 1 - Kick-off, Research & Analysis

Kick-off, Research & Analysis involved an initial kick-off meeting with the plan's Steering Committee to discuss the roles and responsibilities of the group and discuss initial goals and priorities for the community. Data collection and the initial analysis of existing conditions within Roeland Park was also completed during this phase.

Phase 2 - Vision, Input & Direction

Vision, Input & Direction covered most of the public engagement for the plan. During this phase, there was a public workshop, community survey, stakeholder interviews, a Steering Committee meeting, and a kid-focused box city event. The results of the public engagement gathered in Phase 2 helped to make recommendations and identify priorities for the final report.

Phase 3 - Draft Plan & Evaluation

Draft Plan & Evaluation included the actual writing of the full draft plan. This is the longest phase of planning process and also includes a meeting with the Steering Committee to discuss the progress made and receive feedback on the plan chapters.

Phase 4 - Final Draft Plan

Final Draft Plan included the finalizing of the draft plan and the public approval process. The public adoption took place through a Planning & Zoning Commission vote to recommend approval, followed by actual approval by the Roeland Park City Council.

PLAN COMPONENTS

The Roeland Park: Moving Forward 2040 Plan includes the following chapters:

- Community Vision
- Community Profile
- Public Participation
- Land Use and Development Plan
- Residential Design Standards
- Implementation
- Development Standards

Future Land Use and Development Plan

One major component of the Roeland Park: Moving Forward 2040 Plan includes the creation of a Future Land Use and Development Plan for the city. This plan represents one preferred land use and development pattern for the community and is based on past development trends and current goals of the community.

The Future Land Use and Development Plan directly affects zoning and re-zoning efforts within the City of Roeland Park. Decisions on proposals, re-zoning and developments should only be made upon review of both the Future Land Use and Development Plan and the zoning code to ensure that future developments simultaneously meet legal zoning requirements and comply with Roeland Park's goals and policies. The plan has been created based on an analysis of land use needs, environmental constraints and preferred development patterns and type for the community. The plan can be found in Chapter 4 on page 57.

Implementation Plan

The Roeland Park: Moving Forward 2040 Plan also includes an Implementation Plan Chapter. The Implementation Plan includes a set of goals and action items based on five categories: Growth & Development / Land Use, Housing, Parks & Recreation, Connectivity & Mobility and Natural Resources & Environment. The action items have each been assigned a priority term and timeframe for completion. The Implementation Plan can be found in Chapter 6 on page 69.

Plan Development Timeline

Phase 1 of The Roeland Park: Moving Forward 2040 Plan was from August to September 2019. Phase 2 was from October through November 2019. This was the most robust phase in terms of engagement and obtaining data with four different events including public workshops, steering committee meetings and a youth workshop. Phase 3 saw the development of the draft plan and the initial compilation of the data and feedback that was gathered in the two previous phases. Finally, Phase 4 resulted in the final plan after a review and comment period.

Roeland Park's Vision

The Roeland Park: Moving Forward 2040 Plan is an update to the previous comprehensive plan, completed in 2012. The goals outlined in that plan, fall under four categories: Economic Development, Infrastructure, City Character / Image and Implementation / Enforcement. The goals from that plan are as follows:

2012 Comprehensive Plan Goals

Economic Development - *Actively promote quality redevelopment while maintaining a strong tax base.*

Infrastructure - *Plan, provide and maintain efficient and effective infrastructure that promotes sustained growth, connects neighborhoods and centers, is aesthetically pleasing, environmentally sound and meets the current and future needs of the community.*

City Character / Image - *Strive to improve Roeland Park through quality civic and commercial development that creates a "sense of place" and promotes pedestrian traffic of appropriate scale and character.*

Implementation / Enforcement - *For the safety of all citizens, businesses and property owners in Roeland Park, equitably enforce all city property codes and regulations.*

The City of Roeland Park developed a Strategic Plan in 2015 with the intent of having a cohesive document that reflected the vision and priorities of the citizens. In the Strategic Plan, five goals were developed:

2015 Strategic Plan Goals

1. *Create a long-term financial plan to diversify revenue supporting economic growth.*
2. *Create a commercial development plan to revitalize underutilized property and leverage available land to create a sustainable community.*
3. *Market Roeland Park to increase awareness and promote a positive image.*
4. *Connect citizens to the community through events, places, services, and activities.*
5. *Promote recreational opportunities through enhanced green space, facilities, and communication.*

Another plan that was reviewed to prepare the Roeland Park: Moving Forward 2040 Plan was the 2018 Roe Boulevard and Johnson Drive Corridor Plan. As the two main vehicular arterials in Roeland Park, the commercial areas along those two corridors offer strategic opportunities for redevelopment within the city. A more complete review of this plan can be found in Chapter 4 on Page 46. The 2019 City of Roeland Park Community Survey conducted by ETC was also reviewed and analyzed for the purposes of this plan.

Common Themes

Throughout the planning process, there were common themes heard in several discussions and public input methods. The themes that appeared to be common among most community members are focused around the following ideas: City Center and Development, Walkability and Roeland Park Perception.

City Center and New Development

One of the strongest themes heard throughout the public engagement process is the desire for a city center and community gathering space. Currently, Roeland Park lacks an urban center that serves as the heart of the community. Most in the community recognize the commercial properties along Roe Boulevard as the best opportunity for redevelopment that promotes new residential units, locally owned businesses, and dynamic community spaces.

Walkability

Tied closely with the theme of a city center and new development is the idea of walkability. Residents of Roeland Park desire to have their community be as walkable as possible and a new urban center would promote that activity much more than the current strip mall development. This theme extends beyond an urban center and relates to all of the neighborhoods as well with particular emphasis on making pedestrian movement across Roe Boulevard easier and safer than it is today.

Roeland Park Perception

The final theme is the perception of Roeland Park. Residents recognize that the perception of the city is changing positively, and that the city should capitalize on that change to attract people of all different demographic characteristics to foster a diverse and healthy population.

This Comprehensive Plan explores the potential for two city-wide initiatives that seek to make the community equitable for the greatest number of people, Residential Design Standards and Universal Design Standards.

Residential Design Standards

In recent years, Roeland Park has experienced the development of very large homes within the community. Similar to what has happened in adjacent communities, private landowners acquire consecutive properties and consolidate them into one larger parcel. On these larger properties, larger homes are often constructed and have the potential to be a drastic departure from the character of the surrounding neighborhood. This can leave existing neighbors unhappy and uneasy about the impact such development has on their home. Residential Design Standards are a set of regulations that facilitate redevelopment while maintaining and enhancing the character of a community. Among other things, Residential Design Standards can limit the overall size of a home, regulate architectural details and materials, limit paving coverage, etc. It is up to individual communities to determine what the standards are and how they are enforced. More detail on how the idea of Residential Design Standards was received and discussed by community members / leaders and recommendations for the future can be found in Chapter 5.

Universal Design Standards

According to the United States Access Board, Universal Design is the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaption or specialized design. In terms of community development Universal Design helps to encourage homeowners and developers to implement universal design approved features to existing and new homes that seek to serve those of all abilities and ages. Universal Design can be mandated, encouraged, incentivized, or simply advertised. More detail on how the concept of Universal Design was received and discussed by the community members / leaders and recommendations for the future can be found in Chapter 5.

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2

COMMUNITY PROFILE

COMMUNITY PROFILE OVERVIEW

Roeland Park is a small inner-ring suburb of Kansas City, Missouri, located along the busy Interstate 35 corridor in northeast Johnson County. The area has a long history of settlers, but the City was not founded until 1951, after decades of property sales and transfers, expanded regional transportation networks and nearby city incorporations. Significant growth came to the city following World War II with many returning soldiers looking for a stable, safe, and quiet community to start and raise a family.

From 1950 to 1980, the population of Roeland Park grew significantly and peaked at just under 8,000 people. After 1980, the population began to level-off and eventually decline, though only slightly. According to the latest census numbers (2018), the population is just under 6,800.

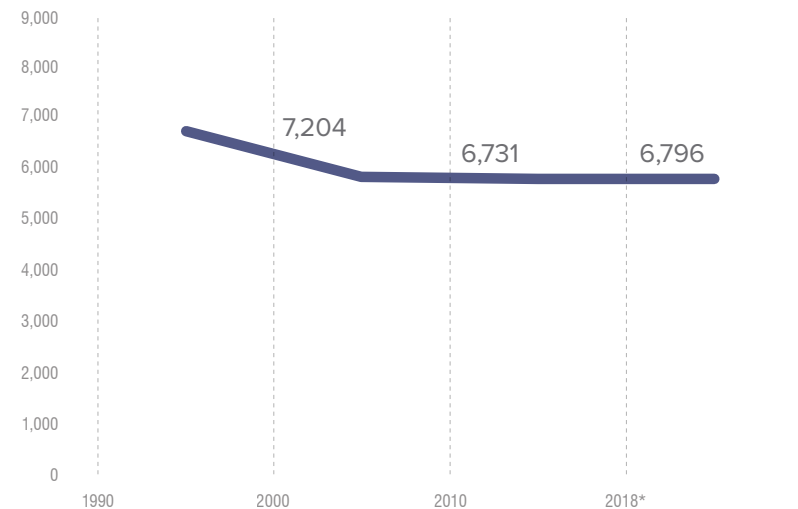
The Community Profile chapter provides a detailed socioeconomic profile of the Roeland Park community and overviews the existing employment and industry profile. This chapter reviews data related to age, race/ethnicity, incomes, housing, educational attainment and more. The data and analysis in this chapter helped inform decisions and recommendations made throughout the entire Roeland Park: Moving Forward 2040 Plan.

Total Population

Roeland Park's population grew from around 6,700 to 7,962 in 1980. Since that time, Roeland Park has seen a gradual decline in population. Since 2010 the population has stabilized. The 2010 Decennial Census estimated a population of 6,731 while the 2018 U.S. Census American Community Survey 5-Year Estimates shows a population of 6,758, indicating virtually no growth. Figure 2.1 shows Roeland Park's population trend since 1990.

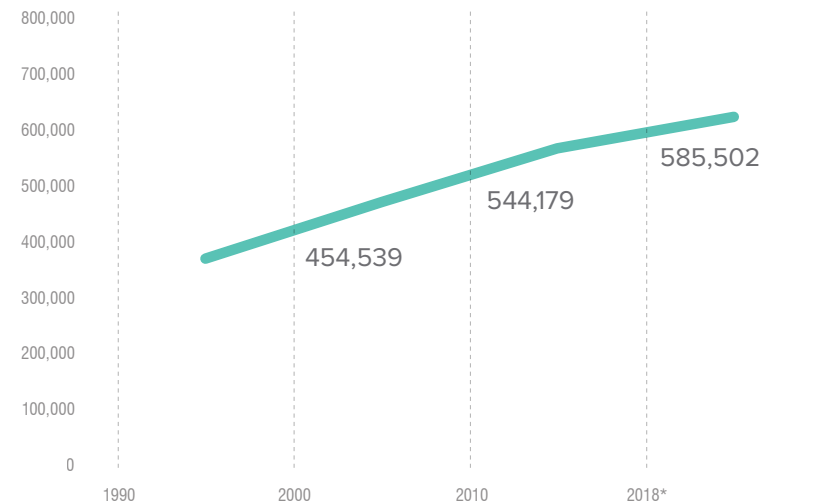
While Roeland Park's population has stabilized, Johnson County, where Roeland Park is located, has experienced a 9.5% increase in population. Figure 2.2 shows the Johnson County's population trend since 1990.

Figure 2.1 - Population trend in Roeland Park since 1990



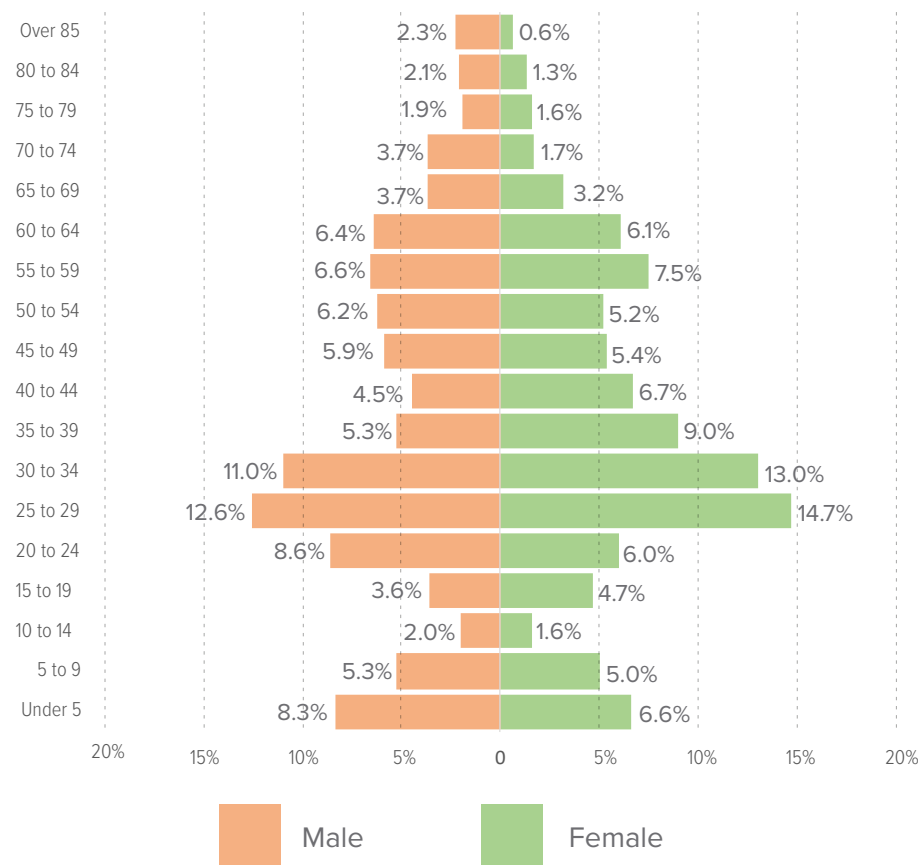
Source: U.S. Census Bureau

Figure 2.2 - Population trend in Johnson County, Kansas since 1990



Source: U.S. Census Bureau

Figure 2.3 - Age by Sex, Roeland Park (2018)



Source: U.S. Census Bureau

Table 2.1 - Median Age Comparison (2018)

Median Age	Roeland Park	Kansas	U.S.
Total	33.9	36.5	37.9
Male	33.8	35.3	36.6
Female	33.9	37.9	39.3

Source: U.S. Census Bureau

Age Profile

Figure 2.3 shows the breakdown of Roeland Park’s population into age cohorts (0-4, 5-9, 10-14, etc.) by male and female population. The largest age cohorts in Roeland Park are young adults ages 25 to 29 as well as ages 30 to 34. The next largest cohorts are older adults (55 to 59 and 60 to 64) and children (0 to 9). In general, the female and male population seem balanced across age cohorts with a few notable exceptions. There are more female young adults 25 to 29 and 30 to 34. Females also outnumber males 40 to 44 and 55 to 59.

The median age in Roeland Park is 33.9 which is younger than the U.S. median age of 37.9. Males in Roeland Park have a median age of 33.8 and females are slightly older on average with a median age of 33.9. While Roeland Park generally skews younger than the U.S. as a whole, the trend between male and female median age is consistent with the ratio as the national average. Table 2.1 shows the breakdown of median age for Roeland Park, the State of Kansas, and the U.S.

Table 2.2 summarizes some age cohort population percent change between 2010 and 2018. During this time period, Roeland Park appears to have gained population in the adult categories while losing young people (age 0-18) and older people (75+).

Table 2.2 - Population Trends in Roeland Park since 2010

Age Category	Roeland Park (%)	Kansas (%)	U.S. (%)
5 to 14 years	-16.9%	1.5%	1.0%
15 to 17 years	-30.8%	-1.4%	-3.7%
18 to 24 years	9.2%	2.2%	2.7%
15 to 44 years	2.7%	1.9%	2.4%
18 years +	-0.1%	4.8%	8.5%
65 years +	1.2%	19.0%	27.5%
75 years +	-29.1%	4.0%	13.5%

Source: U.S. Census Bureau

Household & Families

There are approximately 3,080 households in Roeland Park. The average size is 2.20 people per household. The average size for owner-occupied units is 2.19, which is only slightly lower than the average of 2.24 for renter-occupied units. Generally, owner-occupied households are larger than renter-occupied households making this statistic somewhat unusual. Approximately three quarters (74%) of the households are living in owner-occupied housing units, while one quarter (26%) are in renter-occupied housing units.

The total number of families in Roeland Park is estimated at 1,652 with an average size of 2.86. Approximately 22.5% of households have their own children under age 18 years living with them. Just over thirty percent of households in Roeland Park have one or more people age 60 years or older. Approximately 33% of households live alone.

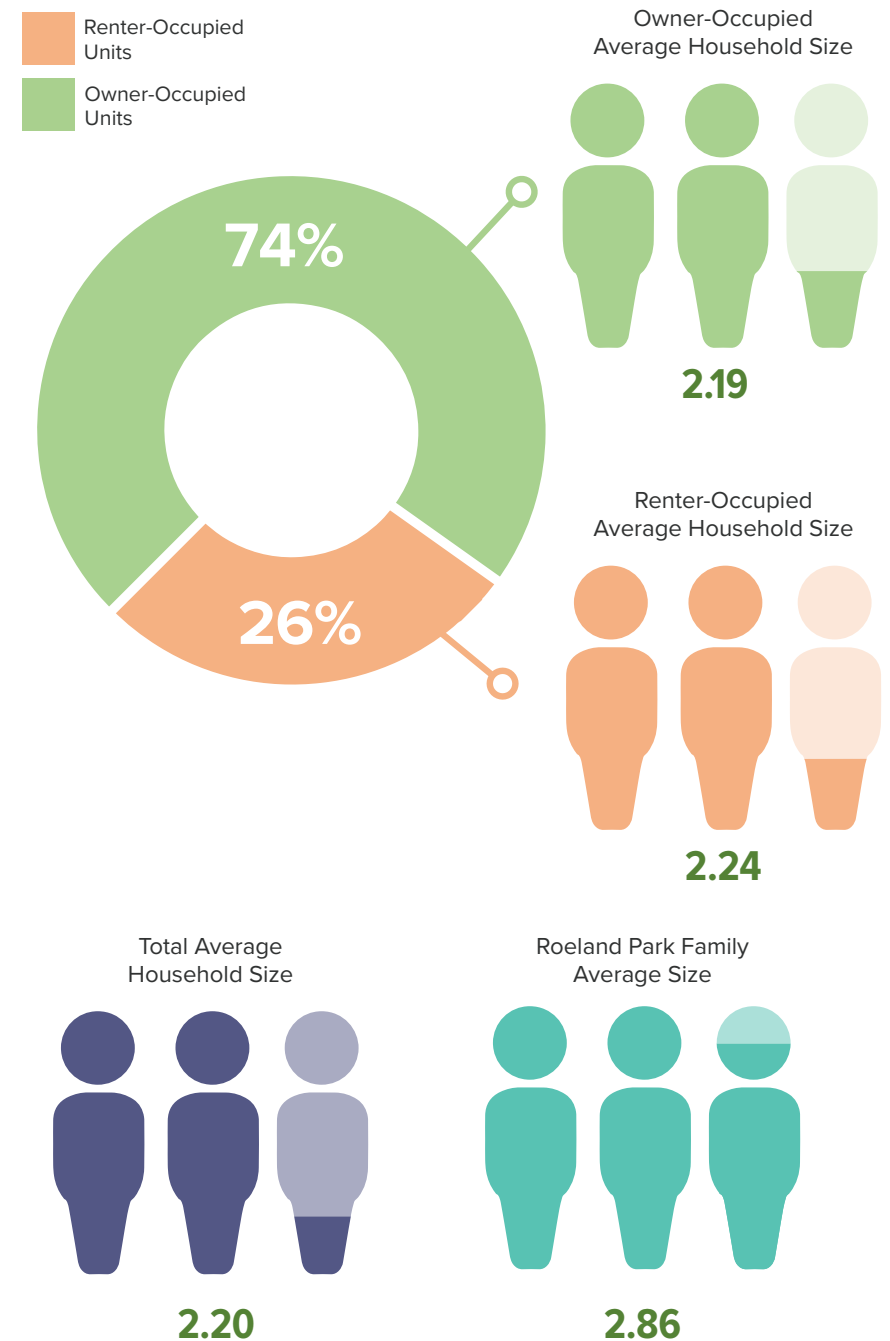
Figure 2.4 and Table 2.3 show the breakdown.

Table 2.3 - Households and Families, Roeland Park (2018)

Households	Roeland Park
Total Households	3,080
Average Household Size	2.20
Families	Roeland Park
Total Families	1,652
Average Family Size	2.86
Household Characteristics	Roeland Park
Households with children under 18 years	22.5%
Households with people age 60 years or older	31.6%
Household living alone	33.7%

Source: U.S. Census Bureau

Figure 2.4 - Households and Families, Roeland Park (2018)

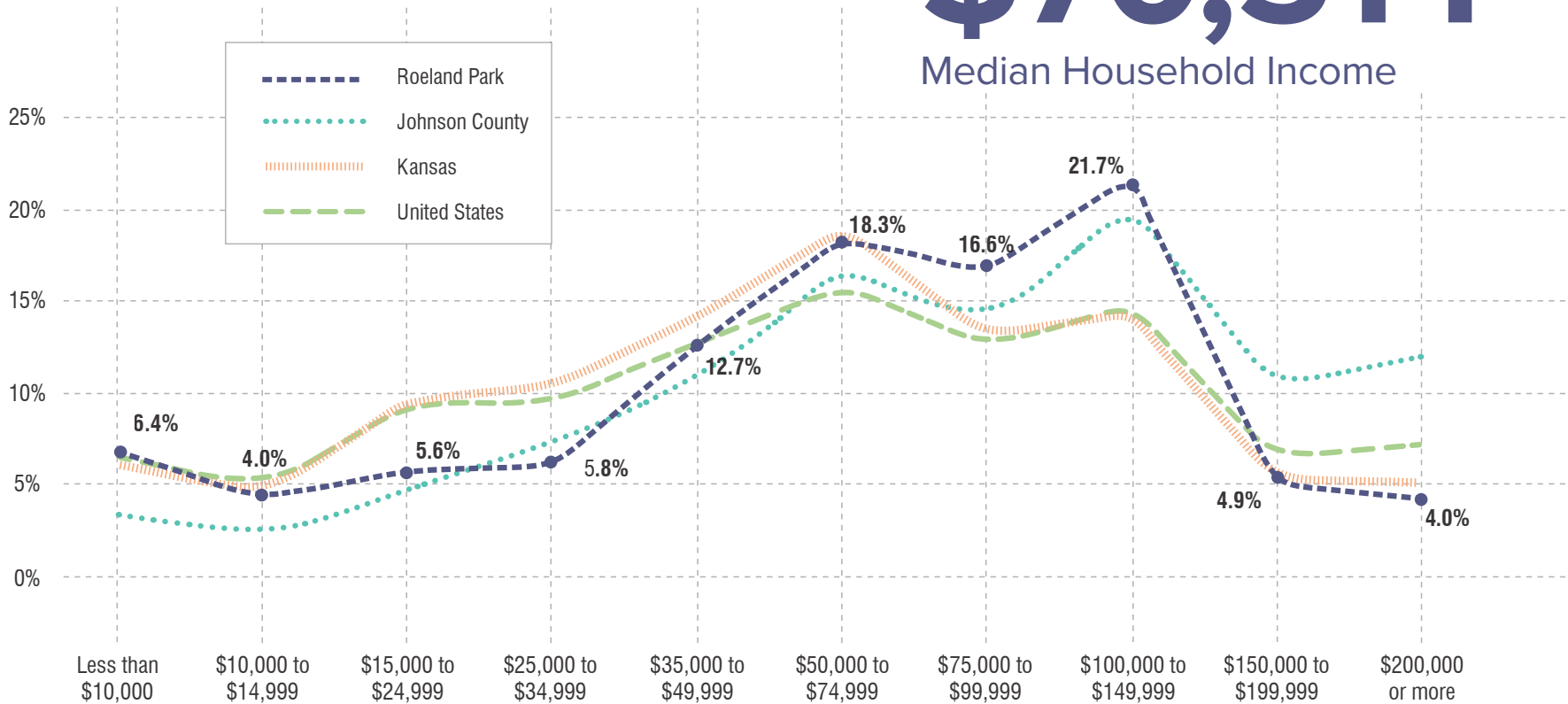


Incomes

The median annual household income for all occupied households in Roeland Park is estimated to be \$70,514. Figure 2.5 shows the breakdown of households by income bracket in Roeland Park compared to Johnson County, Kansas, and The United States. The two largest income brackets for Roeland Park are \$100,000 to \$149,999 (21.7%) and \$50,000 to \$74,999 (18.3%). Approximately 21% of Roeland Park households earn less than \$35,000 annually. Roughly 30.6% of Roeland Park households earn more than \$100,000 per year.

The median household income in Roeland Park (\$70,514) is approximately 20% lower than the Johnson County median household income. The State of Kansas median household income, however, is lower at \$57,422.

Figure 2.5 - Household income by Bracket Comparison (2018)



Source: U.S. Census Bureau

Table 2.4 - Median Income Comparisons (2018)

Community	Median Income
Roeland Park	\$70,514
Owner-Occupied Units	\$80,714
Renter-Occupied Units	\$49,667
Johnson County	\$84,915
Kansas	\$57,422
United States	\$60,293

Source: U.S. Census Bureau

\$70,514
Median Household Income

Housing

Table 2.5 shows median home values for Roeland Park, Johnson County, the State of Kansas, and the United States. Roeland Park has a higher median home value (\$164,200) than the State of Kansas (\$159,300) but is considerably lower than Johnson County (\$247,900) and the United States (\$252,300). Figure 2.6 shows the breakdown of owner-occupied home values for Roeland Park as of 2018. Nearly 40% of homes are valued between \$150,000 and \$199,999. Another 30% are valued lower at between \$100,000 and \$149,999. Slightly less than one-quarter (23.3%) of homes are valued higher at between \$200,000 and \$299,999.

Parcel data from Johnson County reveals the year built for single-family homes in Roeland Park in Table 2.6. Nearly 80% of all single-family homes in Roeland Park were constructed between 1940 to 1949 (39.9%) and 1950 to 1959 (38.9%). Approximately 5% of homes in Roeland Park were constructed prior to 1930, making them ninety years or older. Very few homes in Roeland Park have been constructed since 1990 with only 1.5% of homes built during this time period.

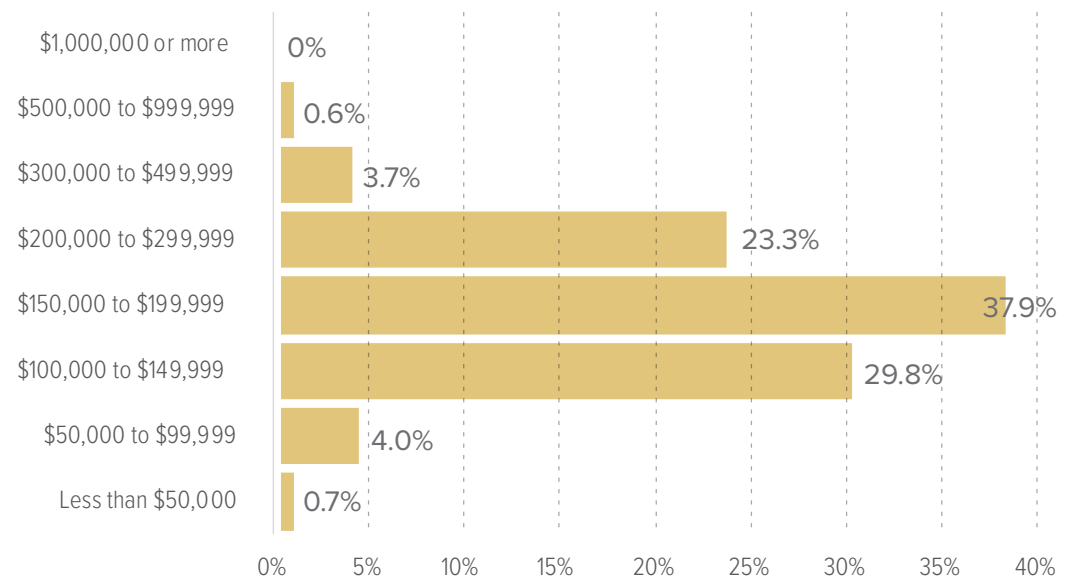
Table 2.5- Median Home Values (2018)

Community	Median Home Value
Roeland Park	\$ 164,200
Johnson County	\$247,900
Kansas	\$159,300
United States	\$252,300

Source: U.S. Census Bureau



Figure 2.6 - Owner-Occupied Home Values (2018)



Source: U.S. Census Bureau

Table 2.6 - Year Built (Single-Family Homes) 2020

Year Built	Count	Share
Before 1920	39	1.4%
1920 to 1929	104	3.7%
1930 to 1939	227	8.0%
1940 to 1949	1,132	39.9%
1950 to 1959	1,104	38.9%
1960 to 1969	121	4.3%
1970 to 1979	32	1.1%
1980 to 1989	38	1.3%
1990 to 1999	16	0.6%
2000 to 2009	12	0.4%
2010 or later	14	0.5%

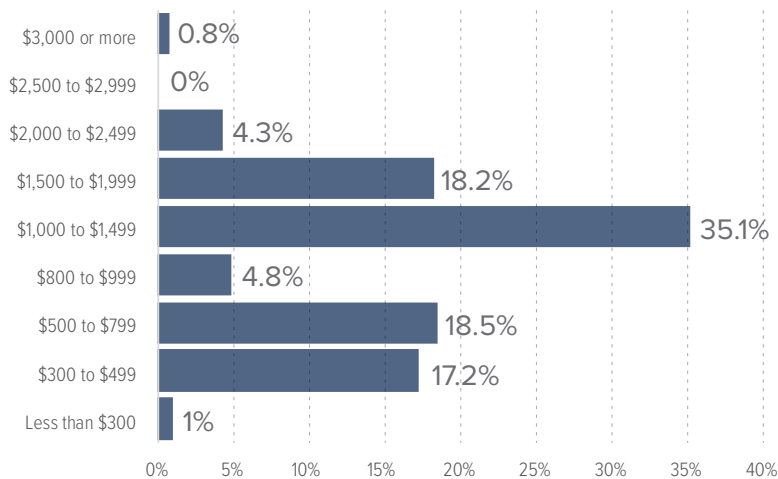
Source: Johnson County

Table 2.7 - Median Monthly Housing Costs, Owner-Occupied (2018)

Community	Median Monthly Housing Costs
Roeland Park	\$1,115
Johnson County	\$1,481
Kansas	\$951
United States	\$1,103

Source: U.S. Census Bureau

Figure 2.7 - Owner Monthly Housing Costs, Roeland Park (2018)



Source: U.S. Census Bureau

Table 2.8 - Median Monthly Housing Costs, Renter-Occupied (2018)

Community	Median Monthly Housing Costs
Roeland Park	\$1,125
Johnson County	\$1,109
Kansas	\$840
United States	\$1,085

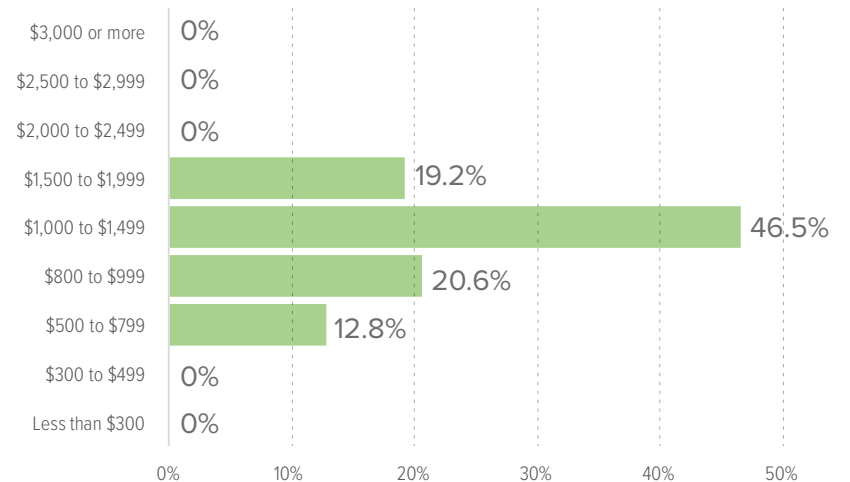
Source: U.S. Census Bureau

Housing Costs

Table 2.7 illustrates the median home costs for owner-occupied units in Roeland Park and surrounding communities. The median monthly housing costs for owner-occupied units is \$1,115. This is close to the median costs for the United States (\$1,103). However, Johnson County is significantly higher (\$1,481) and the State of Kansas is somewhat lower (\$951). Approximately 35% of homeowners experience monthly costs between \$1,000 and \$1,499. The next two highest brackets of home ownership costs are \$500 to \$799 (18.5%) and \$1,500 to \$1,999 (18.2%). Figure 2.7 displays this breakdown.

Table 2.8 illustrates the median home costs for renter-occupied units in Roeland Park and surrounding communities. The median monthly housing costs for renter-occupied units is \$1,125. This is higher than Johnson County (\$1,109), the United States (\$1,085) and significantly higher than the median amount for the State of Kansas (\$840). Figure 2.8 shows the breakdown.

Figure 2.8 - Renter Monthly Housing Costs, Roeland Park (2018)



Source: U.S. Census Bureau

Race / Ethnicity

Figure 2.9 shows the race/ethnicity breakdown for Roeland Park, Johnson County, the State of Kansas and the United States. Kansas is less diverse than the United States and this pattern holds true in Roeland Park. Close to 86% of residents in Roeland Park are White, which is on par with rates for Johnson County and the State of Kansas. Close to 6% identify as two or more races and nearly 8% as Hispanic or Latino. Just over 3% of residents are Black, which is slightly less than the county and state average.

Figure 2.9 - Race / Ethnicity Comparison (2018)

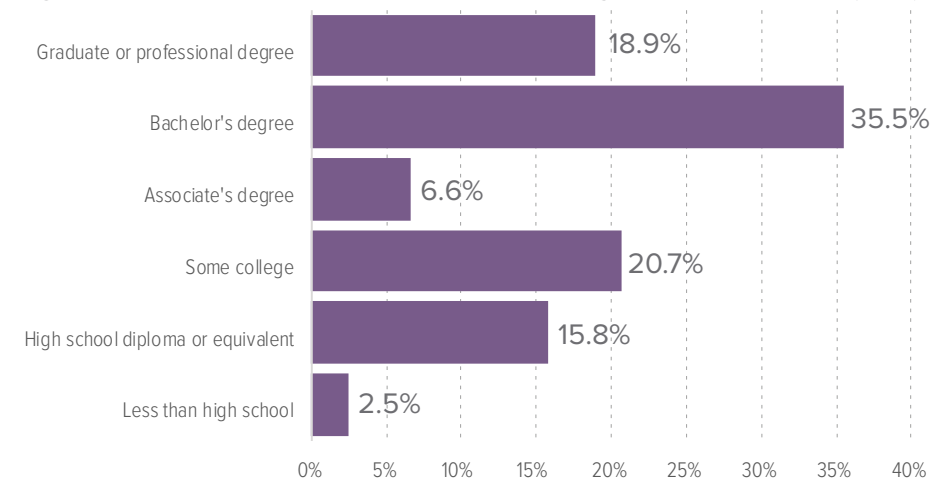
Race / Ethnicity	City of Roeland Park	Johnson County	Kansas	United States
White	85.8%	85.7%	84.6%	72.7%
Black	3.3%	4.6%	5.8%	12.7%
American Indian and Alaska Native	0.3%	0.3%	0.8%	0.8%
Asian	2.0%	5.0%	2.9%	5.4%
Native Hawaiian and Other Pacific Islander	0.0%	0.04%	0.1%	0.2%
Some other race	2.9%	1.2%	2.3%	4.9%
Two or more races	5.8%	3.2%	3.5%	3.2%
Hispanic or Latino	7.6%	7.4%	11.7%	17.8%

Source: U.S. Census Bureau

Educational Attainment

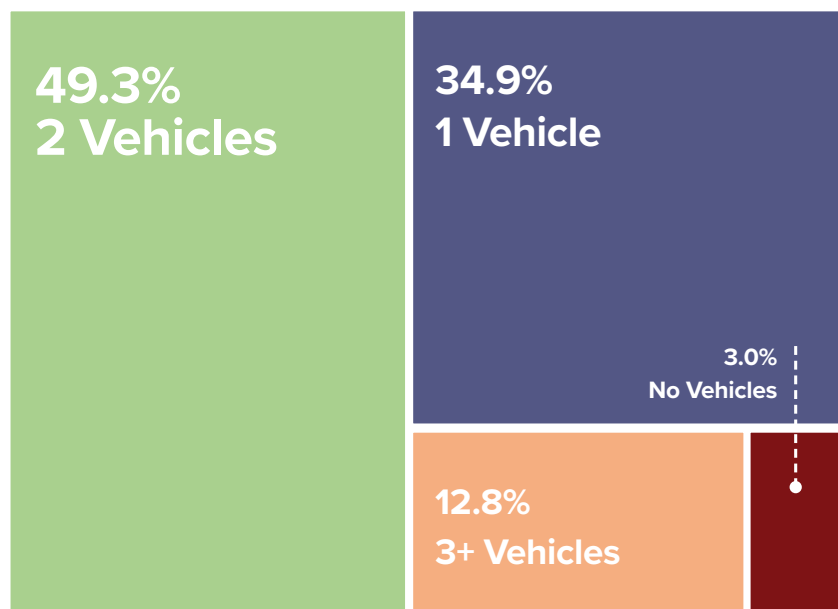
Figure 2.10 shows the educational attainment for people age 25 and older in Roeland Park in 2018. Over 54% of the population has obtained at least a bachelor's degree. Another nearly 30% have obtained either some college (20.7%) or an associate's degree (6.6%). Nearly 19% have a graduate degree or higher.

Figure 2.10 - Educational Attainment, Population Age 25+, Roeland Park (2018)



Source: U.S. Census Bureau

Figure 2.11 - Vehicles Available, Roeland Park (2018)



Source: U.S. Census Bureau

Vehicles Available & Transportation to Work

Figure 2.11 shows the number of vehicles available for occupied households in Roeland Park as of 2018. Nearly half (49.3%) of households have access to two vehicles. Another 35% have access to one vehicle. Nearly 13% have 3 or more vehicles available while 3% don't have access to personal vehicles.

Approximately 92% of Roeland Park residents use a car, truck, or van to get to work. Another 6.3% work from home and therefore have no daily commute. The remaining 1.7% are split between public transportation, bicycle, walking, or other means. The mean travel time to work is around 21 minutes.

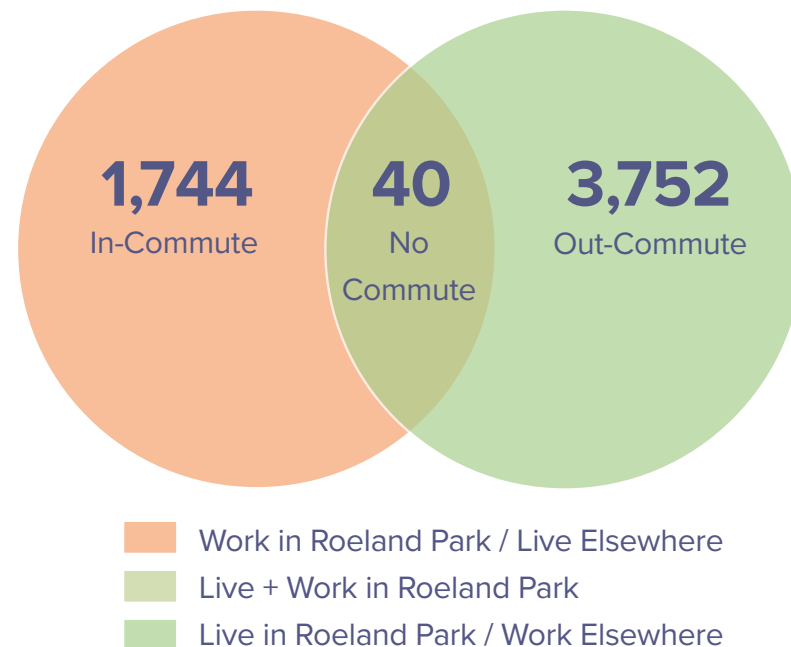
Around 3,700 Roeland Park residents leave Roeland Park for work while around 1,700 people come into Roeland Park for work. Only approximately 40 residents are estimated to both live and work in Roeland Park.

Figure 2.12 - Commute Time & Means of Transportation to Work (2018)



Source: U.S. Census Bureau

Figure 2.13 - Inflow / Outflow Commute, Roeland Park (2017)



Source: LEHD 2017 / U.S. Census

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3

PUBLIC PARTICIPATION



PUBLIC PARTICIPATION OVERVIEW

Public participation is a key element in the comprehensive planning process. The Roeland Park: Moving Forward 2040 Plan incorporated a variety of engagement methods designed to provide many opportunities for residents, business owners and city leaders to give their input on the long-term vision for Roeland Park. The public input process included traditional public engagement methods such as public workshops but also more interactive events such as a box city activity at Roesland Elementary. Increasingly, it is more difficult to engage with community members but with social media and on-line awareness, we were able to spread the word about this plan and in the end, had a robust engagement process with the community. The results of the public participation process were instrumental in the formation of this plan. The public consensus gathered helped create the goals, policies and action items that will ultimately guide the implementation of this plan. This chapter summarizes the public engagement strategy.



Comprehensive Plan Advisory Committee

The Roeland Park: Moving Forward 2040 Plan utilized a Comprehensive Plan Advisory Committee (CPAC) to assist in the plan development and review. This committee was composed of elected and appointed officials and key City Staff. Members of the CPAC include:

- Mike Kelly - Mayor
- Keith Moody - City Administrator
- Jennifer Jones-Lacy - Assistant City Administrator
- John Jacobson - Building Official
- Darren Nielsen - Planning Commission Chair (At-Large)
- Paula Gleason - Planning Commission Vice Chair (At-Large)
- Brian Ashworth - Planning Commissioner (At-Large)
- Lisa Brunner - Planning Commissioner (Ward 1)
- Bill Ahrens - Planning Commissioner (Ward 2)
- Mark Kohles - Planning Commissioner (Ward 3)
- Susan Schenewerk - Planning Commissioner (Ward 4)
- Kyle Rogler - Former Planning Commissioner (At-Large)
- Pete Davis - Former Planning Commissioner (Ward 1)
- Mike Hickey - Former Planning Commissioner (Ward 4)

All public input was gathered prior to the effects of the COVID-19 Pandemic. How this unprecedented event in our nation's history will affect the economy and priorities of Roeland Park is unclear at this time. Nonetheless, this plan was developed with the input from Roeland Park community members and should be adhered to as much as possible.



Communication Plan + Project Branding

Early in the planning process, a communication strategy was crafted between the CPAC and consultant team. The Communication Plan identified the appropriate meeting types and dates, key stakeholders for the consultant team to meet with, and helped identify possible themes and questions for the community survey. The comprehensive plan update was also given a branding of Roeland Park: Moving Forward 2040 to help create a recognizable identity for the project. The logo and color scheme were inspired by Roeland Park's current city logo.



Figure 3.1 - Project Branding Logo

Key Stakeholder Interviews

One of the most important engagement exercises used in the development of this comprehensive plan was the completion of key stakeholder interviews. Members of the consultant team met individually or in small groups with various representative members of the Roeland Park community. The small group setting conversations helped provide a safe environment for people to speak openly about the strengths, weaknesses, opportunities, and challenges facing Roeland Park now and in the future. The feedback gained through these interviews were critical in the consultant team's understanding of Roeland Park.

Groups with representation in the key stakeholder interviews include:

- NE Johnson County Chamber of Commerce
- Roeland Park United Methodist Church
- Roeland Park Sustainability Committee
- Friends of R Park
- St. Agnes Catholic Church
- KCATA
- FLA Properties
- Arts Advisory Committee
- Local business owners

Those who participated in the interviews discussed the efficiencies of working with the city government and leadership. They identified areas the city should focus on which includes developing a city center, improving walkability, attracting new restaurants and continuing to improve the perception of the city.

The overall major topics discussed during the stakeholder interviews included:

- City government is good to work with
- Roeland Park is becoming cool
- Develop City Center
- Improve access across Roe Blvd
- Continue to make sidewalk improvements
- Potential for transit improvements on Roe Blvd
- Increase public gathering spaces
- Maintaining affordability
- Universal Design
- Residential Design Standards
- Need for senior housing
- Attracting young families

Community Survey

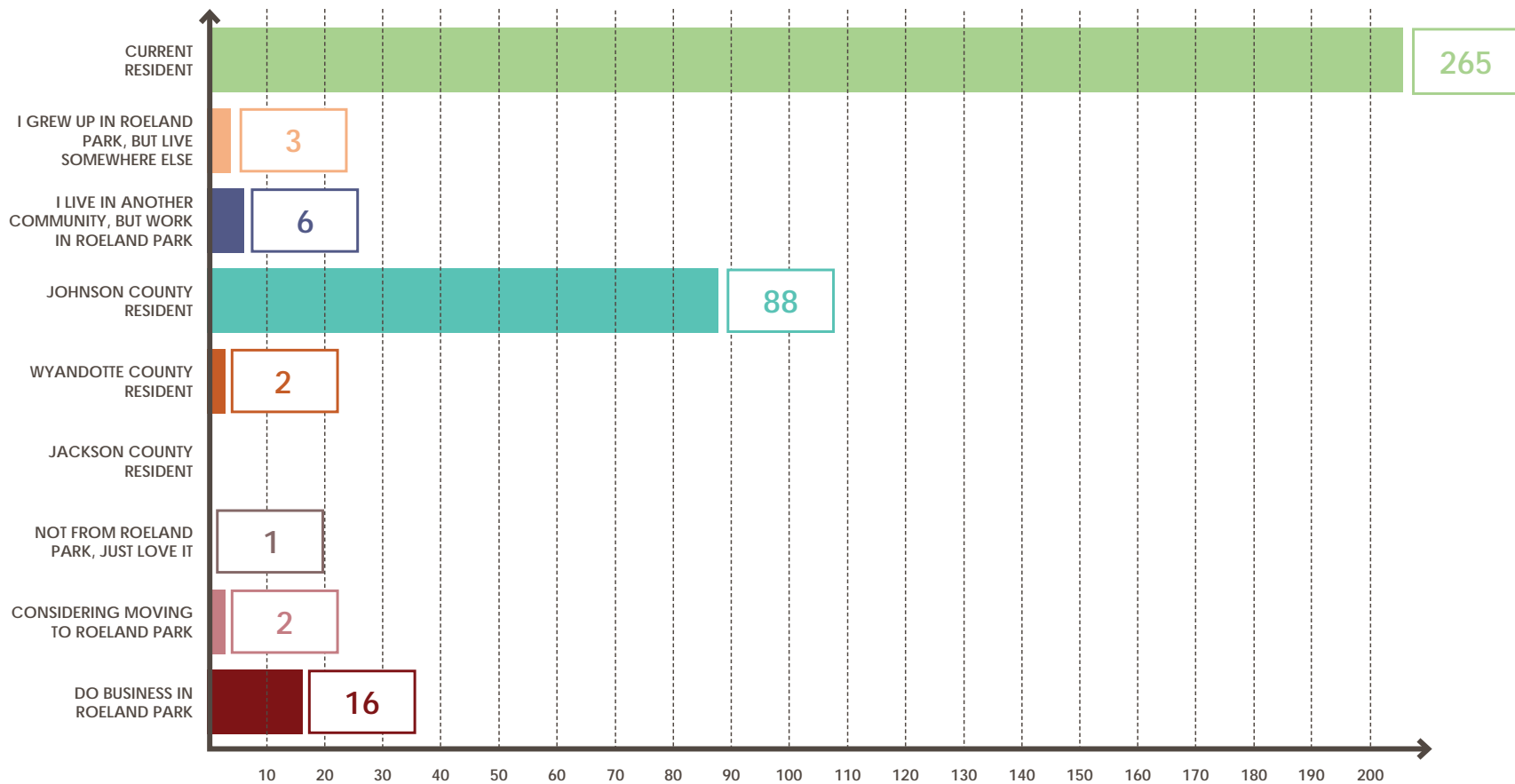
The final method of public outreach was an online community input survey that was administered to residents of Roeland Park. This allowed residents to give their feedback on the positive and negative aspects of the community. A public survey is a way to get a sense of the wants and needs of the overall community. There was a total of 279 respondents and the survey was online from January 21, 2020 to February 11, 2020.

The complete survey and responses are included in the Appendix of this plan. The primary takeaways are summarized below:

Respondent Demographics

Of the 279 responses, the majority lived in Roeland Park (69%). The age groups with the highest response rate were 35 to 44 years old (29.2%) and 25 to 34 years old (20.2%). 26.2% of respondents have lived in Roeland Park for a relatively short period of time (2 to 5 years) while 25.1% of respondents have lived in Roeland Park for over 20 years.

Figure 3.2 - What is your current relationship to Roeland Park? (Mark all that apply).



Why Roeland Park

Understanding why people choose to live in a community is an important question to ask when developing a comprehensive plan. At the beginning of the online survey, participants were asked how they would rate the current quality of life in Roeland Park with zero representing 'Very Low' and ten representing 'Very High.' The average answer was a 7.1 indicating that most respondents think the quality of life in Roeland Park is very good. Similarly, survey participants were asked how they expect the quality of life to change in the future with zero representing a decline in quality and ten representing an improvement. With an average answer of 7.3, the general sentiment of the community is that the quality of life is good and will continue to get better. This is a strong foundation for a community to build on for the future.

Figure 3.3 - How would you rate the current quality of life in Roeland Park....

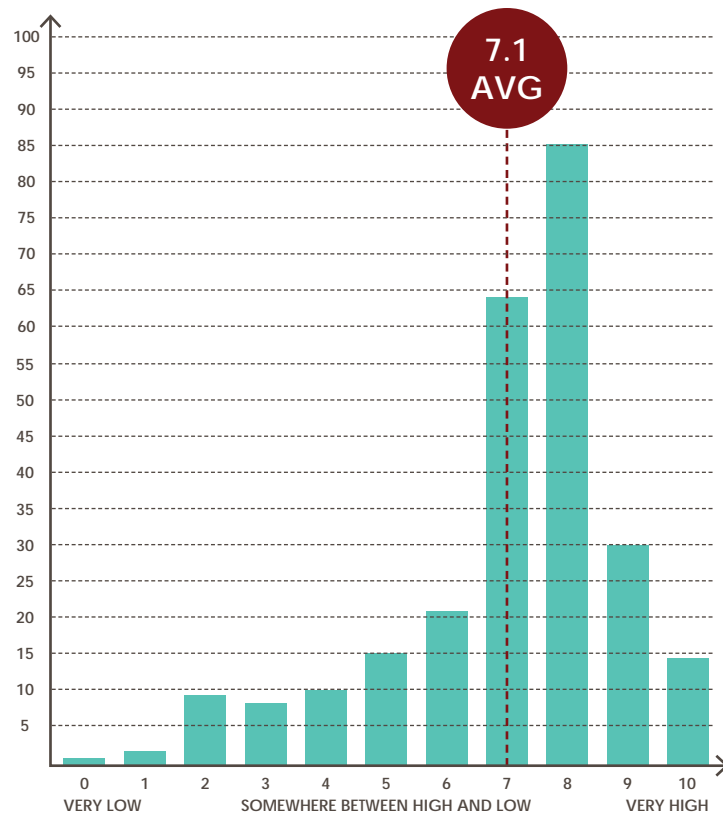
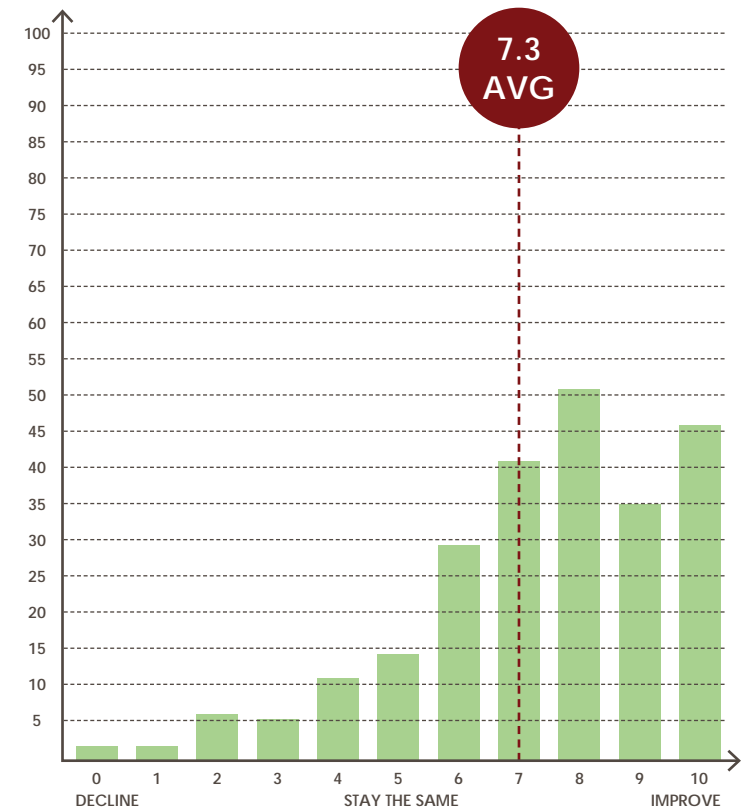


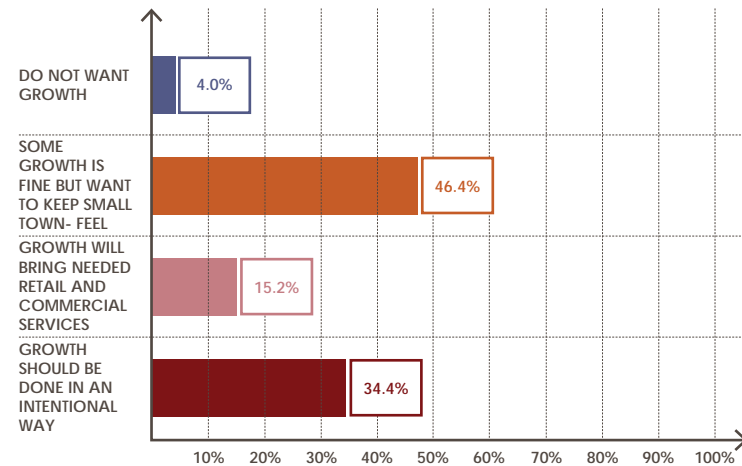
Figure 3.4 - Over time, you expect the quality of life in Roeland Park to...



Growth and Development

Survey participants understand that some growth is necessary in order to continue to bring needed retail and commercial services, but the majority of respondents want to see that the small-town quality of Roeland Park remains intact. To ensure this, participants also agree that growth should be carried out in an intentional way.

Figure 3.5 - Which statement best describes your views towards population growth in Roeland Park?



Housing

Survey respondents indicated that Roeland Park should prioritize existing home rehabilitation and neighborhood preservation and that maintaining livable neighborhoods should be the guide to future growth. Higher-Density Mixed Use, Low-Impact Housing, Affordable Housing and Senior Housing received similar rankings and represent developments that the community recognizes as needed in some quantity.

Figure 3.6 - Please rank the following housing priorities for the City. (1 = Highest Priority, 6 = Lowest Priority)

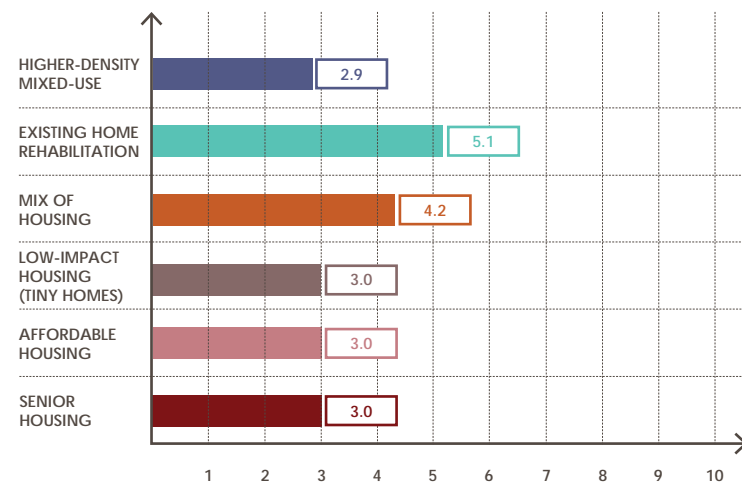
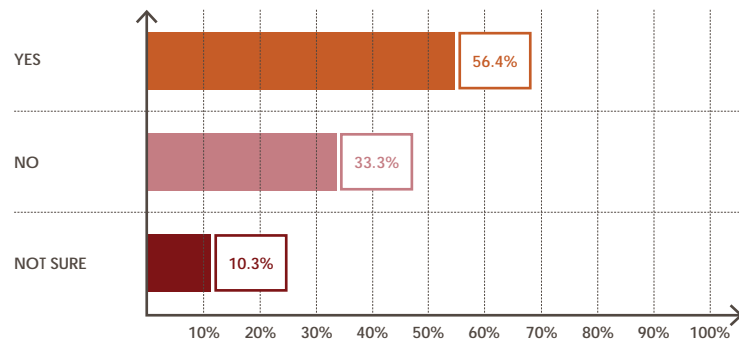


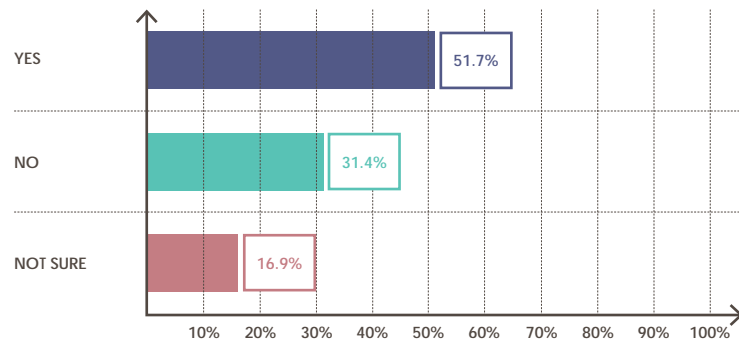
Figure 3.7 - Do you feel parks and recreation facilities in Roeland Park adequately serve the needs of your household?



Parks and Recreation

The majority of survey respondents, 56.4%, feel that Roeland Park's recreation facilities adequately serve the needs of their households. 3/10 respondents feel their recreation needs are not served by the facilities within the community.

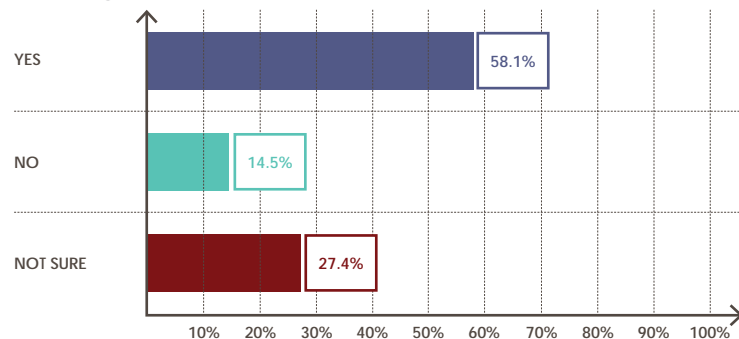
Figure 3.8 - Do you think the city should focus on implementing bicycle infrastructure to encourage different transportation options?



Connectivity and Mobility

One element of improving connectivity and mobility relates to bicycle infrastructure. When asked if the city should focus on implementing bicycle infrastructure to encourage different transportation options, more than half, 51.7% of participants believe this is a good investment to make.

Figure 3.9 - Would you support efforts by the city of Roeland Park to initiate green storm water infrastructure?



Natural Resources / Environment

58.1% of survey participants think that Roeland Park should initiate stormwater infrastructure plans throughout the city to become more environmentally sustainable.

Economic Development

Overwhelmingly, survey participants indicated that there is a great need for sit-down restaurants in Roeland Park. Entertainment venues, boutique downtown stores and bars also ranked high as development that is desired within the community.

Figure 3.10 - What type of retail / commercial development is most needed in Roeland Park?

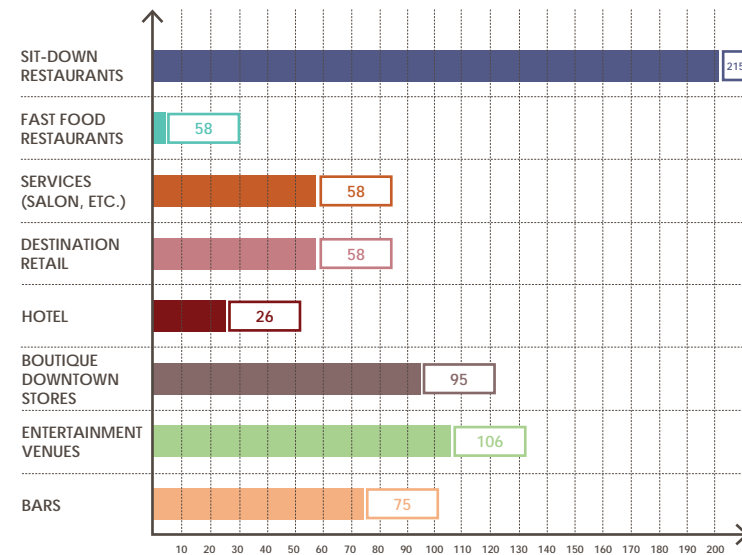
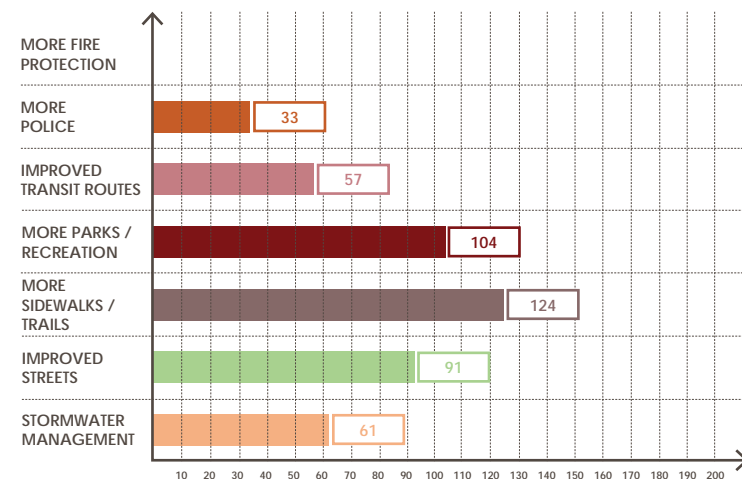


Figure 3.11 - What public facilities are most needed in Roeland Park?



Public Facilities

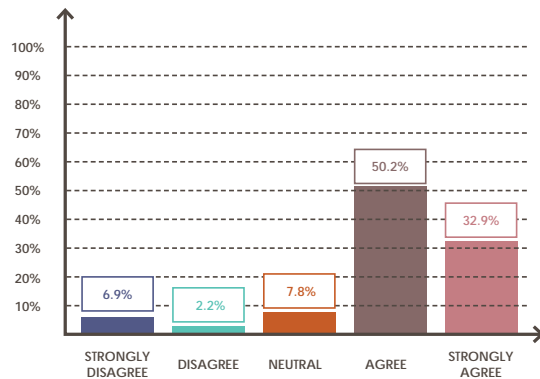
The public facilities that are most needed according to survey respondents relate to more sidewalks / trails and more parks and recreation facilities. Improved streets and connectivity and enhanced stormwater management also received high rankings. Most feel police and fire services are well represented in the community.

Goals and Priorities

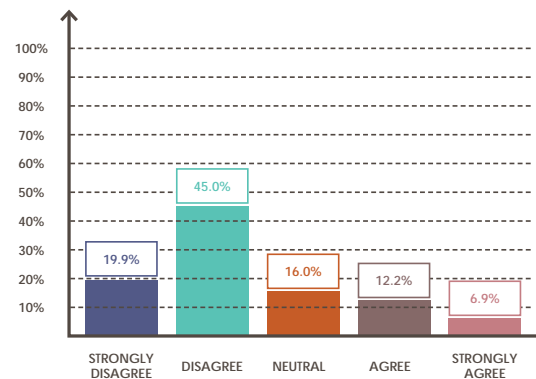
The final question on the survey related to what community members think should be the overall goals and priorities of the city. The following six figures summarize the responses.

Figure 3.12 - Please indicate your feelings for the following goals and priorities...

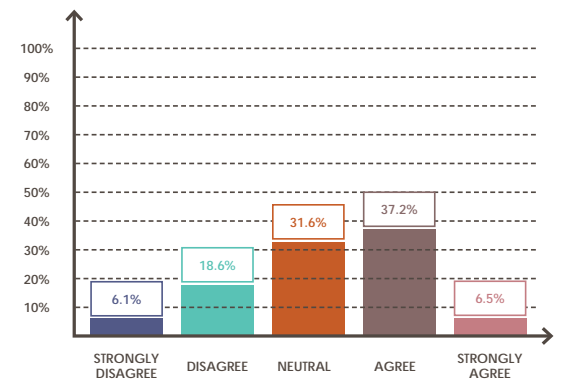
There should be an overall plan that directs future growth and development in appropriate areas.



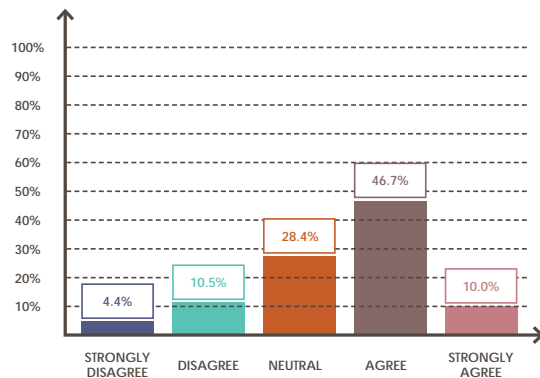
Individuals and developers should be free to develop with minimal controls from the city.



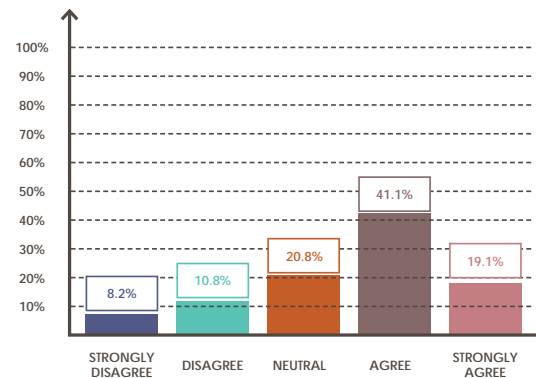
Economic studies should be the driving force for what type of development takes place.



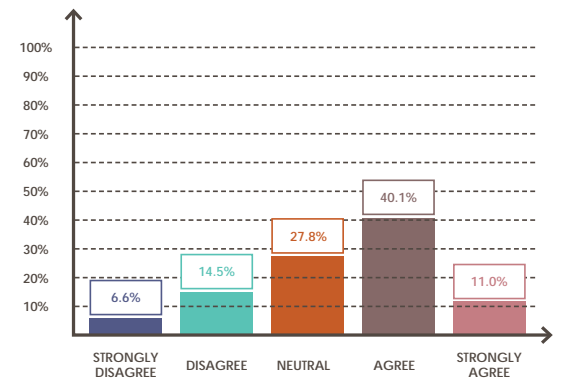
City should use local tax resources to protect historic landmarks and buildings.



City should use local tax resources to implement environmental sustainable infrastructure.



City should use local tax resources to attract new businesses.



Public Workshop

A public workshop was held on November 21, 2019 at Roeland Park City Hall. The purpose of the public workshop was to review the comprehensive planning process and identify the community's goals and vision for Roeland Park through a variety of group exercises.

Postcard Exercise

Workshop participants were given a small postcard with the following phrase:

*"Dear Friend/Family,
It is the year 2040 and you should visit me here in Roeland Park because..."*

Participants were then asked to finish the statement with Roeland Park's most promising attributes. This exercise identified the community's most cherished assets and tourist attractions.



Figure 3.13 - Public Workshop Sample Postcard

ROELAND PARK COMPREHENSIVE PLAN	
Roeland Park, Kansas	
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 it is accessible / welcoming for everyone. This is reflected in our multi-purpose trails, activity-based park programming and interactive art. Roeland Park is a place where we can age-in-place.	
	

ROELAND PARK COMPREHENSIVE PLAN	
Roeland Park, Kansas	
Dear Friend/Family, It is the year 2040 and you should visit me here in Roeland Park because...	
It's a vibrant community with beautiful public art, locally-owned businesses including stores and restaurants and restored vintage homes. It's also a diverse and positive community with cool parks and other community spaces.	
	

Figure 3.14 - Postcard Response Examples

Participants were given three note cards at the beginning of the public workshop. One note card had a red dot, one a green dot and one was blank. Half-way through the meeting, participants were asked to take a few moments to considering the following questions:

- Word clouds for the note card responses were generated for each prompt (Figure 3.15). The larger the word or phrase the more often it was mentioned in the note card responses.

- Walkability
- More Housing Options
- Redevelop Johnson Drive
- New Restaurants
- Bikeable

- City Center
- Walkable
- Unique Restaurants
- Mixed-Use District

- Small Vision
- Lack of Walkability
- Landlocked
- Dilapidated Businesses
- Small Geographic Area

- Small Vision
- Citizen Input Ignored
- Unmaintained Homes
- Limited Revenue

Biggest Opportunities



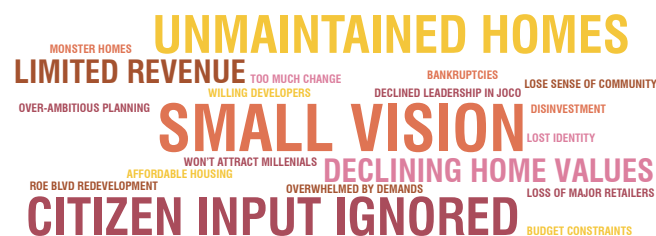
Biggest Challenges



One Big Dream



One Big Fear



ROELAND PARK, KANSAS

Visual Preference Exercise

Representative imagery for different subject areas were placed on several boards and workshop participants put green dots for things they liked and red dots on things they did not like.

Housing represents an important consideration for the future of Roeland Park. As a landlocked and mostly developed community, available land for development is scarce. Therefore, any strategy for housing will require either new construction or rehabilitation of existing homes. Because of this, participants were prompted to give feedback on several different typologies of housing.

Single-family Homes (Infill)

Participants favored single-family homes that were more traditional in character with attention to architectural detail such as front porches and overhangs. Any new single-family home would be an infill development and respondents considered which style of home would fit within the existing neighborhoods. Participants did not prefer single-family homes with a modern aesthetic.

Townhome / Rowhouse

The townhome / rowhouse photos that appealed to participants were 2-3 story in height and had a traditional architecture character. The preferred images all had front porches and peaked roof lines. Once again, participants did not prefer townhomes or rowhouses with a modern aesthetic.

Multi-Family

Apartments with quality architectural detailing were the most preferred multi-family images. In the preferred images, the building facades tend to have more setbacks and greater variety of materials.



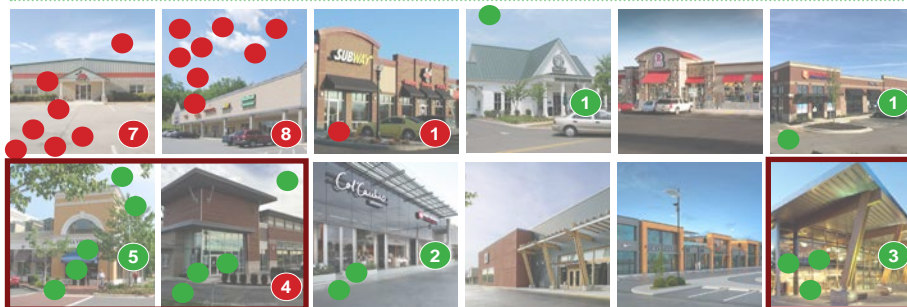
Mixed-Use



Mixed-Use

More traditional Mixed-Use buildings were the preferred images for workshop participants. Modern architecture with streamlined features received more negative votes. It should be noted that images showing mixed-use buildings with an active sidewalk or gathering space in the frame received the highest number of positive votes.

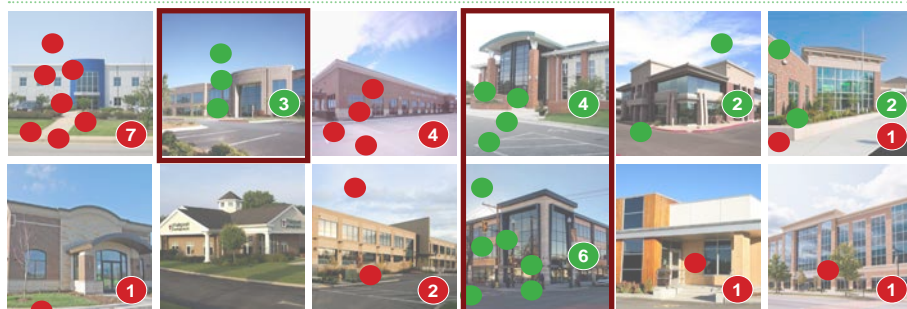
Retail



Retail

Participants rejected retail images showing low-quality, uninspiring architecture, similar to what is found along Roe Boulevard today. The images with the most positive votes displayed architectural detail and pedestrian-scaled buildings that promote walkability around the periphery.

Office Space

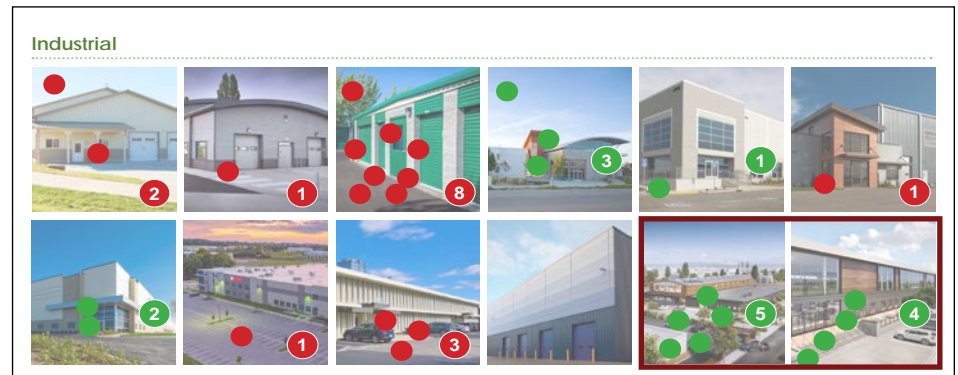


Office Space

If new office development were to take place in Roeland Park, participants preferred those with a strong architectural identity comprised of brick and prominent window features.

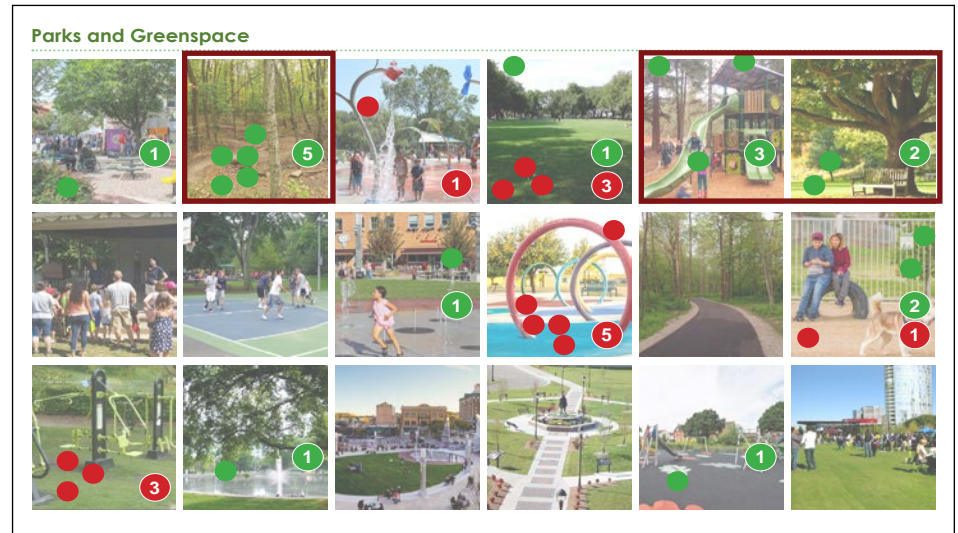
Industrial

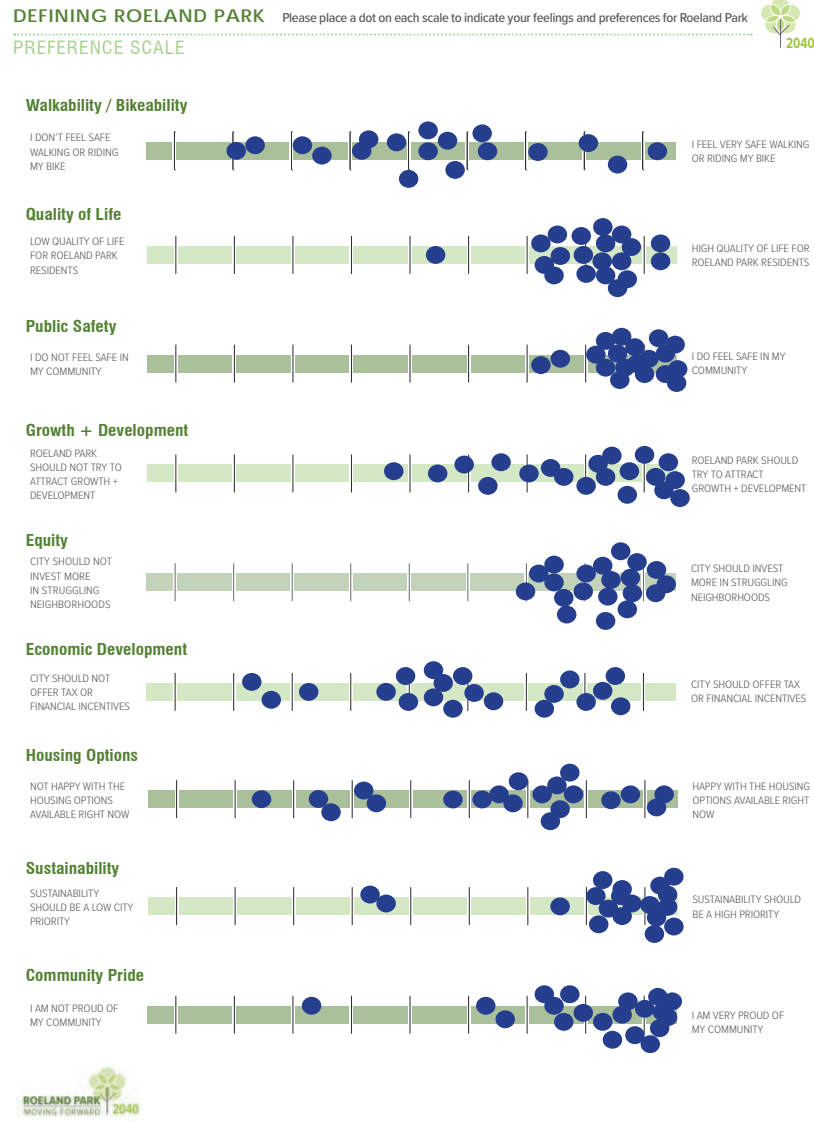
Participants favored industrial developments that embody an office space aesthetic and disliked low-cost and low-quality facilities such as storage units. The most favored image in this section conveyed quality building construction and design within a well-landscaped site.



Parks and Greenspace

The final category, Parks and Greenspace, offered a variety of programmatic elements and character for participants to respond to. In general, passive activities such as walking trails, park benches and open lawn received the most favorable votes. Fitness equipment and play features received the most negative votes.





Preferences Exercise

Workshop participants were asked to place a sticker along a scale that reflected their feelings or preferences towards nine different categories.

Walkability / Bikeability

The results were mixed on whether they felt safe walking or riding their bike in Roeland Park.

Quality of Life

The vast majority of responses indicate a high quality of life.

Public Safety

All responses indicated a strong feeling of safety within the City of Roeland Park.

Growth + Development

Most of the responses indicated that the city should try to attract growth and development although some were neutral in their response.

Equity

All respondents felt the city should invest more in struggling neighborhoods.

Economic Development

Feelings were mixed on whether the city should offer tax or financial incentives to encourage more development.

Housing Options

There were a range of responses indicating the happiness with the housing options available in Roeland Park.

Sustainability

Results show the city should make sustainability a priority.

Community Pride

Most responses indicate a high feeling of pride for their community.

Box City Event

The Box City Event was held on January 31, 2020 at Roesland Elementary School. This was a kid-oriented event that encouraged students to use their creativity to think about their community in the future and design how they want it to look with paper and boxes. In this activity students decorated buildings, laid out roadways, thought about how certain buildings and land uses go together and what would be appropriate or not. The buildings and city designed by the children not only exemplified what they deemed important (schools, hospitals, libraries) but also thought about what makes a community have a high quality of life. They included places such as movie theaters, museums, animal shelters and even some mixed-use industrial and residential buildings. The results of this exercise confirm the long-term need to promote quality city planning for the future of Roeland Park.

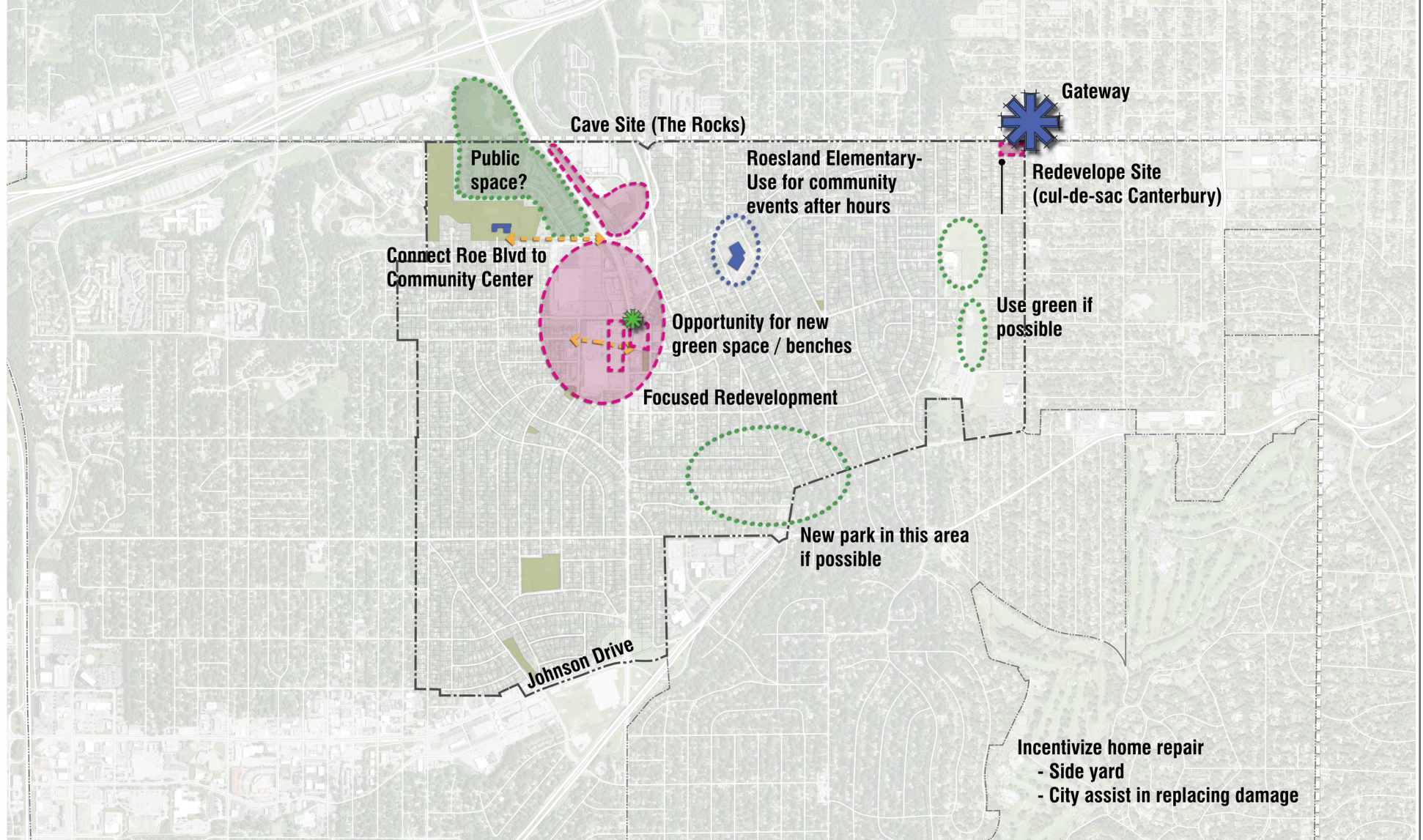
Focus Area Mapping Exercise

Participants at the public workshop were asked to consider a basemap of Roeland Park and provide any additional comments they had regarding specific areas of the city. All comments were valid, and the planning team made note of all that was shared. The results of this exercise can be found on the following page (Figure 3.16). The main takeaways included:

- Particular attention and planning should be applied to the Roe Boulevard corridor with redevelopment and green space important considerations.
- A residential area just east of Roe Boulevard is deficient in the amount of park space available.
- Residents see an opportunity for a gateway feature or development along County Line Road in the northeast corner of the city.
- Roe Boulevard Apartments property should be analyzed for redevelopment or public space improvements.



BASE MAP



ROELAND PARK COMPREHENSIVE PLAN

Roeland Park, Kansas



Figure 3.16 - Focus Area Mapping Exercise Results

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4

LAND USE DEVELOPMENT PLAN



LAND USE DEVELOPMENT PLAN OVERVIEW

The land use development plan for Roeland Park reviews the existing land use patterns of the community and identifies areas where redevelopment or new development may best occur. The land use analysis identifies areas or corridors of the community that may currently be underutilized or whose use is not the best and highest value use of the land. Over time, the development style and densities of communities will change in response to market conditions, environmental restrictions, roadway needs, or consumer/resident-driven demand. Identifying redevelopment possibilities in a landlocked community like Roeland Park is especially important because redevelopment is one of the few ways new development styles or densities can occur. There are a few key areas of the community that are vacant or undeveloped and the Land Use Development Plan lays out a vision for the future of Roeland Park that reflects market changes, community input and best practices for community growth and development.

Existing Land Use

The existing land use of Roeland Park is shown in Figure 4.1 and summarized in Table 4.1. Roeland Park is a largely low-density residential community with single-family homes accounting for just over 75% of all land. Low-density residential land is followed by public & semi-public land, such as schools or city buildings, which account for 8.2% of existing land uses. Commercial land uses are on 52.6 acres, or 6.3% of existing land. There are approximately 30.1 acres of high-density residential and 3.7 acres of medium density

residential. Parks account for around 3.5% of existing land uses, totaling 29.6 acres. Office uses can be found on 14.2 acres, totaling just under 2% of the existing land use. Industrial land accounts for less than one percent of existing land uses with 5.4 acres.

Most of the commercial areas of the community are found along Roe Boulevard between W 48th Street and W 52nd Terrace. Larger big box retail such as Walmart, Lowe's, and Price Chopper are located in this area. Several other commercial enterprises with smaller building footprints such as banks, dental clinics, and fastfood can also be found in this commercial corridor. The other smaller commercial nodes of Roeland Park are at the intersections of Roe Boulevard and Johnson Drive, Shawnee Mission Parkway and Buena Vista Street, and Mission Road and W 47th Street in the northeast corner of Roeland Park.

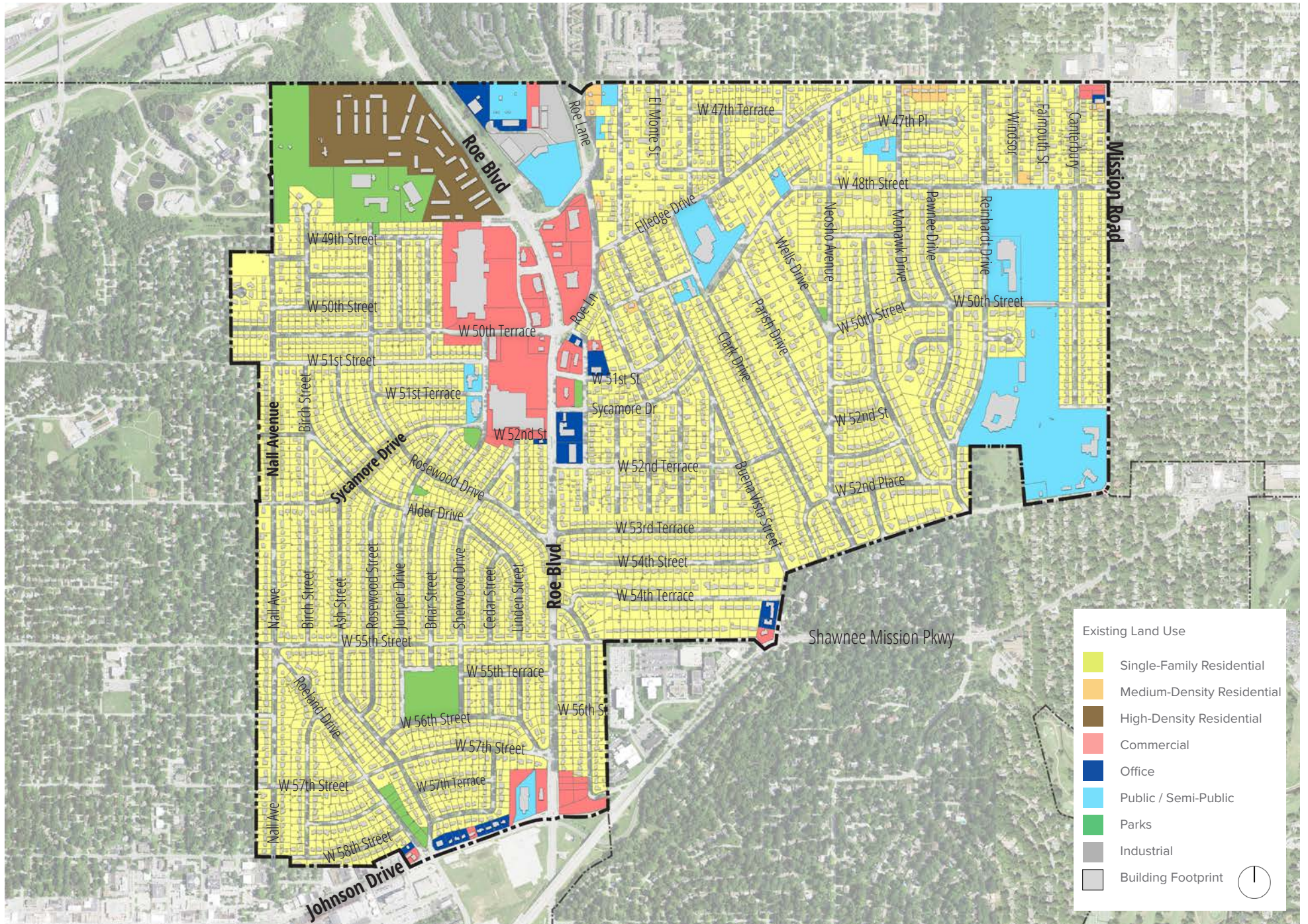
The low-density residential land is spread across nearly the entire community with the exceptions of the Roe Avenue Commercial Corridor and the area immediately north. There are currently only a few areas with multi-family or medium/high density residential in Roeland Park. There are a handful of duplexes and triplexes spread throughout the low-density residential areas. The only major apartment complex is The Boulevard apartment complex, a 410-unit building located in the northwest corner of the community.

Table 4.1 - Roeland Park Existing Land Use Composition (2020)

	Existing Land Use	Acres	Share (%)
	Single-Family Residential	636.1	75.7%
	Public & Semi-Public	68.7	8.2%
	Commercial	52.6	6.3%
	High-Density Residential	30.1	3.6%
	Parks	29.6	3.5%
	Office	14.2	1.7%
	Medium-Density Residential	3.7	0.4%
	Industrial	5.4	0.6%
	TOTAL	840.4	100.0%

Source: Confluence with inputs from Johnson County and the City of Roeland Park

Figure 4.1 - Existing Land Use Map, Roeland Park



STRATEGIC OPPORTUNITIES PLAN

Based on all the feedback received from the community and city leaders, the planning team developed a Strategic Opportunities Map to synthesize the major themes that formed during the public participation process. This exercise helped the planning team think holistically about the series of individual ideas, concerns, challenges, and opportunities. This process influenced the Future Land Use Map which can be found on Page 57 (Figure 4.13).

The major takeaways from the Strategic Opportunities Map include:

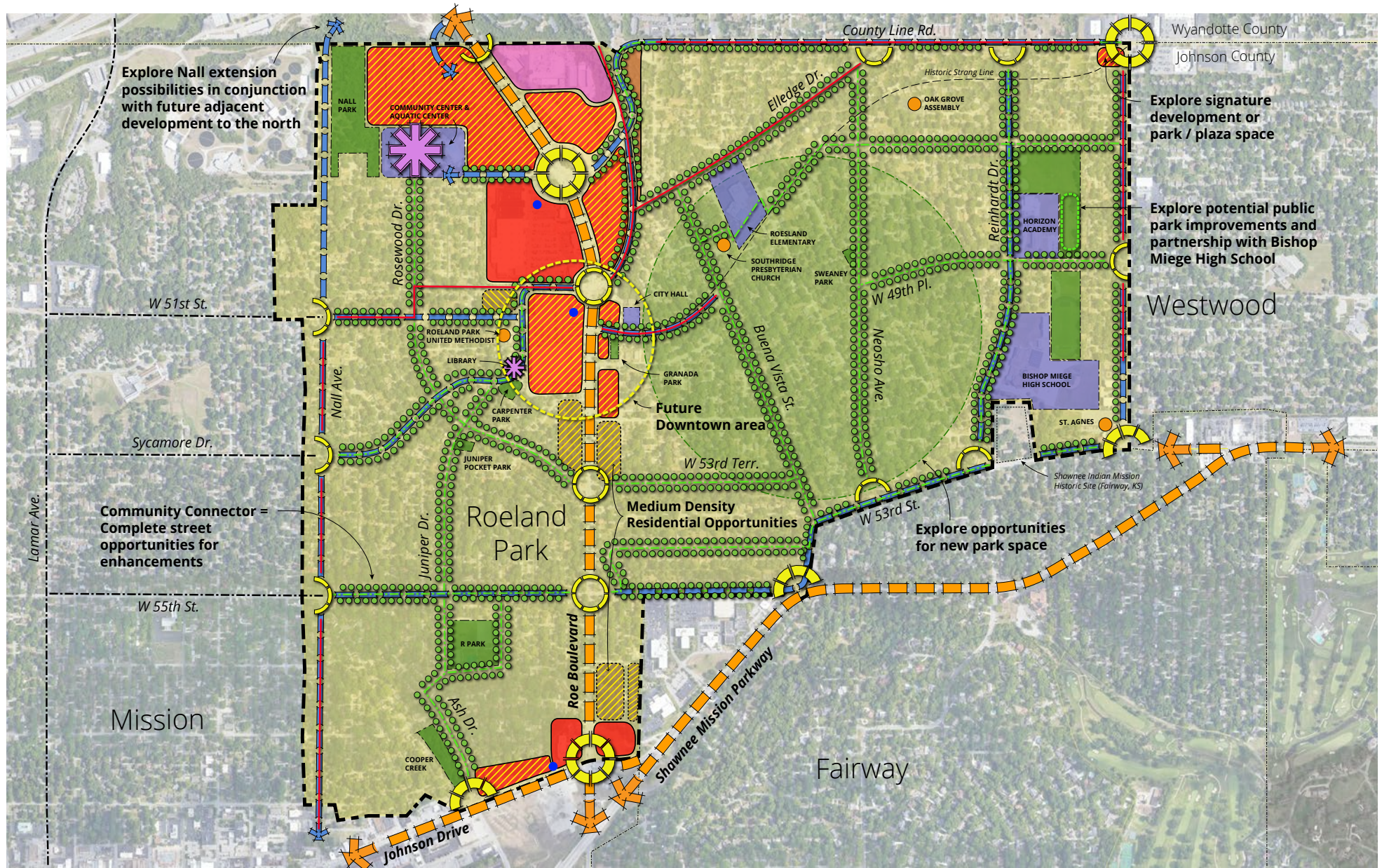
- Roe Boulevard is the major north / south corridor through the community and has the best ability to sustain **higher-density mixed-use developments**. This degree of development has the opportunity to create a walkable downtown district and is supported by the 2019 Planning Sustainable Places Roe Boulevard and Johnson Drive Corridor Plan.
- Future **medium-density residential** opportunities are indicated in various areas along Roe Boulevard. If the need arises in the community for medium-density residential, these locations would be ideal because Roe Boulevard is a heavily traveled corridor and this type of development would buffer the commercial centers and any future downtown development from the surrounding single-family homes. This type of housing would also satisfy the interest for a greater variety of housing types within the community as reflected in the public survey, administered as a part of this planning process. For more details on medium-density residential, refer to page 52.
- The Visioning Roe 2020 process identified connectivity concerns related to Roe Boulevard. The Roe 2020 reconstruction project will address these concerns though further opportunities to facilitate an easier crossing should be studied. W 55th Street, W 53rd Terrace and West 48th Street are likely the best locations for **enhanced pedestrian and bicycle crossings**.
- A network of **community connectors** would serve to enhance the pedestrian condition through improved sidewalks, plantings and amenities and better connect neighborhoods with existing parks and open spaces. Planned dedicated on-street bike lanes and shared-use paths are indicated on this map according to the 2017 Pedestrian + Bicycle Infrastructure Strategy Plan.

- Future connections between Nall Avenue and Roe Boulevard should be explored in conjunction with future adjacent development to the north. New access to the Community Center from Roe Boulevard should also be explored. These connections can improve circulation and access while enhancing connectivity to benefit the community.
- The amount of existing park space east of Roe Boulevard is relatively low compared to the neighborhoods west of Roe Boulevard. Partnerships with other existing institutions for use of existing space, or acquisition of future available property for this purpose are recommended.
- Opportunities for new **gateway improvements** at key locations throughout the community should be explored, including new thematic identification monuments, signage, landscape, and pedestrian amenities to create a sense of arrival. A key location is the 47th and Mission road intersection, which could include a new high-quality use that compliments the revitalization already occurring along the 47th Street corridor. The city should collaborate with and assist the property owner to explore redevelopment options.

Strategic Opportunities Legend

	Major Community Gateway		Major Community Corner
	Minor Community Gateway		Minor Community Corner
	Major Park Opportunity		Primary Corridor
	Important Community Assets		Secondary Corridor
	Dedicated On-Street Bike Lane (Future)		Community Connectors
			Shared-Use Path (Future)
	Industrial		Potential Medium Density Residential
	Public		Mixed-Use Commercial
	Existing Parks		Medium-Density Residential
	Commercial		Potential Mobility Hub

Figure 4.2 - Strategic Opportunities Map



ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN

In 2018, the Roe Boulevard and Johnson Drive Corridor Plan was completed with the goal of studying two areas of opportunity within Roeland Park to identify challenges and issues associated with the existing conditions and propose a series of redevelopment options. This plan's intent is to guide the City's efforts in positioning these two areas for long-term success and to take citizen's comments and desires into account when considering the future role these sites will play in serving the changing needs of the community. The full plan can be viewed on the City of Roeland Park's website.

North Site

Located along the northern edge of the city, this 77-acre site, sits just west of Roe Boulevard, as shown in Figure 4.4. Nearby, Roe Boulevard connects with Interstate 35 and therefore acts as the main gateway into the city from the north at this location. Dominated by several major retailers such as Lowe's, Price Chopper and Walmart, this area also contains smaller strip mall developments and pad sites that are orientated away from the street. Each of these retail components are surrounded by expansive surface parking lots which are confusing to navigate.

Also located on the north site are the boulevard apartments and existing community center.

South Site

This site sits on the north side of Johnson Drive and is approximately 2-acres. It is positioned between the newly developed Commerce Bank and St. Luke's Hospital facilities and Ash Drive on the west. It is also located along the southern edge of the existing Roe Manor Heights residential neighborhood (Figure 4.4).

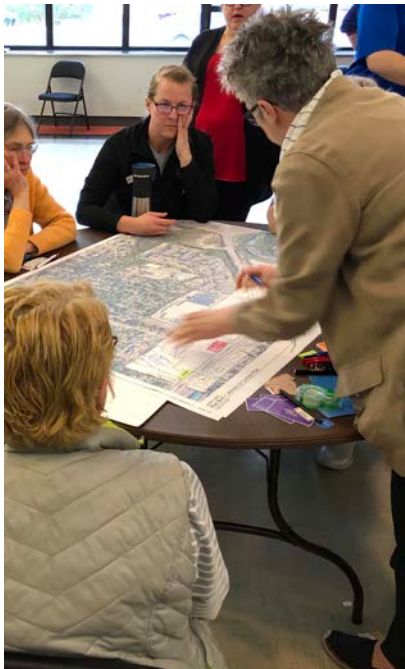
This site contains several homes that have been converted into commercial spaces and offers unattractive stretches of asphalt pavement with no pedestrian amenities. Directly across the street, a large mixed-use development known as, Mission Gateway, is currently being constructed. This development is within the city of Mission, KS.



Figure 4.3 - Historic Zoning Map of Roeland Park



Figure 4.4 - Roe Boulevard and Johnson Drive Corridor Plan Study Area



Existing Conditions Analysis

Much like the process taken with the Roeland Park: Moving Forward 2040 Plan, the Roe Boulevard and Johnson Drive Corridor Plan analyzed existing conditions for both the north and south sites. The attributes analyzed include site topography, general pavement conditions, site connectivity, existing vegetation, and the aesthetics of the corridor.

Planning Process

Fundamental to the formation of this plan was input and feedback from community members. These two sites represent important areas within the city of Roeland Park. Therefore, any redevelopment that takes place needs to be considered and approved by the greater community. A steering committee helped guide the planning team throughout the process and a series of planning workshops, public meetings, questionnaires, and engagement activities resulted in a comprehensive set of recommendations.

North Site

Three concepts were developed for the north site, which comprises the Bella Roe Shopping Center, Boulevard Apartments, Community Center and Walmart.

N1 - This concept left the existing retail intact with enhancements made to the parking lots and circulation patterns. Small pad developments are recommended near the new connection with the community center.

N2 - This concept replaces the Walmart with a larger footprint store, enhances parking lot corridors, adds new pad site retail, proposed townhome development alongside Lowe's and establishes a new connection to the community center from Roe Boulevard.

N3 - In this scenario, the Walmart and strip mall are replaced with high-density mixed-use and a public green space. More mixed-use development is shown on the boulevard apartment site where new large-scale retail is also indicated.



Figure 4.5 - Concept N1



Figure 4.6 - Concept N2



Figure 4.7 - Concept N3



South Site

Three concepts were also developed for the south site which fronts Johnson Drive. All three scenarios propose to replace the existing commercial buildings currently found in this location.

S1 - In this scenario, three one-story commercial buildings are proposed with screened parking serving the tenants.

S2 - Concept two proposes two commercial buildings with one comprising of two-story mixed-use occupants and a screened parking lot between the two developments.

S3 - In this scenario, a larger two-story mixed-use development and smaller one-story commercial development anchor the site. Because of the larger footprints, more parking is required, and this scenario looks to redevelop the adjacent single family homes along Cedar Street. A townhome development is also proposed for additional residential units along Ash Drive.



Figure 4.8 - Concept S1



Figure 4.9 - Concept S2



Figure 4.10 - Concept S3

Figure 4.11 - Concept S3 with Parking Deck



FUTURE LAND USE DEFINITIONS

The Future Land Use Plan created for Roeland Park is composed of several new future land use categories. These land use categories describe the style and density of the development proposed for each area of the community. A definition and representative imagery for each future land use category is included.

Future land use categories include:

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Mixed-Use Commercial
- Commercial
- Industrial
- Public & Semi-Public
- Parks & Open Space

Low-Density Residential

The Low-Density Residential future land use category is designed for areas with more traditional lower density single-family with lot sizes range from 1 to 5 dwelling units per acre. The current average density of existing single-family residentially developed areas within Roeland Park is approximately 4 dwelling units per acre. This land use category will be predominantly single-family detached homes with some duplexes and single-family homes with accessory dwelling units. This land is generally served by local or collector streets and not on main arterial streets. Development within the category may also include religious, educational, institutional uses, and public and private recreational areas such as parks.

Medium-Density Residential

The Medium-Density Residential future land use category is designed for townhome, rowhouse or cottage home developments as well as single-family homes with accessory dwelling units. There will likely be a mixture of housing types including single-family detached dwellings, townhomes, rowhouses and duplexes, with an overall density of between 5 to 10 dwelling units per acre. Development within the category may also include religious, educational, institutional uses, and public and private recreational areas such as parks. This land can serve as a transitional use between low-density residential and arterial roads or more intense land uses such as commercial or industrial. The images to the right are all local Kansas City examples of medium-density residential developments.



Figure 4.12 - Examples of Low-Density Residential



Figure 4.13 - Examples of Medium-Density Residential

High-Density Residential

The High-Density Residential future land use category is set aside for areas with densities of 10 or more dwelling units per acre. The category should mainly be composed of apartments or condominiums with some townhomes/rowhouses when appropriate. The housing is meant to provide alternative housing for all age groups as well as serve as transitional housing for new residents. Development within the category may also include religious, educational, institutional uses, manufactured housing developments, childcare centers, and public and private recreational areas.



Figure 4.14 - Examples of High-Density Residential

Mixed-Use Commercial

The Mixed-Use Commercial future land use category is designed for areas to be developed at a higher, more urban density with multi-story buildings. This development style can have a combination of residential (10+ dwelling units per acre), retail and office uses either as mixed-use buildings or single-use buildings. Generally, for mixed-use buildings, retail or office uses will occupy the first floor with residential located on the floors above. The type of residential included in this land use category are typically higher density apartments, condominiums or townhomes / rowhouses. Entertainment uses are also commonly found in mixed-use commercial areas. This land use is typically found near other commercial nodes, along major arterial streets or at key intersections in a community.



Figure 4.15 - Examples of Mixed-Use Commercial

Commercial

The Commercial future land use category is designed for community and neighborhood-serving retail, office, entertainment, and commercial areas. These retail and entertainment uses are intended to serve the entire community as well as attract users from outside of the city. Commercial areas are generally located on arterial or collector streets and should contain multiple access points. Typical uses in a commercial district include larger box stores and multi-tenant shopping centers.



Figure 4.16 - Examples of Commercial Land Use

Industrial

The Industrial future land use category is designed for light industrial or business park office use. Typical uses found in this land use category include light industrial manufacturing and parts assembly, warehousing, and distribution with no outdoor storage of bulk materials.



Figure 4.17 - Examples of Industrial Land Use

Public & Semi-Public

The Public & Semi-Public future land use category includes publicly owned land such as city hall, the library, community centers, places of worship, hospitals and police / fire facilities. It also includes semi-public land such as cemeteries and court houses. Institutional uses such as schools or college land also fall into this land use category.



Figure 4.18 - Examples of Public / Semi-Public Land Use

Parks & Open Space

The Parks & Open Space future land use category is set aside for public, private, and semi-private recreational land such as parks, trails, golf courses, greenways, and recreation fields. Ownership may be private but is often public and available for use by all residents and visitors.



Figure 4.19 - Examples of Park / Open Space Land Use

FUTURE LAND USE PLAN

Future land use plans show the preferred future land uses of a community. It lays out a vision for the community and can help the city during decision-making over re-zonings or proposed redevelopments. It will often represent what currently exists within an area but will also highlight areas where new or redevelopment should occur. A future land use plan does not replace zoning or make properties out of compliance. Rather, it shows what could be if an area were to redevelop or develop for the first time. As a landlocked and mainly built-out community, the future land use map in Roeland Park will mainly reflect the existing land uses of the community with a few areas identified for proposed redevelopment over time.

Figure 4.13 shows the future land use plan for Roeland Park and Table 4.2 summarizes it. The future land use breakdown for Roeland Park largely mimics the existing land use breakdown. Over 73% of the future land use plan is low-density residential, which is only slightly lower than the existing land use breakdown. One significant change is the decision to put medium-density residential as the preferred land use category in the parcels adjacent to Roe Boulevard south of W 52nd Street until W 53rd Terrace and northeast of the intersection of Johnson Drive & Roe Blvd. Given the traffic of Roe Boulevard and the need for residential diversity in Roeland Park, these areas have been identified as medium-density residential for future redevelopment purposes. Additional rooftop density and housing choice could help reinvigorate the Roe Boulevard corridor.

Another significant change is the expansion of the Mixed-Use Commercial future land use at the now vacant lot at the northeast corner of Roe Boulevard and W 48th Street. Given the adjacent land uses and the traffic associated with Roe Boulevard, the Mixed-Use Commercial future land use is well suited for this area. The Mixed-Use Commercial land uses are complemented by the nearby apartment complex to the northwest because they provide a higher density of population to patron the mixed-use businesses.

Figure 4.12 - Future Land Use Composition

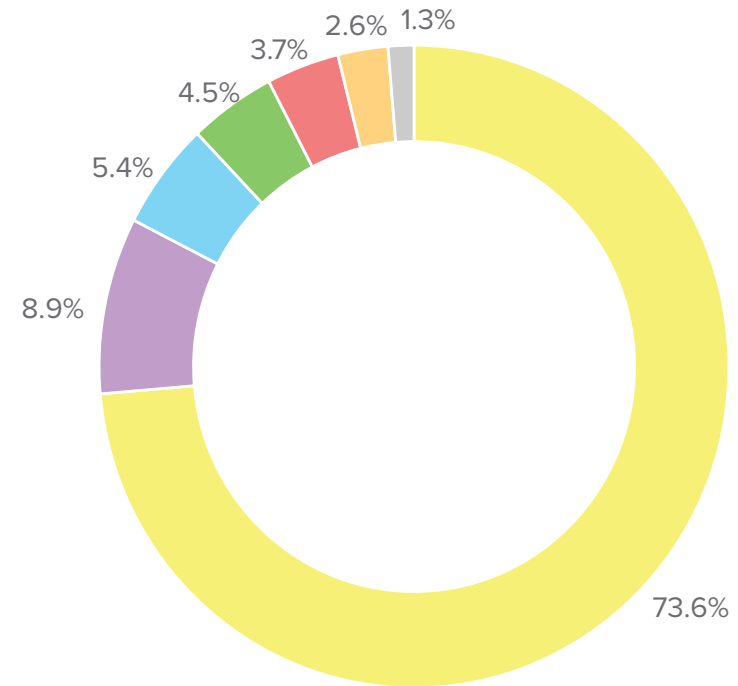
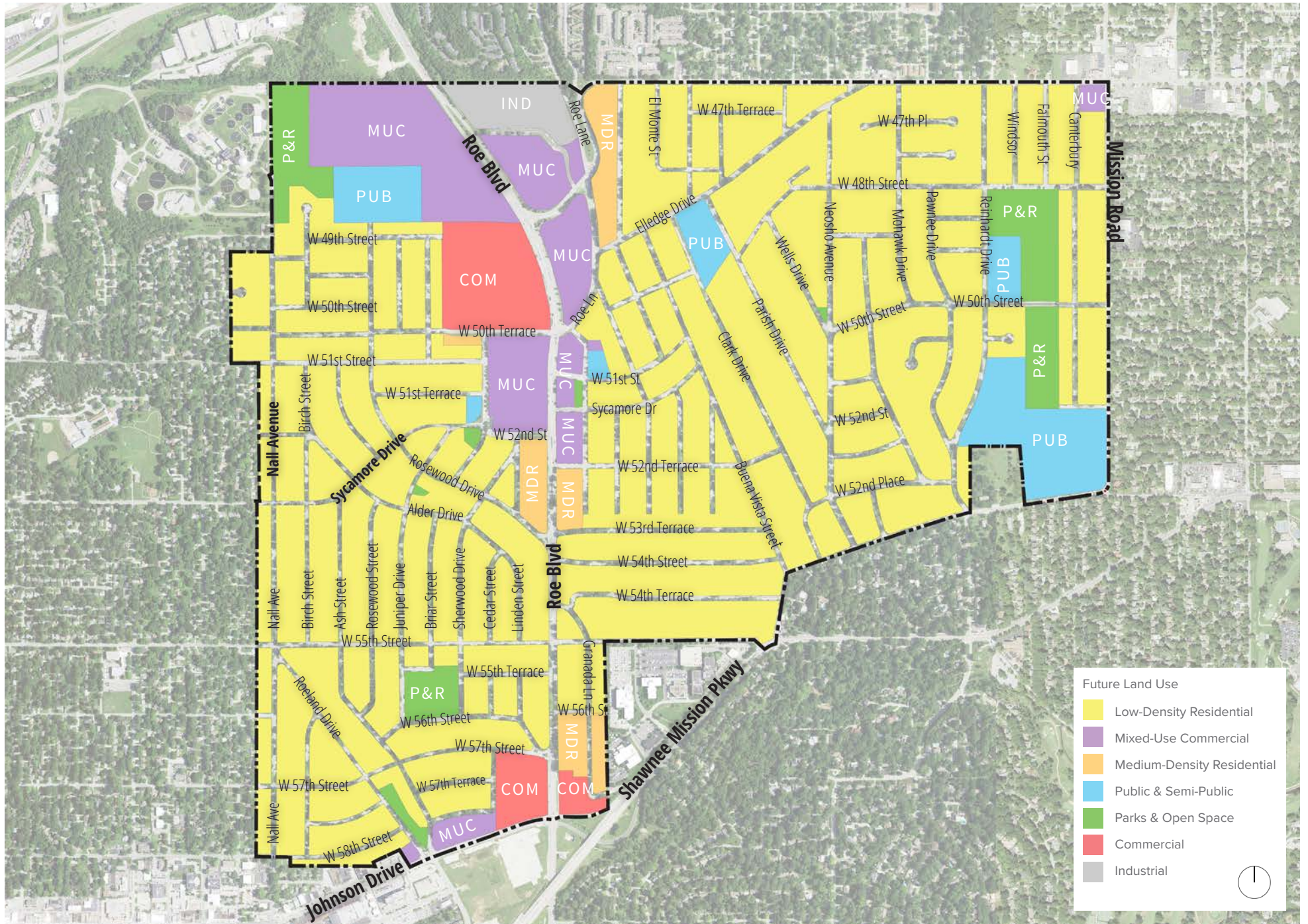


Table 4.2 - Future Land Use Composition

	Future Land Use	Acres	Share (%)
	Low-Density Residential	624.7	73.6%
	Mixed-Use Commercial	75.4	8.9%
	Public & Semi-Public	45.7	5.4%
	Parks & Open Space	37.8	4.5%
	Commercial	31.7	3.7%
	Medium-Density Residential	21.8	2.6%
	Industrial	11.2	1.3%
	TOTAL	841.9	100.0%

Figure 4.13 - Future Land Use Map, Roeland Park



Land Use to Zoning Compatibility Matrix

The land use to zoning compatibility matrix below shows the relationship between the new future land use categories and the existing zoning districts within the City. Land uses and the corresponding zoning districts are listed as either compatible (“C”) or partially compatible (“PC”). If blank, then the given zoning district is not compatible within the corresponding land use category.

This matrix should be used as the basis for determining the appropriate zoning district or districts when a rezoning is being considered for a given property. If the zoning proposed for a desired redevelopment proposal is incompatible with its land use designation, the designation on future land use map should be amended accordingly as part of the rezoning process. A future update to this matrix may be necessary to address any changes to the City’s zoning code regulations.

Land Use to Zoning Compatibility Matrix										
Land Use Categories	Zoning Districts									
	Single-Family	Duplex	Multiple Residences	Office	Retail	Planned Zoning Districts				
						CP-O	CP-1	CP-2	P-I	MXD
Low-Density Residential	C	C								
Medium-Density Residential	PC	C	C							
High-Density Residential		PC	C							PC
Mixed-Use Commercial			C	C	C	C	C	C		C
Commercial				C	C	C	C	C		C
Industrial								PC	C	
Public & Semi-Public	C	PC	PC	PC						
Parks & Open Space	C									

Table 4.3 - Land Use to Zoning Compatibility Matrix

Zoning Code Analysis and Recommended Action Items

The City should consider a general update to the City’s zoning regulations to modernize the language and standards. The following are some specific recommendations:

- Update and expand the definitions to cover modern terminology especially related to permitted uses.
- Consider adding residential design standards as recommended by the Comprehensive Plan.
- Establish additional design standards for multi-family residential, office, and retail uses.
- Add language to restrict drive-thru uses and certain businesses from being established in high-value retail development corridors and city gateways.
- Create a table detailing the setback requirements for each zoning district.
- Develop an expanded table of permitted uses for all zoning districts.

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5

RESIDENTIAL DESIGN AND UNIVERSAL DESIGN STANDARDS



RESIDENTIAL DESIGN STANDARDS

As a mostly built-out community, Roeland Park has few opportunities for new home construction. Despite this reality, there has been a trend in recent years where much larger homes, compared to their neighborhood context, are constructed on multiple smaller properties that have been purchased and combined. While completely legal, this type of redevelopment can have adverse effects on the existing neighborhood and homeowners. This trend has occurred in Roeland Park but also in neighboring communities such as Prairie Village and Fairway.

One tool communities have to regulate the construction of homes that are out of context to their surrounding neighbors, is applying residential design standards that apply to new home construction or home renovation. The goal of these standards is to allow for redevelopment but in a way that maintains and enhances Roeland Park's character and quality.

The Roeland Park: Moving Forward 2040 Plan will outline a set of preliminary recommendations for the city leadership to consider. These recommendations include applying standards to the following:

- Bulk Regulations
- Architectural Design
- Driveways

Zoning Code Updates

Application

New single-family homes, including the replacement of a demolished home, must comply with the Residential Design Standards.

Reconstruction or replacement of 50% or more of the gross floor area of the original structure, including successive projects that cumulatively total 50% or more of the gross floor area of the original structure, require the entire structure be brought into compliance with the design regulations.

All additions must comply with the design regulations. Additions greater than 2,000 sq. ft. in gross floor area, including successive additions that cumulatively total 2,000 or more sq. ft., require the entire structure be brought into compliance with the design regulations.

Exceptions and Building Maintenance

The regulations do not apply to building facade maintenance and repair including repainting of existing painted surfaces, roof, window, and siding replacement and roof replacement with identical materials.

At the full discretion of the Building Official, deviations from these standards may be granted in order to ensure the building addition is aesthetically compatible with the existing building design and appearance.

Bulk Regulations

Keep the building setbacks the same but consider expanding the 35 ft max height limit to apply to all sides of the home and not just the front yard elevation.

- Front Yard Setback: 30 to 35 ft
- Rear Yard Setback: 15 ft
- Side Yard Setback: 5 ft (building limited to max 80% of lot width)
- Height Limit: 35 ft

Open Space Standards

City code currently requires single family residential properties have a minimum of 55% of the lot area maintained as a permeable or uncovered surface (pervious). This definition could be clarified that this area cannot be covered by any accessory structure (including sheds, garages, play structures, pools) decks, patios or other paved areas to reinforce the importance of this provision. This standard could further be increased to 60% or 65%.



Floor Area Ratio (FAR)

Add a Floor Area Ratio (FAR) requirement between 0.45 and 0.50 to further limit the bulk of a new home on a large lot. This area calculation includes un-finished basements and attached garages.

As an alternative, this FAR requirement could be set to only apply on larger lots - such as lots that are greater than 10,000 square feet in area.

Lot Merger Regulations

In lieu of or as a supplement to a floor area ratio (FAR) building for single family residential properties, the City could adopt standards for joining or merging lots - requiring that no building be constructed over/across any property or lot line unless approved for merger via a lot-tie agreement or replatted, subject to the following:

- Does not create a through lot, meaning it cannot allow street access from the front and rear yards.
- The new lot width is not 50% larger than the average lot width of the properties within 200 feet
- The lot merger does not result in the total square footage of the new lot being 50% larger than the average square footage of the properties within 200 or 300 feet.
- Exception: Lot merger/replatting maybe approved if the resulting merged lot is no greater than 100 feet in width (or other minimum lot width and lot size standard).

Architectural Design

Single-family homes should be designed and constructed to be compatible with the surrounding neighborhood and be built of quality materials. All single-family dwellings and their accessory structures, including detached garages and sheds over 120 square feet, shall be residential in character.

Street Facing Garage Door Standards

Street facing garage doors that either exceed 50% of the width of the street-facing facade or have a combined total width of 30 feet shall be architecturally treated and setback a minimum 2-ft from the front facade of the house.



Figure 5.1 - Example of appropriately scaled and setback garage

Figure 5.2 - Garage Door Standards - 65' Lot

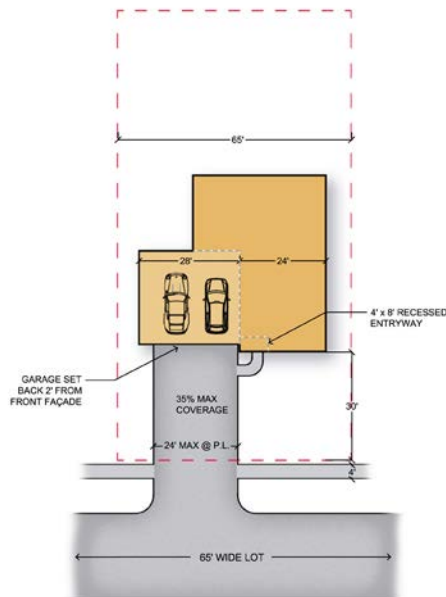


Figure 5.3 - Garage Door Standards - 85' Lot

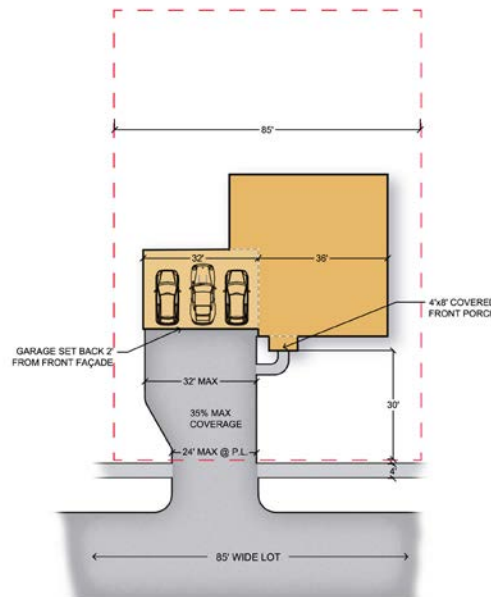
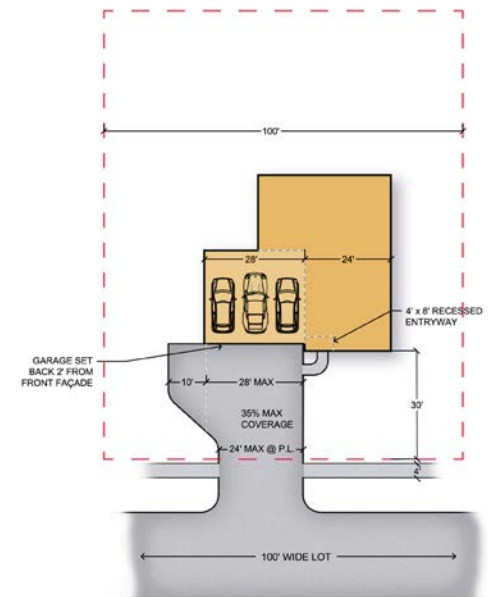


Figure 5.4 - Garage Door Standards - 100' Lot



Exterior Building Materials

No specific standards for exterior materials except that quality, exterior grade materials are required.

Acceptable materials include but are not limited to exterior grade/rated:

- Brick and stone veneer
- Stucco - traditional Portland based
- Wood - panels, siding, and trim
- Cement fiberboard and composite wood - panels, siding, and trim
- Vinyl and approved metal siding and trim
- Exterior Insulation and Finish System (EIFS) - water managed
- Glass windows and doors, and glass block
- Concrete block and cast-in-place concrete - foundation walls only
- Roofing materials include:
 - Laminate style asphalt shingles (architectural asphalt shingles)
 - Standing seam metal roofing
 - Slate and tile (including synthetic and composite)

Wall and Roof Articulation

Long blank walls and roof lines shall not be permitted. The walls and roofs on all sides of each building shall be broken up by a combination of methods including window and door openings, dormers, changes in the roof and wall plains, wall and roof projections and off-sets, or changes in exterior building materials.

No street facing building wall shall exceed 30-feet in width without a change of articulation in the wall plane by means of a horizontal off-set of at least 2 feet in depth or projection running vertically from top to bottom of the wall. No street facing roof shall exceed 24 feet in width without a change in the roof direction, articulation of the roof plane by means of an off-set of at least 2 feet, or other significant change to the roof form.

Windows

All street facing facades shall include window openings that comprise at least 10% of the façade area.



Figure 5.5 - Example of acceptable building materials



Figure 5.6 - Example of acceptable wall and roof articulation



Figure 5.7 - Example of acceptable window coverage

Driveways

Maintain 35%-yard area coverage limit for driveways and parking and 2 ft setback requirement.

Driveway Widths

Add limit that driveways shall be no greater than 24 feet wide or the width of a garage door opening that faces the street, whichever width is greater, and shall taper to no greater than 24 feet in width at the street right-of-way line.

Additional parking of vehicles may be permitted on a surfaced area off to one side of a driveway. This auxiliary parking area shall be no more than 10-feet in width and shall not encroach into the right-of-way.



Figure 5.8 - Example of acceptable driveway widths



Figure 5.9 - Example of acceptable side driveway width

UNIVERSAL DESIGN STANDARDS

Universal Design (UD) is the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design, according to The United States Access Board. In terms of residential development, Universal Design relates to the design of entrances, doorways, corridors, and other smaller details of home construction to ensure the home is accessible to everybody, today and in the future.

Roeland Park adopted a resolution to become a Community for All Ages through the Mid-America Regional Council in 2015 and in 2019, the city received recognition for incorporating UD elements into the R Park Master Plan and Phased Development Plan. According to a 2019 community survey, nearly 60% of the community were either supportive or neutral to the idea of incorporating these standards into new or remodeled homes. The Roeland Park: Moving Forward 2040 Plan recommends three methods to encourage homeowners and developers to adopt UD practices.

UNIVERSAL DESIGN PRINCIPLES	Principle 1: Equitable Use
	The design is useful and marketable to people with diverse abilities.
Principle 2: Flexibility in Use	Principle 3: Simple and Intuitive Use
The design accommodates a wide range of individual preferences and abilities.	Use of the design is easy to understand, regardless of the user's experience.
Principle 4: Perceptible Information	Principle 5: Tolerance of Error
The design communicates necessary information effectively to the user.	The design minimizes hazards and the adverse consequences of unintended actions.
Principle 6: Low Physical Effort	Principle 7: Sized for Approach / Use
The design can be used efficiently and comfortably and with a minimum of fatigue.	The design can be used efficiently and comfortably and with a minimum of fatigue.

Educate

- *Awareness Campaign:* Develop an awareness campaign (website/mailers/social media posts).
- *Educational Materials:* Create handout material and website reference/resource links geared towards homeowners, remodelers, builders and developers.
- *Informational Classes:* Coordinate separate informational/instructional classes for homeowners and builders.

Incentivize

- *Forgivable Loans or Grants:* Offer forgivable loans or grants for homeowners making universal design improvements.
- *Grant Funding:* When applying for development grants, incorporate requirements for the use of universal design principals. Tie city incentives or local matches to inclusion of universal design principals.
- *Update of Zoning Code:* Consider creating density bonuses for multi-family residential developments, via a Special Use Permit process, and/or a reduction in permit fees to builders utilizing universal design principals. Update the zoning code to allow the above density bonuses and other minor deviations from the zoning code regulations to support universal design improvements.
- *Waive or Reduce City Fees:* Waive or reduce building permit fees and other development fees for construction projects that incorporate universal design elements.

Lead by Example

- *Require Universal Design be Applied to City Projects:* When substantially renovating (60% or more of the building) or constructing a new city-owned facility, the City should consider including universal design elements to lead by example and provide physical examples of buildings that employed universal design.

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6 IMPLEMENTATION

IMPLEMENTATION PLAN OVERVIEW

The Implementation Plan assembles the input gathered during the Roeland Park: Moving Forward 2040 planning process and compiles them into a matrix. The matrix is composed of goals, policies, and action items. Goals are objectives or aims which may be broad or specific that define the implementation themes. Policies represent on-going principles by which the city should adhere when approving new development or planning future public infrastructure investments. Action items are specific steps and activities the city should take. Policy items and Action items relate to the goal they are listed under but don't necessarily correlate directly with each other. Each action item has been given a term and estimated timeframe for completion.

NO.	POLICY	NO.	ACTION ITEM	TERM	TIMEFRAME
GROWTH & DEVELOPMENT / LAND USE					
GOAL 1	Protect Roeland Park residents through thoughtful land use decisions				
P1	Protect existing single-family residential neighborhoods through the use of land use buffers, traffic calming measures and investments in infrastructure	A1	<i>Continue to implement the policies and action steps to be a community for all ages</i>	Long	6+ yrs.
P2	Discourage new single-family residential growth along major thoroughfares such as Roe Boulevard and Johnson Drive	-	-	-	-
P3	Encourage commercial and mixed-use development only in areas identified on the Future Land Use Plan	-	-	-	-
GOAL 2	Continue to strengthen and improve the character and image of Roeland Park through quality civic and commercial spaces				
P1	Require new higher-density development to provide open space for public gatherings	A1	<i>Collaborate with and assist the property owner to explore options to redevelop parcel at W 47th Street and Mission Road with a high-quality use that compliments the revitalization already occurring in the 47th Street corridor</i>	Short	1-3 yrs.
P2	Encourage new commercial and public development and redevelopment to be pedestrian friendly through sidewalk/ trail connections, bike racks, and pedestrian amenities	A2	<i>Establish community gateways along primary arterials along with unique street and wayfinding signs to announce the arrival into the City of Roeland Park. This will advance the City's branding plan</i>	Medium	3-6 yrs.
P3	Continue to encourage and support incorporation of public art in city owned facilities and spaces	A3	<i>Promote and inform residents and visitors to important historical features of the community such as the former Strang Interurban Rail Line and the Santa Fe Trail as elements unique to Roeland Park as a continuing effort to improve branding and identity opportunities for the city</i>	Long	6+ yrs.

NO.	POLICY	NO.	ACTION ITEM	TERM	TIMEFRAME
GROWTH & DEVELOPMENT / LAND USE CONT.					
GOAL 3	Foster and promote mixed-use development in key areas of the community				
P1	Use local tax resources and financial incentives to attract new local businesses to mixed-use commercial areas	A1	<i>Perform regular economic studies to show viability of new commercial and mixed-use developments</i>	Medium	3-6 yrs.
P2	Encourage redevelopment of commercial properties along Johnson Drive to attract mixed-use developments and serve as a gateway into Roeland Park	A2	<i>Create an urban center along Roe Boulevard by promoting mixed-use and commercial developments</i>	Long	6+ yrs.
GOAL 4	Support sustainable development and growth in Roeland Park				
P1	Encourage the use of Universal Design Principals for new construction and redevelopment	A1	<i>Create appropriate tools to incentivize the Universal Design Principals (Density bonus, rebate, etc.)</i>	Short	1-3 yrs.
P2	Require new development and redevelopment to incorporate green infrastructure into their site design	A2	<i>Promote infill and housing rehabilitation of existing properties and vacant lots</i>	Medium	3-6 yrs.
P3	Allow medium and high-density residential development in key areas of the community as identified on the future land use plan	-	-	-	-
HOUSING					
GOAL 1	Preserve existing high-quality neighborhood housing while encouraging diversity of housing options				
P1	Encourage senior housing options in Roeland Park	A1	<i>Adopt updated residential design standards to promote best practices for the redevelopment of older homes or infill development</i>	Short	1-3 yrs.

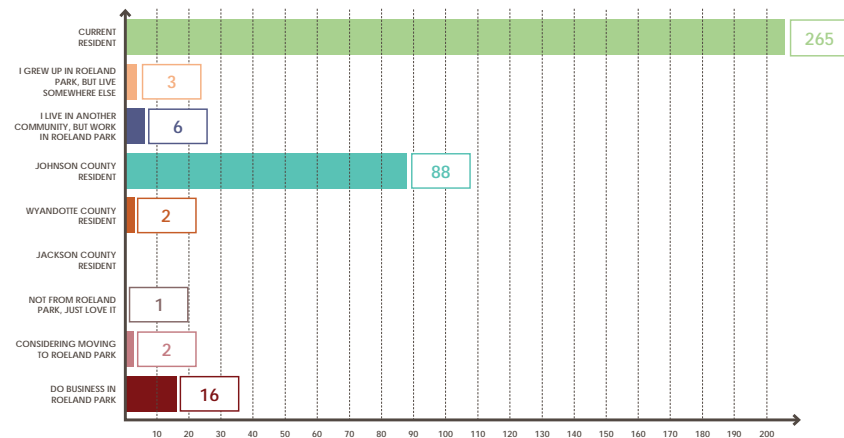
NO.	POLICY	NO.	ACTION ITEM	TERM	TIMEFRAME
HOUSING CONT.					
P2	Continue to offer financial incentives for home improvement through programs such as the Neighbors Helping Neighbors Program, Community Revitalization Program, the Johnson County Homebuyer Assistance Program, and other similar programs	A2	<i>Continue to encourage and educate homeowners about housing rehabilitation and improvement options with resources such as the Mid-America Regional Council's First Suburbs Coalition Idea Book</i>	Medium	3-6 yrs.
P3	Properly maintain street trees in existing residential neighborhoods	A3	<i>Consider updating the zoning code to allow accessory dwelling units on single family residential lots in order to promote affordable housing</i>	Medium	3-6 yrs.
P4	Ensure street and pedestrian connections between existing and new residential development through the use of sidewalks, trails, or streetscapes	-	-	-	-
PARKS & RECREATION					
GOAL 1	Continue to provide a high level of service for parks and recreation in Roeland Park				
-	-	A1	<i>Review and consider updating the 2010 Roeland Park Parks Master Plan</i>	Short	1-3 yrs.
-	-	A2	<i>Increase trail access and connectivity in Roeland Park including creating links to other communities as reflected in the Sidewalk and Bikeway Master Plan</i>	Short	1-3 yrs.
-	-	A3	<i>Identify opportunities for new community park space, especially east of Roe Boulevard</i>	Medium	3-6 yrs.
-	-	A4	<i>Actively evaluate options to partner with other entities on shared parks and recreation facilities</i>	Medium	3-6 yrs.
-	-	A5	<i>Explore improvements to the vehicular and pedestrian connections with the community center from Skyline Drive and Roe Boulevard</i>	Medium	3-6 yrs.
-	-	A6	<i>Plant a variety of trees and plants within the park system to add diversity to the park ecosystems and potentially reduce maintenance costs with low-maintenance species</i>	Long	6+ yrs.

NO.	POLICY	NO.	ACTION ITEM	TERM	TIMEFRAME
CONNECTIVITY & MOBILITY					
GOAL 1	Maintain the City's infrastructure to support the long-term resiliency and growth of the community				
P1	Ensure city streets are maintained at an acceptable standard	A1	<i>Continue construction of Roe Boulevard streetscape improvements</i>	Short	1-3 yrs.
-	-	A2	<i>Establish multi-modal transit hubs throughout the community to increase and improve multi-modal transit opportunities for residents as identified in the Roe Boulevard / Johnson Drive Corridor Plan</i>	Short	1-3 yrs.
-	-	A3	<i>Evaluate and improve the pedestrian safety of key intersections within the community as identified on the Strategic Opportunities Map to promote east/west pedestrian movement across Roe Boulevard</i>	Short	1-3 yrs.
-	-	A4	<i>Continue improving ROW aesthetics to increase the quality of life for residents and enhance transportation corridors for residents and visitors alike</i>	Medium	3-6 yrs.
-	-	A5	<i>Add bike lanes to select streets as identified in the Sidewalk and Bikeway Master Plan</i>	Medium	3-6 yrs.
-	-	A6	<i>Explore the viability of extending Nall Avenue north as new development occurs in the adjacent area to the north</i>	Long	6+ yrs.

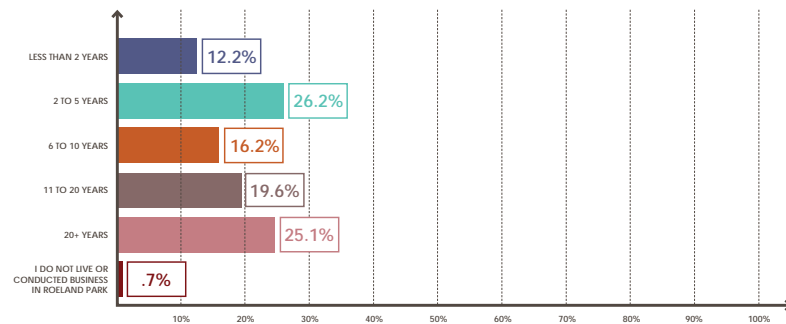
NO.	POLICY	NO.	ACTION ITEM	TERM	TIMEFRAME
NATURAL RESOURCES & ENVIRONMENT					
GOAL 1	Preserve and conserve ecologically sensitive land in Roeland Park				
P1	Encourage new development or redevelopment to incorporate existing trees into the site design to preserve existing tree cover in the community	A1	<i>Develop and adopt standards for sustainable building design and construction for new development and redevelopment</i>	Medium	3-6 yrs.
P2	Promote the planting of a variety of tree species throughout the community to promote tree species diversity	A2	<i>Continue to implement the Roeland Park Stormwater Management Plan to reduce and mitigate water pollution</i>	Long	6+ yrs.
GOAL 2	Promote environmental best practices and support sustainability efforts in Roeland Park				
P1	Continue to support and promote the inclusion of photovoltaic power generating systems on residential, institutional, commercial, and industrial buildings of all sizes	A1	<i>Evaluate the installation of photovoltaic power generating systems on city-owned facilities</i>	Short	1-3 yrs.
P2	Continue to implement strategies as suggested in the Climate Action KC Playbook	A2	<i>Assess options for reducing the city's carbon footprint by upgrading city-owned building HVAC and lighting systems with higher energy efficient equipment. Continue with the process of switching city fleet vehicles to all-electric when possible</i>	Short	1-3 yrs.
-	-	A3	<i>Develop a plan that identifies green infrastructure projects throughout the city</i>	Long	6+ yrs.

APPENDIX

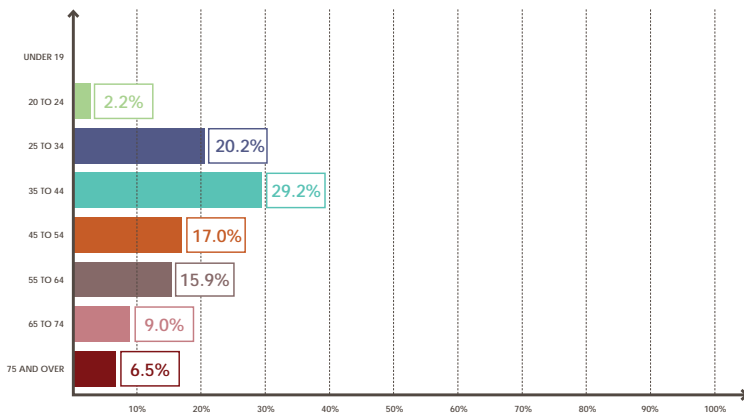
1 WHAT IS YOUR CURRENT RELATIONSHIP TO ROELAND PARK? (MARK ALL THAT APPLY).



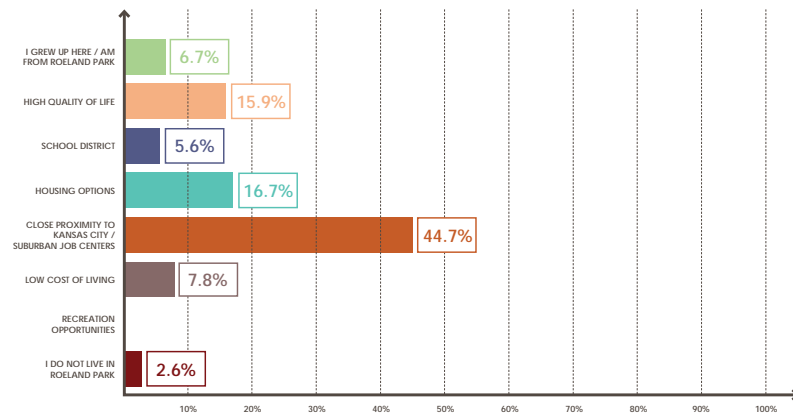
3 HOW LONG HAVE YOU LIVED / CONDUCTED BUSINESS IN ROELAND PARK?



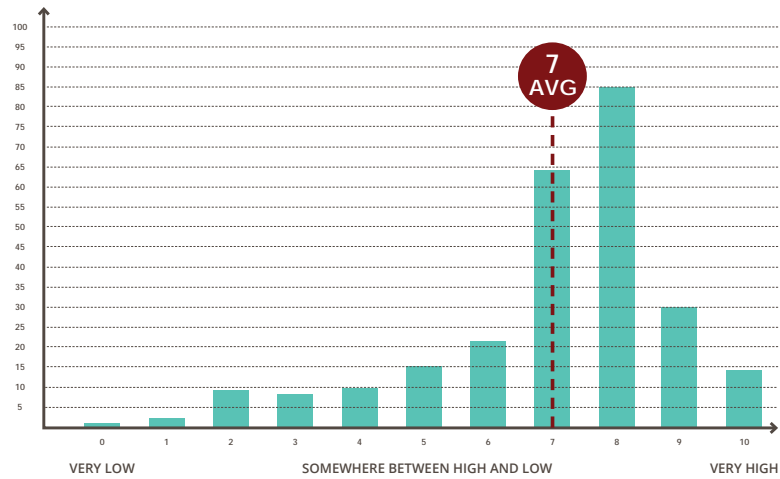
2 WHAT IS YOUR AGE RANGE?



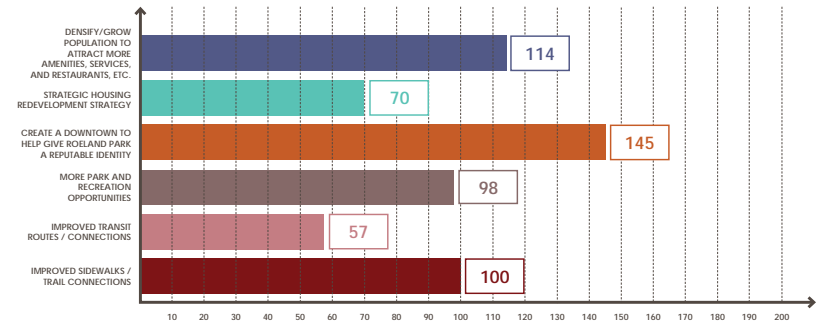
4 WHICH REASON BEST DESCRIBES WHY YOU LIVE IN ROELAND PARK?



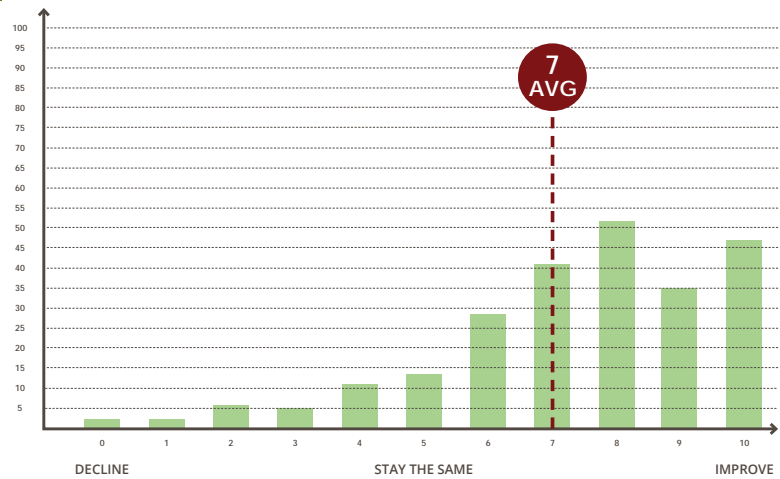
5 HOW WOULD YOU RATE THE CURRENT QUALITY OF LIFE IN ROELAND PARK?



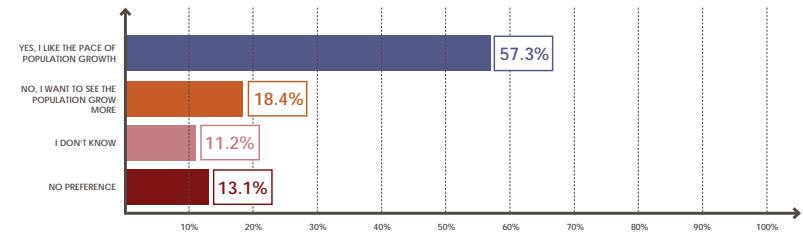
7 WHAT ACTIONS WOULD HELP IMPROVE THE QUALITY OF LIFE AND MAKE YOU STAY IN ROELAND PARK? SELECT UP TO 3 ANSWERS.



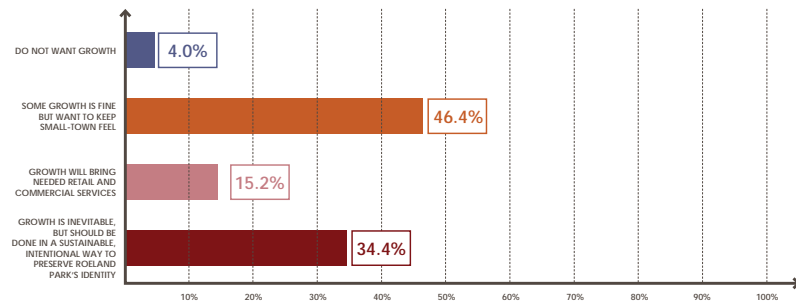
6 OVER TIME, YOU EXPECT THE QUALITY OF LIFE IN ROELAND PARK TO...



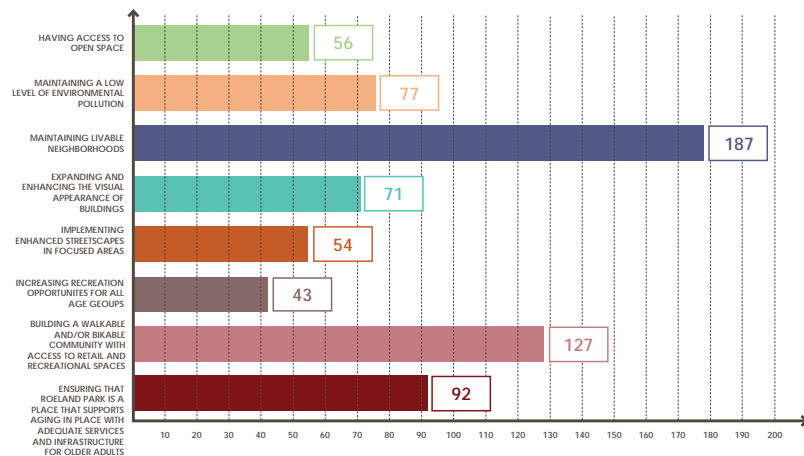
8 ROELAND PARK HAS HAD MINIMAL POPULATION GROWTH OVER THE PAST TEN TO FIFTEEN YEARS. DO YOU WISH TO SEE THIS TREND CONTINUE OVER THE NEXT 20 YEARS?



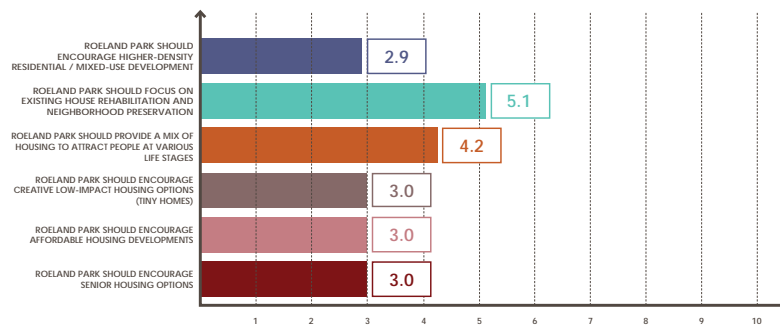
9 WHICH STATEMENT BEST DESCRIBES YOUR VIEWS TOWARDS POPULATION GROWTH IN ROELAND PARK?



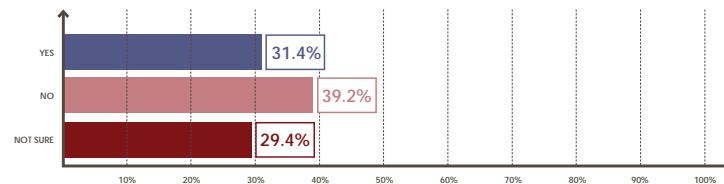
10 WHAT OBJECTIVES SHOULD BE USED TO GUIDE FUTURE GROWTH AND DEVELOPMENT IN ROELAND PARK? SELECT UP TO 3 RESPONSES.



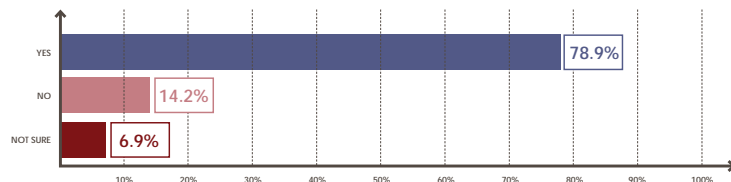
11 PLEASE RANK THE FOLLOWING HOUSING PRIORITIES FOR THE CITY (1 = HIGHEST PRIORITY, 6 = LOWEST PRIORITY)



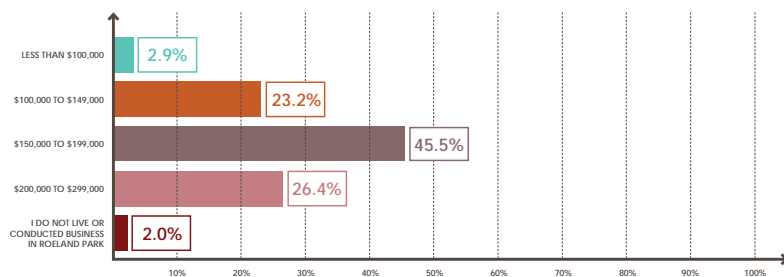
12 IF DENSITY INCREASES IN FOCUSED AREAS OF ROELAND PARK, SHOULD THE CITY ENCOURAGE 'TRANSITION DEVELOPMENT' (TOWNHOMES / "ATTACHED" SINGLE-FAMILY HOMES) BETWEEN THOSE AREAS AND THE EXISTING SINGLE-FAMILY RESIDENTIAL NEIGHBORHOODS?



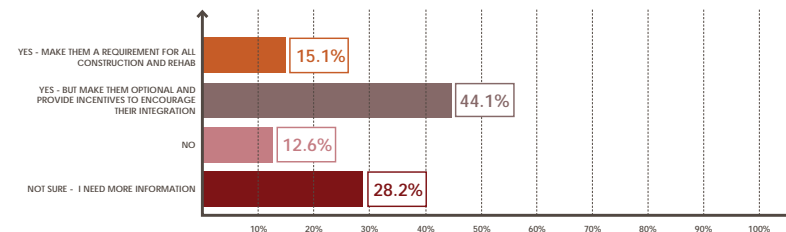
13 DO YOU FEEL AS IF THE HOUSING OPTIONS AVAILABLE IN ROELAND PARK MATCH YOUR PRICE RANGE?



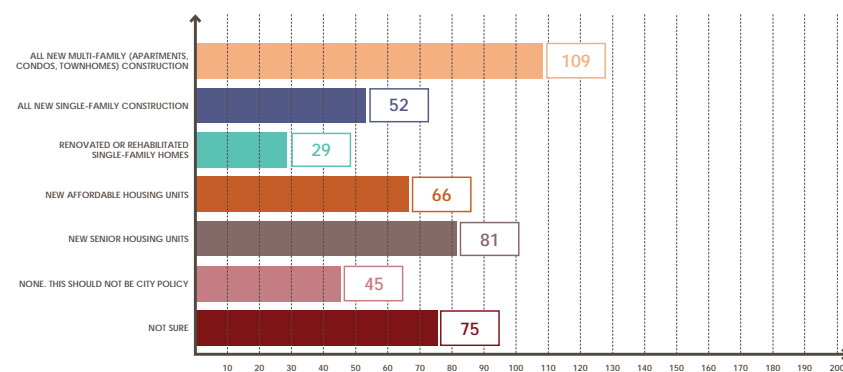
14 WHAT DO YOU CONSIDER AN "AFFORDABLE" SINGLE-FAMILY HOME VALUE RANGE?



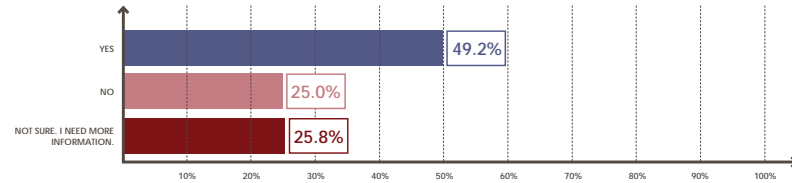
15 UNIVERSAL DESIGN POLICIES CAN BE IMPLEMENTED BY THE CITY TO ENSURE THAT CERTAIN BUILDING TYPES ARE USABLE AND ACCESSIBLE BY ALL PEOPLE, TO THE GREATEST EXTENT POSSIBLE. IF REQUIRED, THIS COULD ADD COST AND COMPLEXITY TO EVERY PROJECT. IF PROVIDED AS RECOMMENDATIONS OR IF THERE WERE INCENTIVES TO ENCOURAGE THE INTEGRATION OF THESE TYPES OF FEATURES, IT COULD PROVIDE FLEXIBILITY TO DETERMINE WHETHER TO INCLUDE THEM OR NOT. DO YOU THINK ROELAND PARK SHOULD INITIATE UNIVERSAL DESIGN POLICIES?



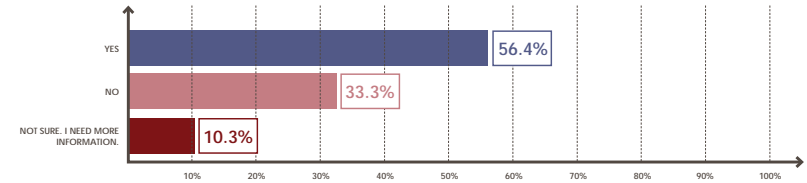
16 IF UNIVERSAL DESIGN STANDARDS ARE IMPLEMENTED, WHICH BUILDING TYPES SHOULD THEY BE APPLIED TO?



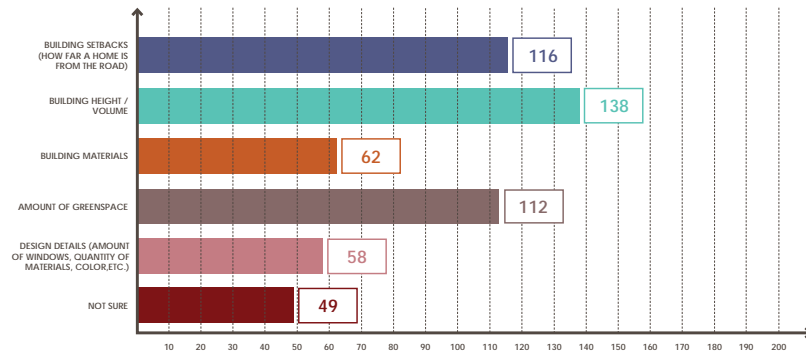
17 RESIDENTIAL DESIGN STANDARDS ARE SOMETIMES IMPLEMENTED TO REQUIRE NEW HOME CONSTRUCTION OR MAJOR HOME RENOVATION BE SIMILAR IN SIZE AND CHARACTER TO THE SURROUNDING NEIGHBORHOOD. DO YOU THINK ROELAND PARK SHOULD INITIATE SOME FORM OF RESIDENTIAL DESIGN STANDARDS?



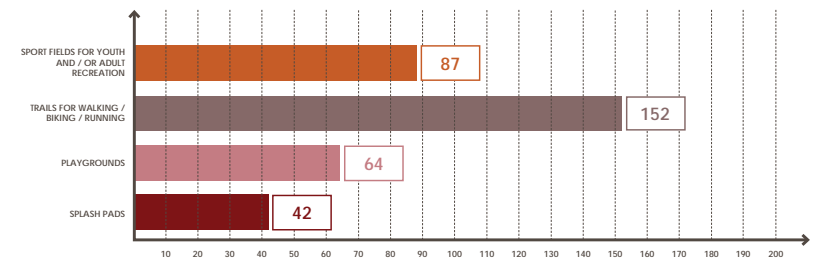
19 DO YOU FEEL PARKS AND RECREATION FACILITIES IN ROELAND PARK ADEQUATELY SERVE THE NEEDS OF YOUR HOUSEHOLD?



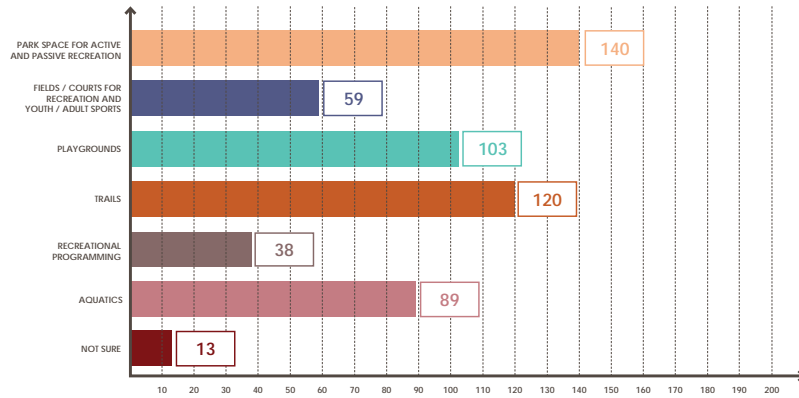
18 IF RESIDENTIAL DESIGN STANDARDS ARE IMPLEMENTED, WHAT FEATURES OF HOMES SHOULD BE REGULATED? (SELECT ALL THAT APPLY)



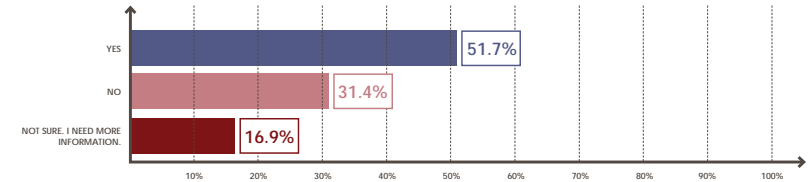
20 FOR WHICH TYPES OF PARKS AND RECREATION AMENITIES DO YOU MOST FREQUENTLY LEAVE ROELAND PARK TO USE? SELECT ALL THAT APPLY.



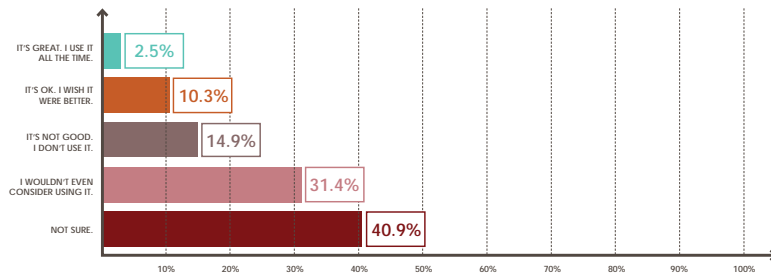
21 FOR A CITY THE SIZE OF ROELAND PARK, WHAT PARK AND RECREATION AMENITIES SHOULD BE MOST PRIORITIZED? (SELECT UP TO THREE)



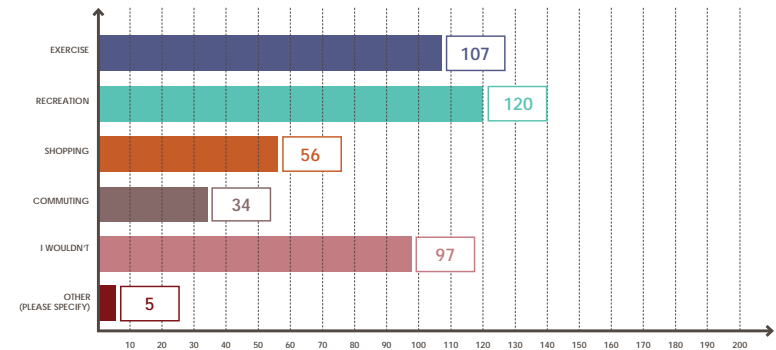
23 DO YOU THINK THE CITY SHOULD FOCUS ON IMPLEMENTING BICYCLE INFRASTRUCTURE (BIKE LANES, CYCLE TRACKS, BIKE SHARE STATIONS, ETC.) TO ENCOURAGE DIFFERENT TRANSPORTATION OPTIONS?



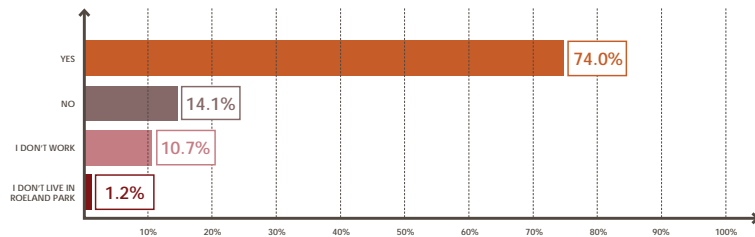
22 HOW WOULD YOU RATE THE CURRENT LEVEL OF SERVICES PROVIDED BY PUBLIC TRANSIT (RIDEKC) IN ROELAND PARK?



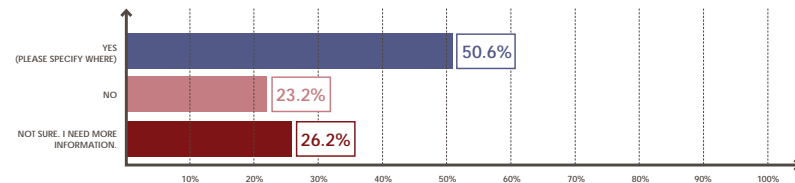
24 IF BICYCLE INFRASTRUCTURE WAS IMPLEMENTED THROUGHOUT ROELAND PARK, HOW WOULD YOU USE IT? (SELECT ALL THAT APPLY)



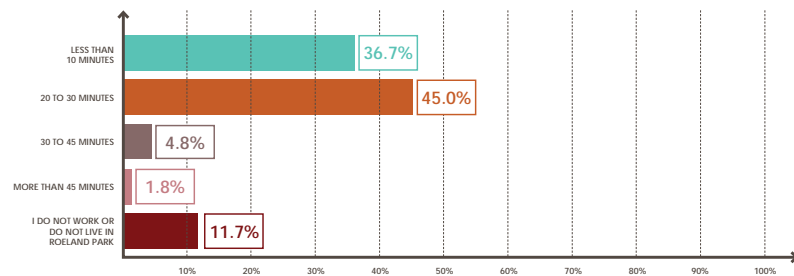
25 DO YOU COMMUTE OUT OF ROELAND PARK FOR WORK?



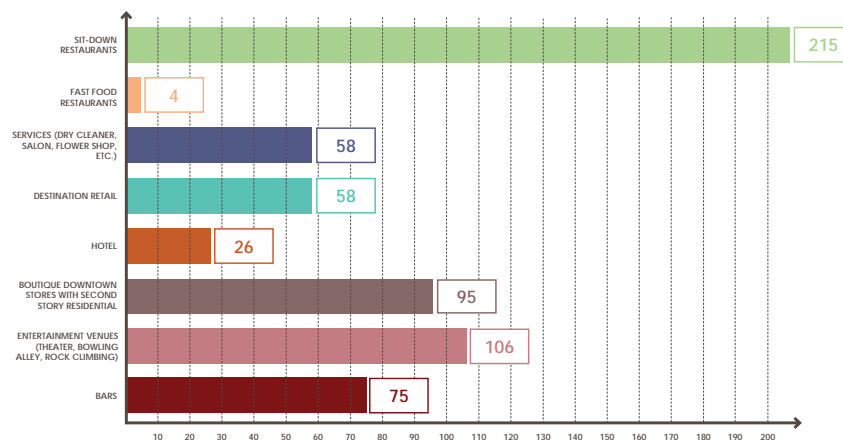
27 DO YOU BELIEVE THE CITY NEEDS MORE SIDEWALK OR TRAIL CONNECTIONS?



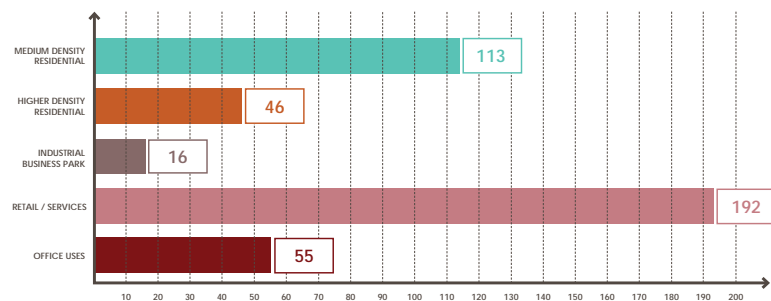
26 HOW LONG IS YOUR COMMUTE (ONE-WAY)?



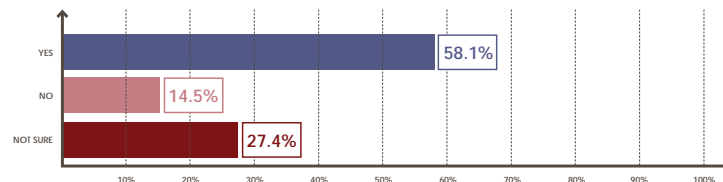
28 WHAT TYPE OF RETAIL / COMMERCIAL DEVELOPMENT IS MOST NEEDED IN ROELAND PARK? SELECT UP TO 3 RESPONSES.



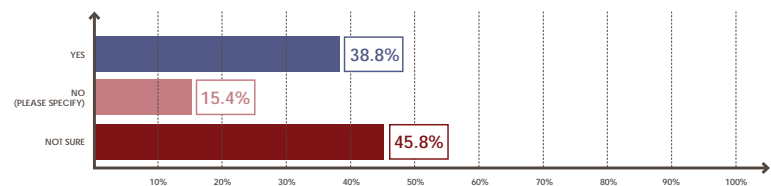
29 WHICH OF THE FOLLOWING LAND USES DOES ROELAND PARK NEED? SELECT UP TO 3 RESPONSES.



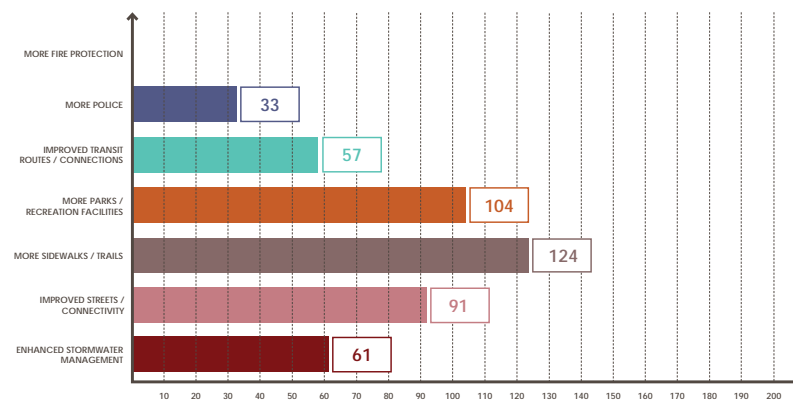
31 WOULD YOU SUPPORT EFFORTS BY THE CITY OF ROELAND PARK TO INITIATE GREEN STORM WATER INFRASTRUCTURE?



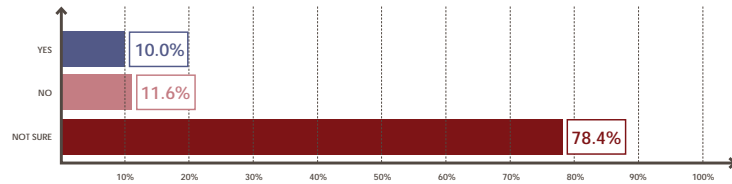
30 IS THE CITY OF ROELAND PARK DOING ENOUGH TO PROTECT THE ENVIRONMENT?



32 WHAT PUBLIC FACILITIES ARE MOST NEEDED IN ROELAND PARK? (SELECT UP TO 3 RESPONSES)

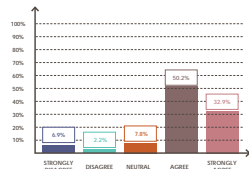


33 DO YOU HAVE DIFFICULTY ACCESSING CHILDCARE IN ROELAND PARK?

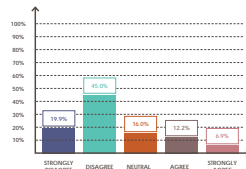


34 PLEASE INDICATE YOUR FEELINGS FOR THE FOLLOWING GOALS AND PRIORITIES.

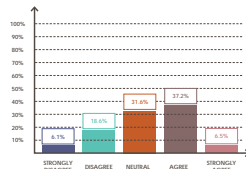
THERE SHOULD BE AN OVERALL PLAN THAT DIRECTS FUTURE GROWTH AND DEVELOPMENT IN APPROPRIATE AREAS.



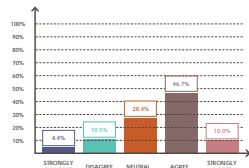
INDIVIDUALS AND DEVELOPERS SHOULD BE FREE TO DEVELOP WITH MINIMAL CONTROLS FROM THE CITY.



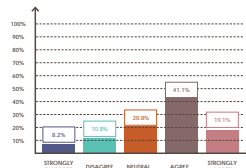
ECONOMIC STUDIES SHOULD BE THE DRIVING FORCE FOR WHAT TYPE OF DEVELOPMENT TAKES PLACE.



CITY SHOULD USE LOCAL TAX RESOURCES TO PROTECT HISTORIC LANDMARKS AND BUILDINGS.



CITY SHOULD USE LOCAL TAX RESOURCES TO IMPLEMENT ENVIRONMENTAL SUSTAINABLE INFRASTRUCTURE.



CITY SHOULD USE LOCAL TAX RESOURCES TO ATTRACT NEW BUSINESS.

